



## THE GALLERIA OFFICE BUILDING



### Highlights

Convenient traffic center location, close to companies and big buildings

The office has been set up with basic furniture

Located in one of the fastest growing areas in HCMC

### Factsheets

Landlord: **Todd's Realty Vietnam Company**

Parking: **2 basements**

Floors: **2 basements - 1 ground floor - 13 floors**

Elevators: **2 high-speed elevators**

Ceiling height: **2,7m**

Air-conditioning: **Hệ thống điều hòa trung tâm**

Net Leasing/floor: **230m<sup>2</sup>**

Backup power: **100% capacity**

Building orientation: **northeast**

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

Grade: **Grade C**

## Rent Condition

Asking Rent: **19\$/sqm/month**

Out of working hour fee: **Negotiate**

Service Charge: **3\$/sqm/month**

Minimum Contract Period: **2 years**

Service charge includes: **Operation, maintenance of the common facilities, Cleaning service in common areas, Security 24/7, Shipping costs for protection to be used by the equipment**

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

Payment: **Quarterly**

Handover time: **Negotiate**

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

Car Parking Fee: **\$60/space/month**

Motorbike Parking Fee: **\$6/space/month**

## View on map



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