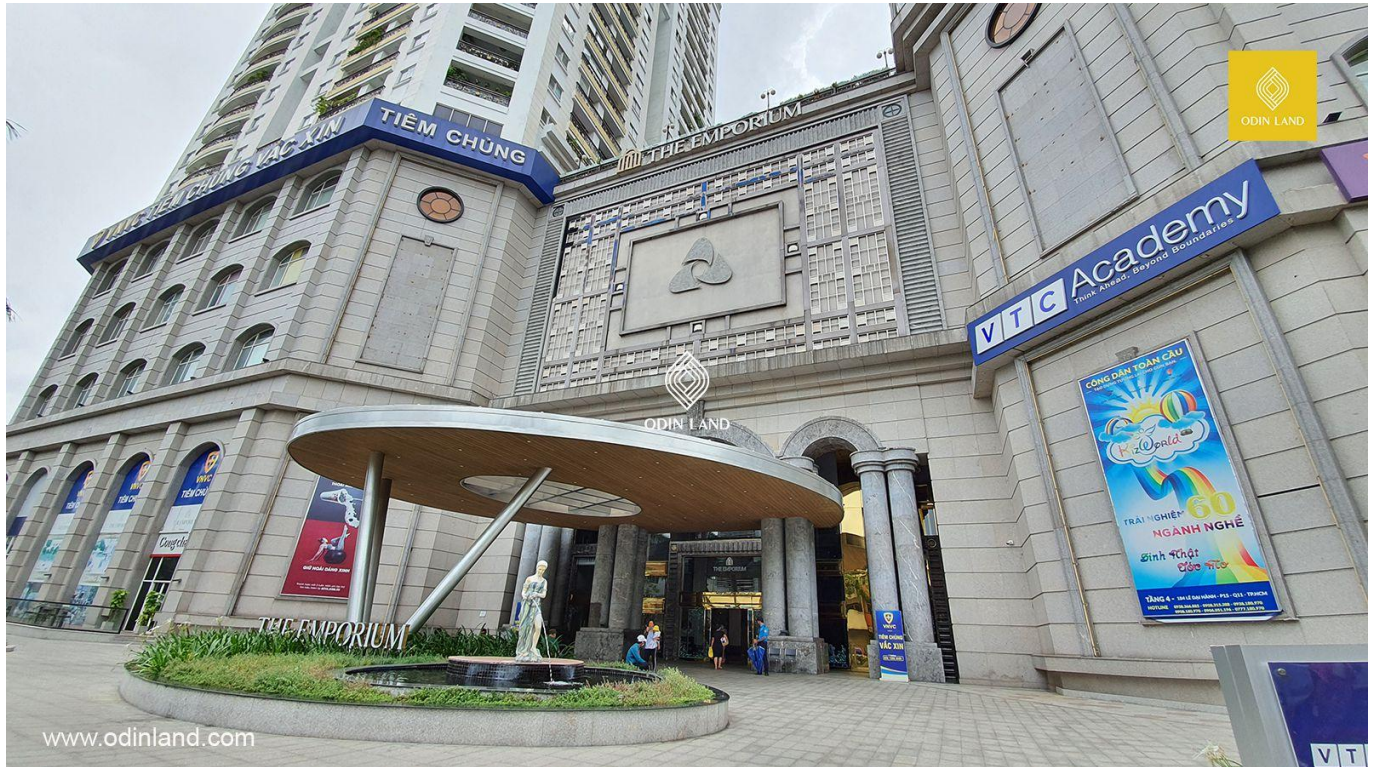




FLEMINGTON TOWER



Highlights

There are commercial centers, restaurants, hotels, banks, hospitals and schools around the tower.

Complex of 3 towers including offices and luxury apartments.

The only grade A office in the area.

Factsheets

Landlord: **Pau Jar Group**

Parking: **3 basements**

Floors: **3 basements - 1 ground floor - 26 floors**

Elevators: **4 high-speed elevators**

Ceiling height: **2.8m**

Air-conditioning: **Central air-conditioning system**

Net Leasing/floor: **960sqm**

Backup power: **100% capacity**

Building orientation: **Southwest**

Working hours: **Monday - Friday: 8:00 AM - 6:00 PM, Saturday: 8:00 AM - 12:00 PM**

Building completion: **12/2010**

Grade: **Grade A**

Rent Condition

Asking Rent: **\$15/sqm/month**

Out of working hour fee: **Negotiate**

Service Charge: **\$5/sqm/month**

Minimum Contract Period: **2 years**

Service charge includes: **Cleaning service in common areas, Lighting in common areas, Security system 24/7, Operation, maintenance of the common facilities, Water fee**

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

Payment: **Quarterly**

Handover time: **Negotiate**

Handover condition: **Full air-conditioning system. Full electric lighting.**

Car Parking Fee: **\$86/space/month**

Motorbike Parking Fee: **\$8/space/month**

Facilities

Parkson Saigon Tourist Plaza.

Lotte supermarket.

Gym center.

TPBank, HSBC Bank

View on map



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