

ALPHA  
TOWER 1



SAVILLS VIETNAM  
PROUDLY PRESENTS

# Alpha Tower 1



May, 2021



Alpha Tower 1

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ABOUT  
**HOA DAO**

Hoa Dao Real Estate Co. Ltd., established in 2005, is specialized in developing, purchasing, managing the office buildings and apartments ... Company's business projects locate in the district 3 & district 9, HCMC and Lai Thieu, Binh Duong province. Alpha Tower 1 is the one of the first business projects.

Designed by the French architecture Adrien Desport and his associates, the 11-storey Alpha Tower 1 is an office building carrying the European styles of simplicity and modern. Beside the architecture design with state-of-the-art functions, Alpha Tower 1 occupies one of the nicest locations, surrounded by a number of classical quiet villas in the most crowded and dynamic city of Vietnam.

TOTAL SIZE	TOTAL OFFICE RENTAL	TYPICAL FLOOR PLATE
<b>8,090</b> sqm	<b>5,500</b> sqm	<b>562</b> sqm

02

ALPHA  
TOWER 1

Grade B Alpha Tower 1 offers 5,300 sqm of office for lease in a prime District 3 location with proximity to the CBD.

Alpha Tower 1 was recently renovated with quality improvements and fully upgraded facilities. The beautifully refreshed project with full supporting tenant services will deliver the quality of workspace necessary to become the leading choice of local and foreign tenants, especially Technology, Start-Ups, Media Companies, etc.







Alpha Tower 1 is expected to be handed over in April 2022.



ALPHA TOWER 1

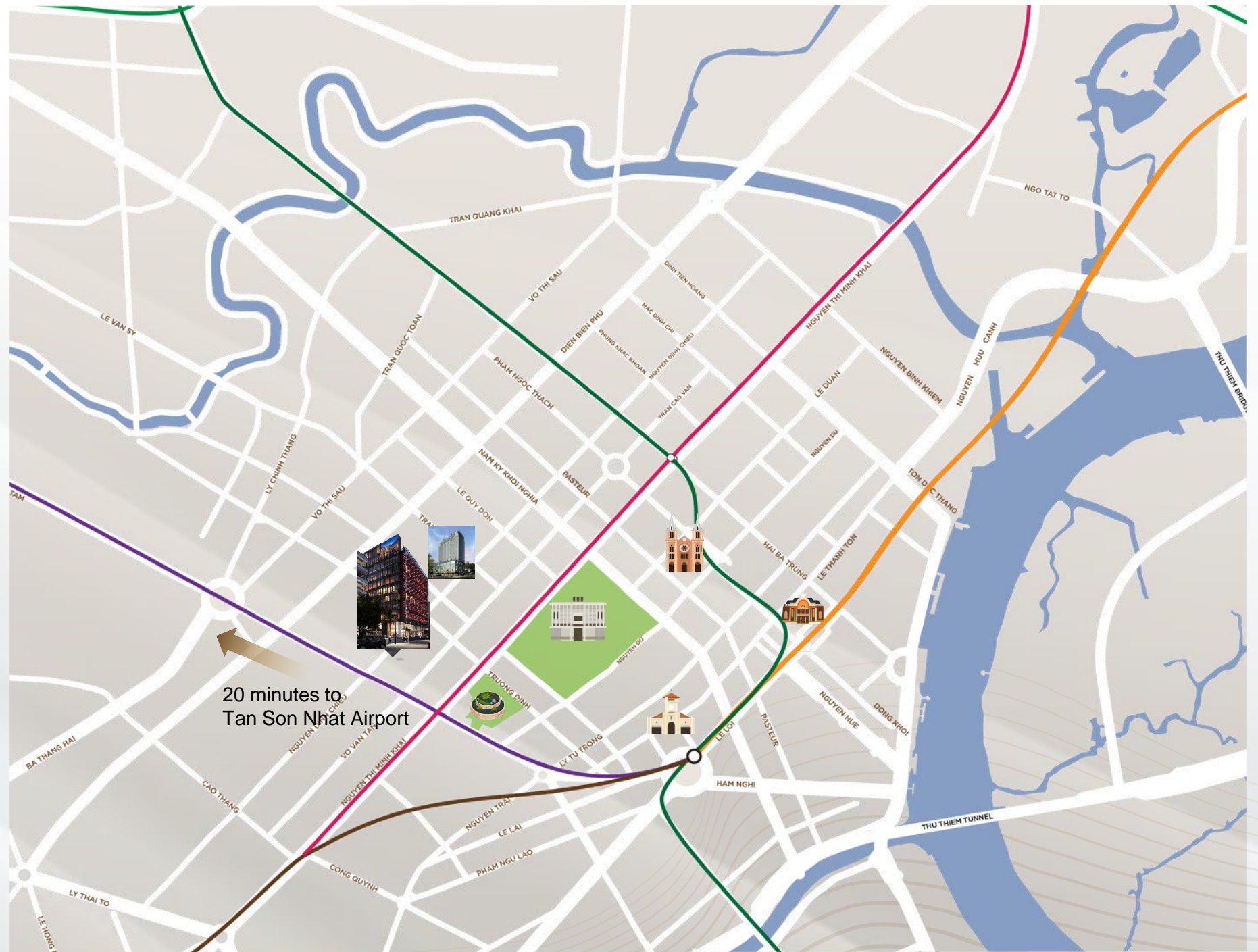
# STRATEGIC LOCATION

Your business address at an incomparable strategic location.

-  Ben Thanh Market
-  Notre-Dame Cathedral Basilica of Saigon
-  Opera House Independence Palace
-  Independence Palace
-  Tao Dan Park
-  Leman Apartment & Mall

## Amenities Nearby

- Coffee Shop
- Convenience Store
- Restaurants
- Banks / ATM Station



# PROJECT OVERVIEW

Address	151-153 Nguyen Dinh Chieu Street, Vo Thi Sau Ward, District 3, HCMC
Total GFA	<b>8,090</b> sqm
Number of floors	<b>11</b> Ground Floor & 10 Office Floors
Typical floor plate	<b>562</b> sqm NLA
Parking	1 basement
Lifts	3 high-speed lifts - Schindler (2.0 m/s)
Ceiling height	2.5m (from floor to dropped ceiling)
Air conditioning	VRF air conditioning system
Backup power	100% capacity
Security system	24H Security with CCTV system
Facilities	<ul style="list-style-type: none"> <li>• Full integrated building management system;</li> <li>• Cafeteria inside the building;</li> <li>• Convenient store, serviced apartment, shopping center in walking distance;</li> </ul>

# ENTRANCE & OUTSIDE BUILDING

- ▶ Iconic façade inspired by sound waves, main design throughout the project



- ▶ Exterior lighting of façade at night makes the building courteous and elegant
- ▶ Large canopy make convenience for customers while waiting for pick up and drop off.



- ▶ A spacious LED screen sits on top of the building which the tenants can use to promote their contents.



## Facilities and Notable Features

- ▶ 3 spacious and well-lit lobby lifts
- ▶ Corridor to be decorated in harmony with good lightings and curved glass;
- ▶ High-tech restroom with an automatic washing system
- ▶ 3 High-speed Schindler elevators (2.0 m/s)
- ▶ High quality services and variety of modern working styles
- ▶ Smart key card system to automatically address lift and floor

ALPHA TOWER

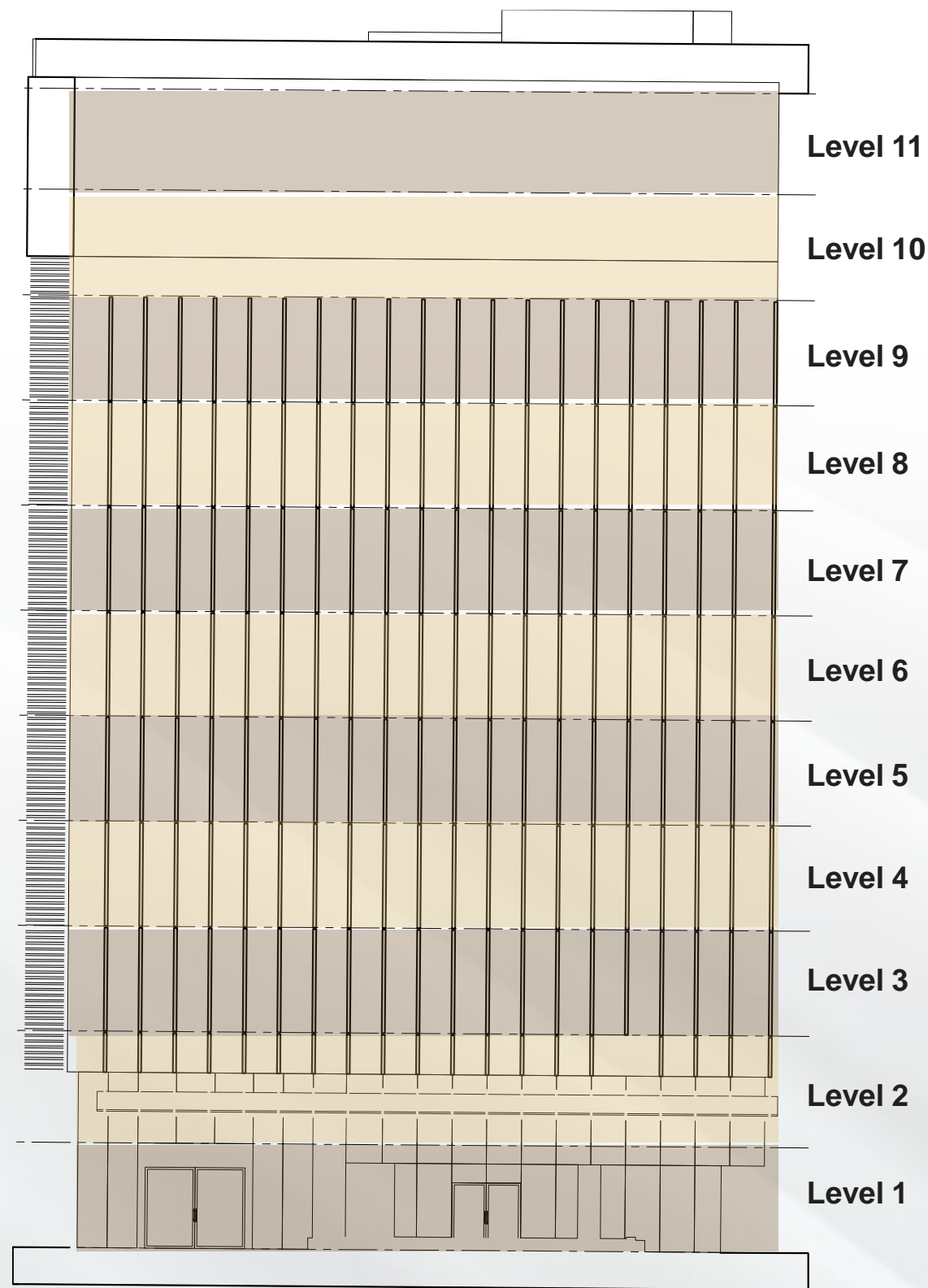
## LOBBY

- ▶ A cozy and elegant lobby by lighting for common areas
- ▶ Well - organized security system with smart key card system;
- ▶ Directory with touch-screen interface
- ▶ Access to retail facilities within the building
- ▶ Impressive and corporate image





# Project Overview



# Floor Plan

With the total leasable area of 562sqm, the Tenant can easily design their future office thanks to seamless floor plan without any troublesome pillars in the way.

The smart design of using glass facade and windows allows the building to acquire natural lights without the unnecessary heat.

## Anchor Tenant



## Multi Tenant



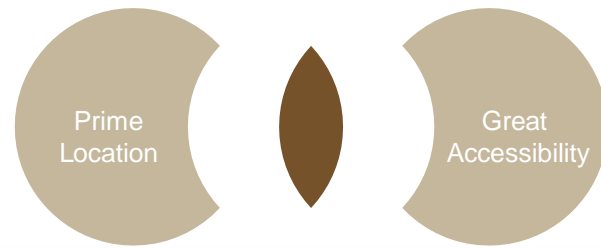
Total area **562 sqm** NLA

*Diversity in the division of areas from small to large according to the needs of guests*

# Key Features

1

## PRIME LOCATION

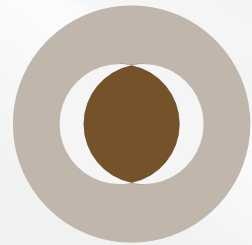


Prime location in Dist. 3

Great accessibility to Dist. 1 and neighboring areas  
Convenient location with many amenities surroundings

2

## EFFICIENT WORKSPACE



Modern design and advanced features  
Flexibility to subdivide floor plan

3

## INSPIRATION



The design concept is inspired by the alpha, sound wave that represents the iconic characteristic;



# The Exclusive Leasing Agent

THE MOST EXPERIENCED TEAM IN HCMC



## EXPERIENCE

25 YEARS in Vietnam, since 1995, means that no one can rival our experience or contacts.

## LEASING TEAM

Having a stable project team will make sure leasing service is delivered smoothly and efficiently.



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**BUI HUONG GIANG**

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