

## BUILDING 427 TRUONG CHINH



### Highlights

Located on a prime location, surrounded by many entertainment facilities, easy to move to central locations, located on open traffic routes.

Convenient and aesthetic design with tempered glass as the main material for both sun protection - heat protection, and creating a airy, cool, full of light space, creating a more professional working environment.

Full installation of fire safety system, high-speed elevator system, large capacity water and electricity system.

### Factsheets

Landlord: **Sabay Home Investment Joint Stock Company**

Parking: **2 cellars**

Floors: **2 basements 8 floors**

Elevators: **2 high-speed ThyssenKrupp elevators**

Ceiling height: **2,9m**

Air-conditioning: **Ceiling-mounted local Daikin air conditioner**

Net Leasing/floor: **470m<sup>2</sup>**

Backup power: **100% capacity**

Building orientation: **Northeast**

Working hours: **7am - 10pm on weekdays**

Building completion: **2020**

Grade: **Grade B**

Last updated on: 26/10/2023

The data is for reference only at the time of update.

## Rent Condition

Asking Rent: **16\$**

Out of working hour fee: **Negotiate**

Service Charge: **3\$**

Minimum Contract Period: **2 years**

Service charge includes: **Cleaning and sanitizing the building, Lighting system, Public area, Security system, protect the area 24/7, Fees for equipment maintenance, operation and repair, Water used in the building**

Electricity fee: **According to the State price**

Payment: **Quarterly**

Handover condition: **Ceiling, floor, wall, full lighting system, full air conditioning system.**

Car Parking Fee: **1,500,000 vnd/car/month**

Motorbike Parking Fee: **150,000 vnd/motorbike/month**

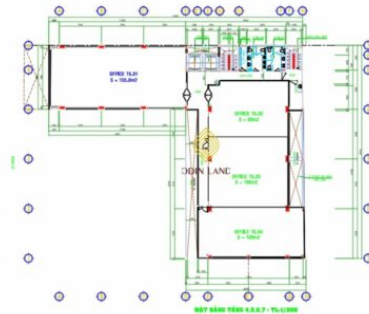
## Available spaces



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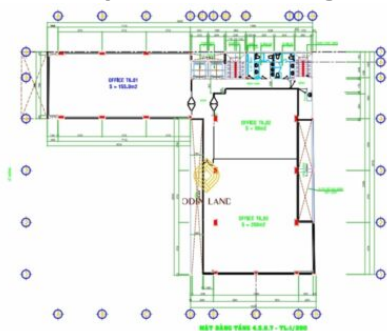
MẶT BẰNG BỐ TRÍ OPTION1-2  
TL 1/200

Layout of the building



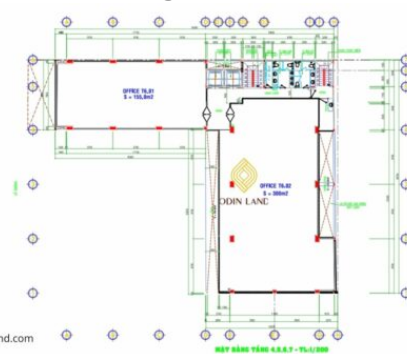
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Floor design 80m2-155m2-100m2



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Floor design 90m2-155m2-200m2



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Floor design 155m2-200m2

## View on map



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