

## TOPAZ TOWER



### Highlights

Location in the economic center of District 1, Ho Chi Minh City.

Grade C office for lease with the competitive prices in the same region.

Pho Duc Chinh route with convenient transportation, easy to move to other districts.

### Factsheets

Parking: **2 basements**

Elevators: **2 high-speed elevators**

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

Backup power: **100% capacity**

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

Grade: **Grade C**

Floors: **2 basements - 9 floors**

Ceiling height: **2.65m**

Net Leasing/floor: **230sqm**

Building orientation: **Northeast**

Building completion: **2010**

## Rent Condition

Asking Rent: **\$25/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 system in common areas, Security 24/7, Operation, maintenance of the common facilities, Water fee in common areas**

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

Payment: **Quarterly or Monthly**

Handover time: **Negotiate**

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

Car Parking Fee: **\$100/space/month**

Motorbike Parking Fee: **\$12/space/month**

## View on map



### Hà Nội

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