

A STRIKING MIXED-USE ICON RISES

SINGHA COMPLEX is a breathtaking architecture soaring from the heart of Bangkok. The striking icon becomes the city's premier mixed-use lifestyle hub to bring communities together to live, play, work, and shop.

WORLD-CLASS STYLISH LIVING

The legacy of Singha Estate inspires the rise of this transformative mixed-use icon; the flagship project is the answer to a grand vision of creating Bangkok's world-class lifestyle hub.

SINGHA COMPLEX is home to an urban lifestyle mall, the district's first truly Grade A office tower, and a luxury residence. Together, they offer unprecedented time-saving for tenants and visitors, thanks to its prime location at the expansive 11-rai corner of Asoke-Phetchaburi intersection. A carefully selected suite of facilities and services, that complete the stylish living experience.

A NEW PARADIGM OF WORK

The Office at SINGHA COMPLEX establishes itself as Bangkok's premier place for work. The stunning office tower soars into the sky as a symbol of modern work and living. It is designed to be the workplace of our future where refined services and dynamic facilities inspire productivity, provoke creativity, and contribute to a well-balanced working environment.



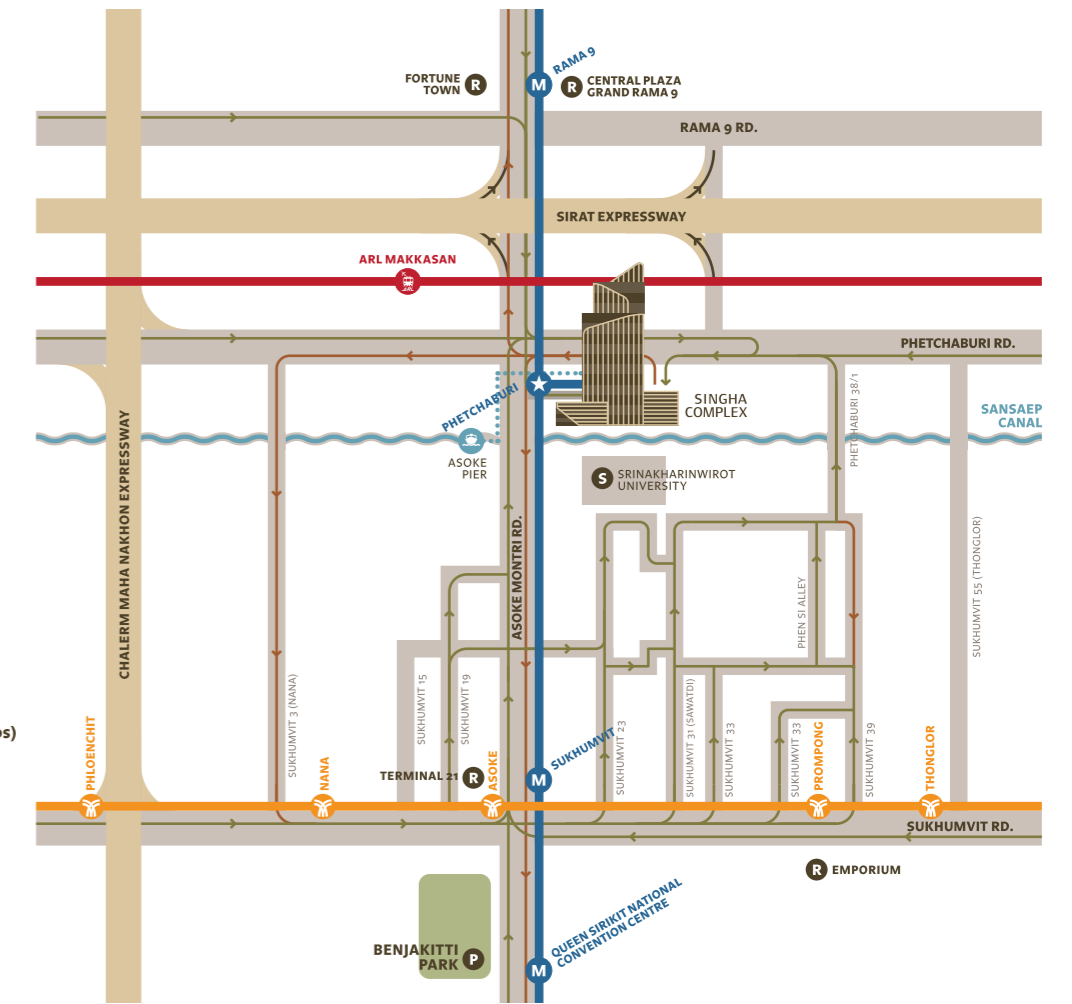
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IN THE HEART OF BANGKOK CBD

PROXIMITY

Surrounded by the city's most popular and exclusive destinations, SINGHA COMPLEX's location offers unparalleled convenience for its tenants and visitors. From five-star hotels to world-class convention centres, premium shopping malls to local businesses, this icon represents the urban lifestyle of this dynamic city.

- BTS
- MRT
- ARL Airport Rail Link
- SAEN SAEP BOAT SERVICE
- EXPRESSWAY
- HOSPITAL
- HOTEL
- RETAIL
- SCHOOL/UNIVERSITY
- OFFICE
- EMBASSY
- CONVENTION CENTRE
- PARK



- IN
 - OUT
 - BTS Asoke Station
 - MRT Phetchaburi Station
 - ARL Airport Rail Link Makkasan
 - SAEN SAEP BOAT SERVICE Asoke Pier
 - EXPRESSWAY Ratchadapisek
 - SUARNABHUMI AIRPORT DON MUANG AIRPORT
 - SCHOOL/UNIVERSITY
 - RETAIL
- | | |
|--------------------|--------------------|
| DISTANCE TO | |
| 1.35 km. | Exit 4 (Doorsteps) |
| 450 m. | 2 mins walk |
| 500 m. | |
| 22 km. | |
| 21 km. | |



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ACCESSIBILITY

The property boasts a direct underground connection to the MRT Phetchaburi station while the Airport Rail Link (ARL) and other public transits are all within close walking distance.

Everyone arrives to SINGHA COMPLEX in style for work or business meetings thanks to its strategic location. While traffic feeds easily through both Sukhumvit and Phetchaburi Roads, this location also offers trouble-free access to major expressways that connect conveniently to both of Bangkok's international airports.



INSPIRED DESIGNS, PRACTICAL EXECUTION

A global team of consultants including world-renowned **KPF and Design 103** collaborated to design this intelligent and creative workplace.

Champagne gold barley rice inspires the aesthetics of SINGHA COMPLEX. A harmonious convergence of its shape and hues leaves marks throughout this crafted architecture. Its detail-oriented forms seamlessly integrate into the refined façade while the warm hues accentuate the finer details. This harmony intertwines at the spire to form a distinctive beacon – majestically juxtaposed against the sky.

Sleek horizontal bands wrap around the podium for the tower to sit on. Shading fins reinforce the tower's verticality while they gradually change in profile to turn this unconventional façade into an instant eye-pleaser.

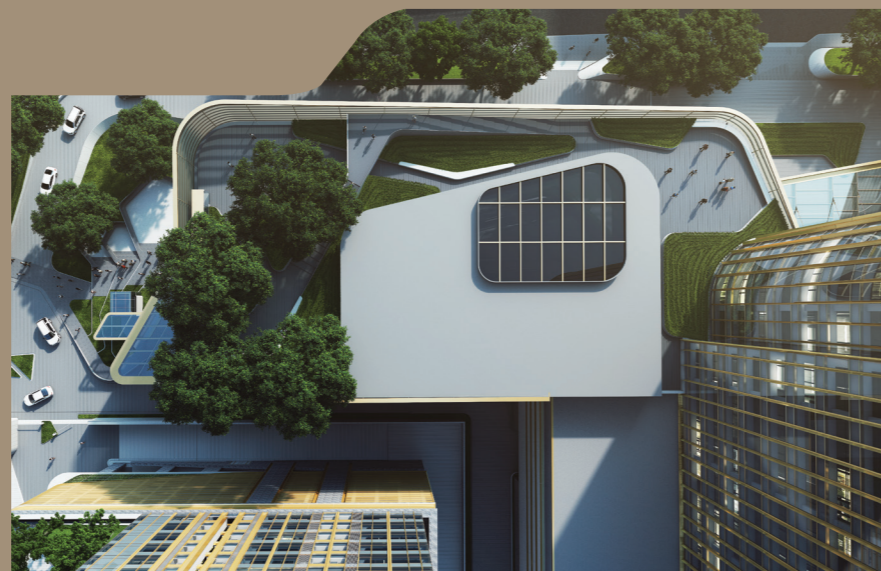


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URBAN SANCTUARY

Natural elements from the bustling urban context such as ancient rain trees are diligently preserved, thoughtfully selected plants are then incorporated into SINGHA COMPLEX's green sanctuary by the award-winning landscape designer, TROP, resulting in one of the city's most expansive urban landscapes. The sanctuary surrounds its tenants with cool shade, and welcomes passing pedestrians into the oasis.

A graceful synergy also forms within the green sanctuary of SINGHA COMPLEX, more than 2,000 square metres of landscaping seamlessly enhance the micro climate of the Asoke-Phetchaburi district.



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SUSTAINABLE DESIGNS FOR THE FUTURE

Embarking on an ambitious sustainability agenda, SINGHA COMPLEX is built with a focus on energy efficiency and environmental friendliness. Latest technologies optimise for maximum energy savings while carefully considered building decisions set the stage for a high performing green building. Through the combination of smart and eco-friendly strategies, SINGHA COMPLEX is targeting a LEED Gold Certification*.

* LEED, or Leadership in Energy & Environmental Design, is a globally recognised symbol of excellence in green building.



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AN UNRIVALLED WORKING EXPERIENCE

BUILDING STRUCTURE

Collaborate, meet, and work in style in The Office at SINGHA COMPLEX. A stylish nine-metre height lobby invites tenants and visitors into a luxurious arrival experience. The lobby creates an unforgettable first impression to represent the brands of all our tenants, thoughtful designs and the professional setting punctuate your company's vision and corporate culture.

Intelligent lifts offer tenants time-saving convenience and further enforces the tower's security with destination control. Column-free and open floor plans pave the way for highly efficient and flexible office designs that inspire and unleash the potential of the modern workforce.

DESIGN CONSIDERATIONS

- Column free spaces and core-to-window depth of up to 16 metres enable flexibility in office layout designs and efficient use of interior space
- Large floor plates of up to 2,200 square metres can house large teams in one space to enhance operational efficiency
- Special provision to knock out panels is an option for installing inter-floor staircases that enable larger teams to collaborate between two or more floors
- Full height glass walls with the floor-to-ceiling height of 3.2 metres fills the spacious offices with natural day light and allows for soothing sightlines
- Acoustic ceilings provide sound absorption to protect the workplace from unwanted noise distractions
- A comprehensive access control system incorporates smart turnstiles and destination control lift systems to safeguard offices, limiting access permissions to each floor while minimising waiting time for all tenants and visitors

ENVIRONMENT

A refined approach is taken into developing The Office at SINGHA COMPLEX as a green building. The smart and eco-friendly designs reflect the forward-thinking vision that is shared with tenants and developers.

All office spaces are lit with ample natural light, entering through full height glass windows to fill each floor with lively vibrancy. Cleverly designed shading fins regulate solar glare while thermal radiation is shielded away with Low-E glass windows. The Office also offers dedicated bicycle parking at the basement and showers on every floor for the convenience of the fit urban workforce.

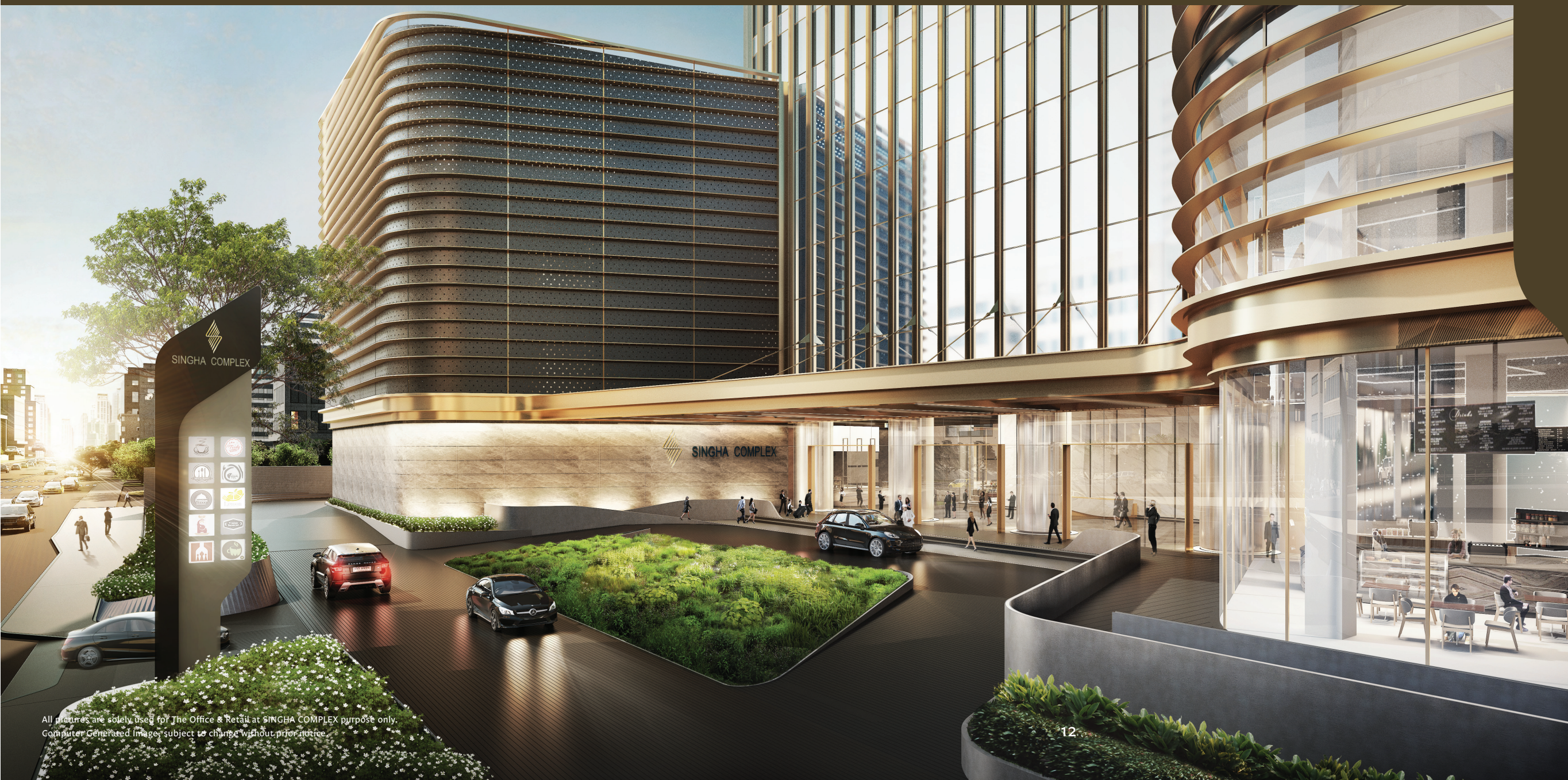


SMART & ECO-FRIENDLY

- Targeting LEED Gold Certification for special consideration in energy savings and environmental sustainability
- Shading fins minimise heat gain and allow regulated natural light into the office spaces
- Central Chilled Water System with Variable Air Volume System (VAV) precisely optimises building temperature for tenants' best comfort
- Building Automatic System (BAS) manages the building's internal engineering processes and monitors energy consumption
- CO2 sensors in common areas ensure optimal indoor air quality is maintained throughout the building
- Water reuse solutions reduce water costs and consider water scarcity at this water-efficient building
- Energy efficient LED lighting uses the most advanced technology to maximise cost savings
- Double glazed windows with Low-E coatings reduce heat, block UV rays, and provide sound insulation



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SERVICES

Incorporating the service expertise harnessed at Singha Estate's Sun Towers, premium services and facilities complete the ultimate experience at The Office. Dedicated lobby staffs ensure that your visitors are met with a memorable first impression at the lobby. During the day, tenants can work or meet away from their desks at the co-working space, take a power break with a jog on the rooftop track or enjoy the many cuisines that are offered in the retail space and cafeteria.

Dedicated concierge and call centre services seamlessly integrate into office operations with world-class hospitality, adding to the unique suite of luxuries that are exclusive to SINGHA COMPLEX.

STAY FIT

- Rooftop jogging track on the roof of retail podium
- Green sanctuaries
- Indoor garden

GET IN, RECHARGE

- Trendy and airy designed cafeteria
- Shower room on every floor
- Dedicated bicycle parking
- Electric car charging pods
- Valet parking service

WORK ANYWHERE

- Co-working space in the retail area
- Free Wi-Fi in retail common areas
- Business Lounge with flexible meeting rooms

BESPOKE PRIVILEGE WITH S LIFE *

- S Life Privilege for Executives
- Maid service management
- Pest control service management
- Air purification service management
- Support at your finger tips
- Call centre to promptly support all requests
- Lobby floor manager and concierge

* Terms and conditions may apply.



BUILDING SPECIFICATION

Type of Property	:	Grade A Office Tower
Location	:	Asoke and Phetchaburi Intersection
Land Area	:	9-0-22.75 rai (14,491 sq.m.)
Number of Storeys	:	42
Gross Floor Area	:	120,000 sq.m.
Total Lettable Area	:	60,000 sq.m.
Office Low Zone	:	15,800 sq.m.
Office Mid Zone	:	29,400 sq.m.
Office High Zone	:	14,800 sq.m.

Office Building Details

Office Floor Plate			
Low Zone	:	2,200 sq.m. (approx.)	
Mid Zone	:	2,200 sq.m. (approx.)	
High Zone	:	1,300 - 2,200 sq.m. (approx.)	
Ceiling Height	:	3.2 m.	
Core-to-Window Depth	:	up to 16 m.	
Car Park	:	880 spaces (approx.)	
Office Floor			
Low Zone	:	14 th - 20 th floor	
Mid Zone	:	21 st - 33 rd floor	
High Zone	:	34 th , 36 th - 41 st floor	

Lift

Passenger Lift		
Low Zone	:	4 lifts/ capacity 1,600 kg. per lift
Mid Zone	:	8 lifts/ capacity 1,600 kg. per lift
High Zone	:	4 lifts/ capacity 1,600 kg. per lift
Service & Fireman's Lift	:	2 lifts/ capacity 1,600 kg. per lift
	:	1 lift/ capacity 1,000 kg. per lift
Car Park Lift	:	2 lifts/ capacity 1,600 kg. per lift

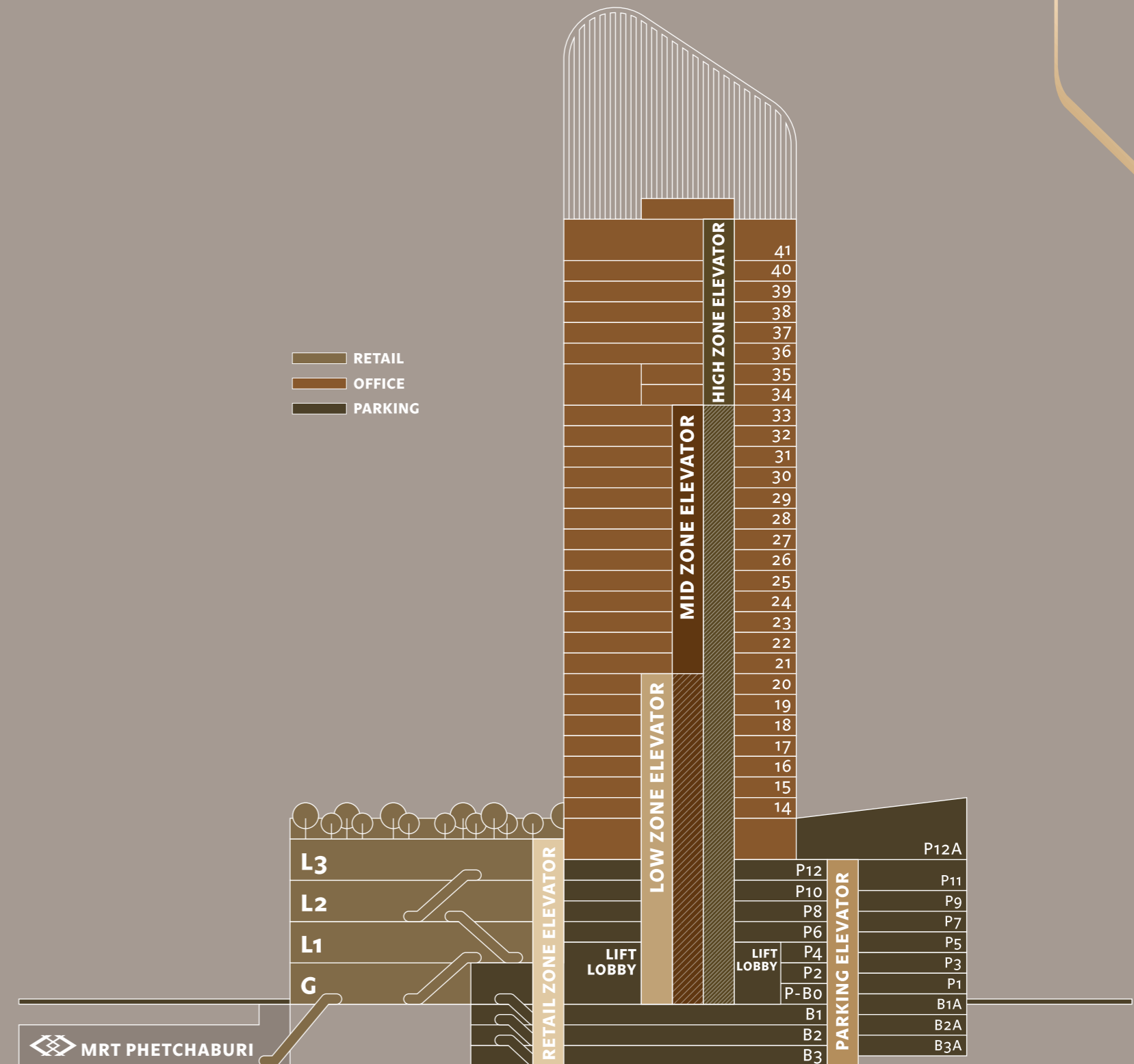
General Building Information

Building Security System	:	24 Hour IP Camera Monitoring, 24 Hour Security Service, Turnstile Access Control and Visitor Management, Destination Control Lifts
Fire Protection	:	Smoke Detector, Heat Detector, Sprinkler, Pressurised Stairwell System, Smoke Control System for Office Lobby
Air-Conditioning	:	Central Chilled Water with Variable Air Volume System (VAV)
Pantry	:	One pantry on every floor 2.88-4.82 sq.m. (Common pantry), Additional pantry can be installed in leased premises
Completion	:	Q2, 2018

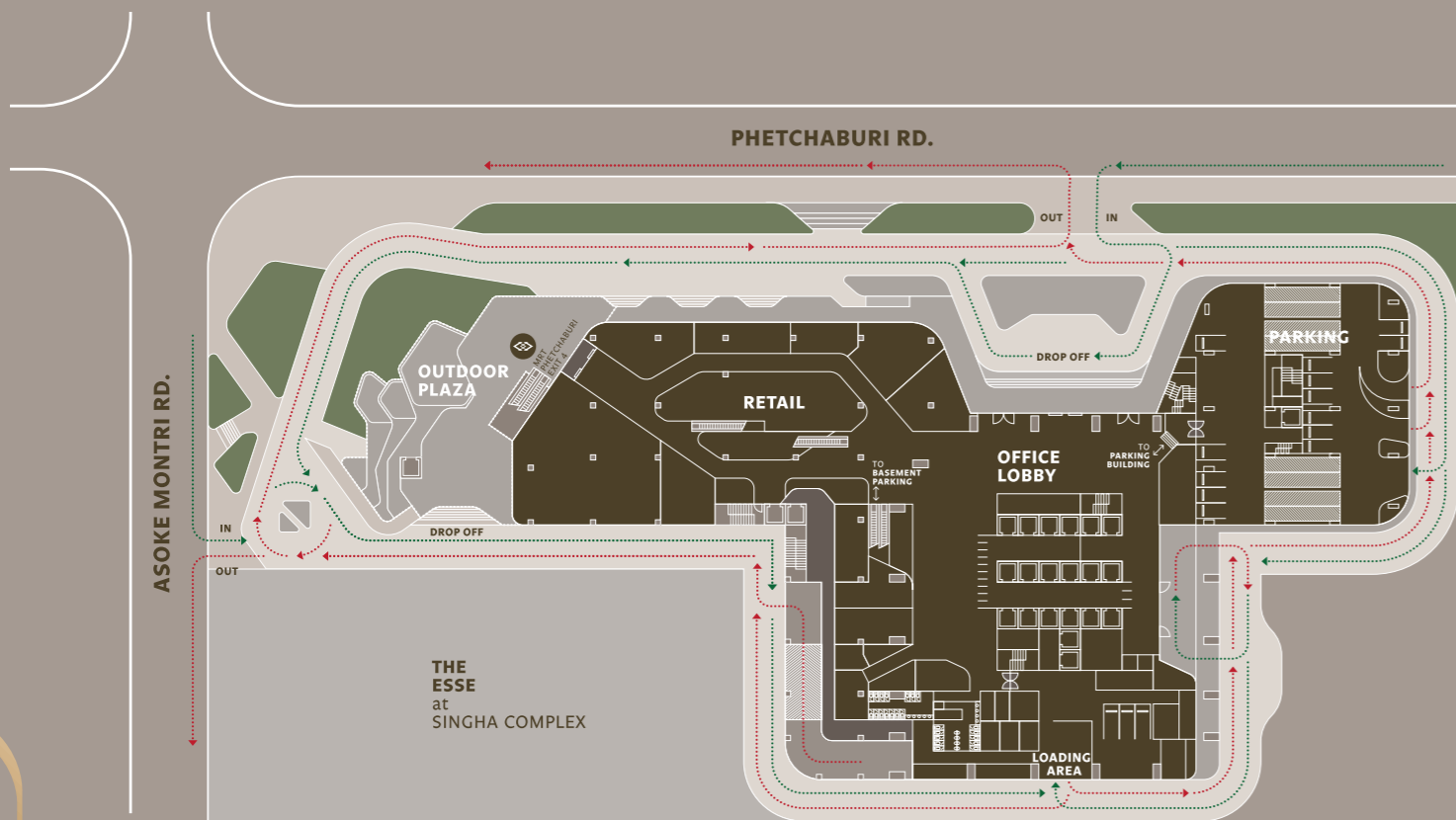
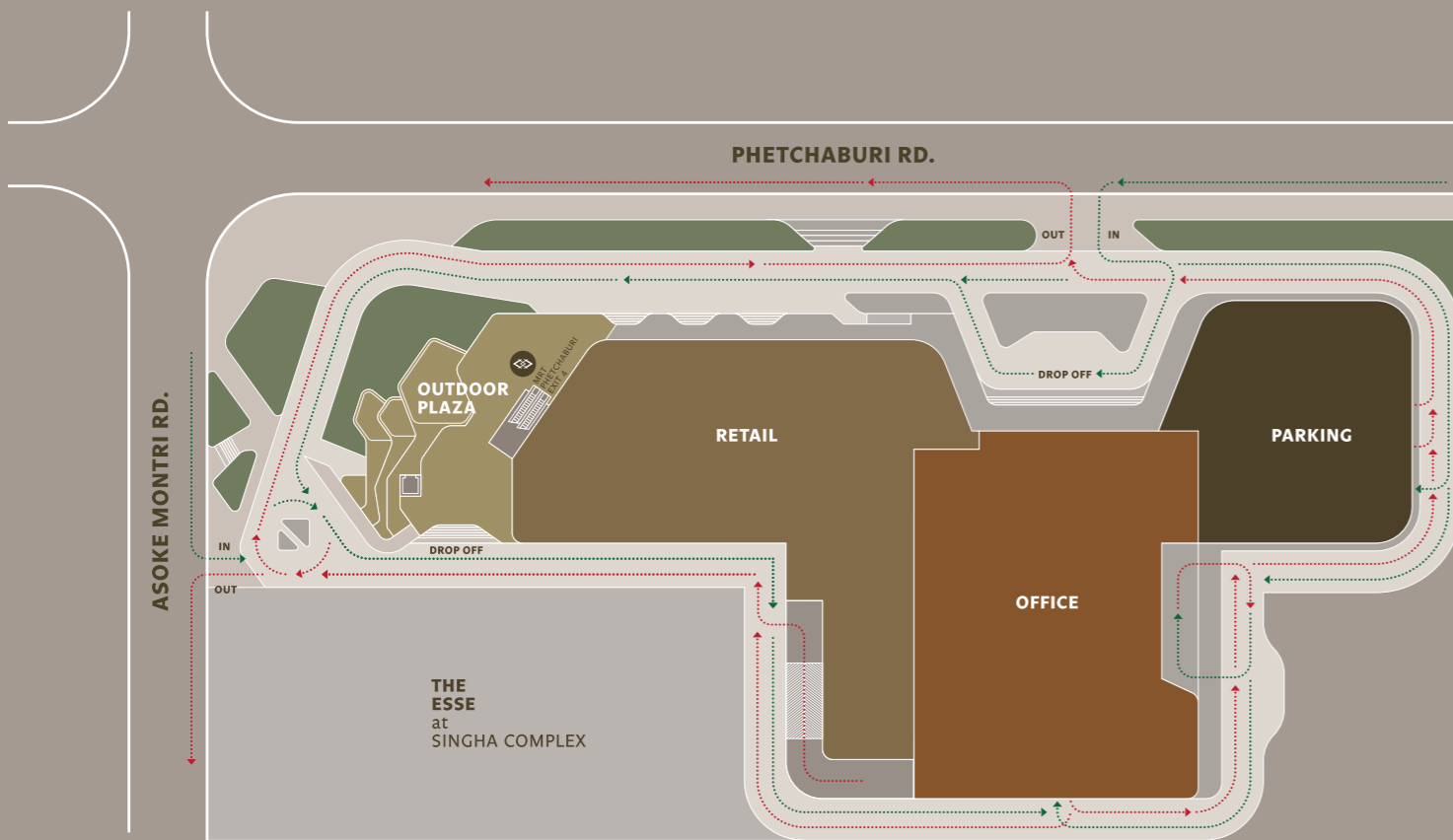
DEVELOPMENT TEAM

Project Owner	:	Singha Estate PLC.	Landscape Designer	:	TROP Co., Ltd.
Architectural Design Consultant	:	Kohn Pedersen Fox Associates (KPF)	Structural Engineer Designer	:	Aurecon Consulting (Thailand) Co., Ltd.
Architectural Designer	:	Design 103 International Ltd.	MEP Engineer Designer	:	EEC Engineering Network
Interior Design	:		Property Management	:	Singha Estate PLC.
Office	:	Interior Architecture 103 Co., Ltd.	Main Constructor	:	Italian Thai Development PLC.
Retail	:	Steven J. Leach, Jr. + Associates Ltd.	MEP Contractor	:	The Jardine Engineering Corporation, Ltd.

SINGHA COMPLEX CROSS SECTION



SINGHA COMPLEX
MASTER PLAN



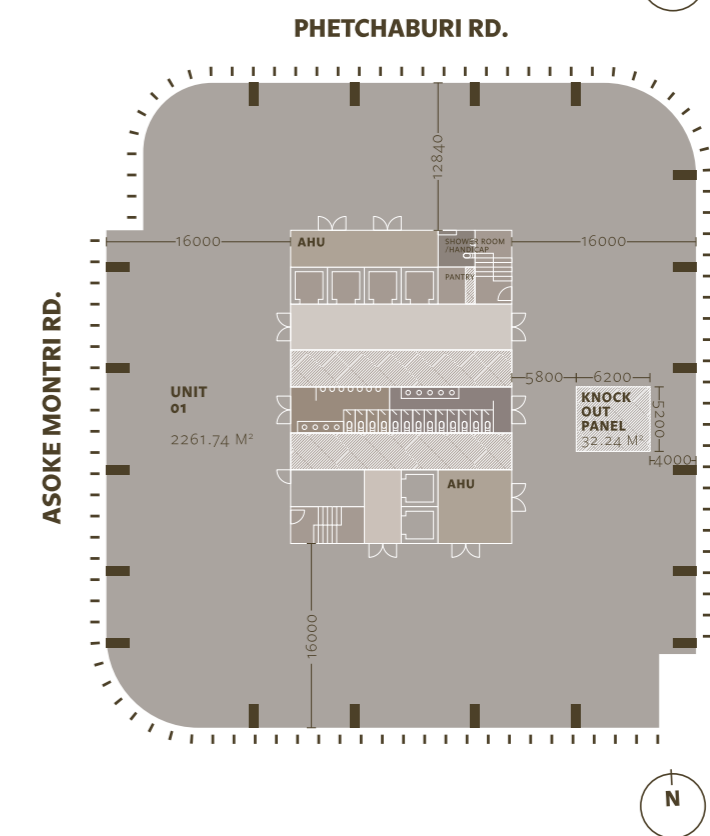
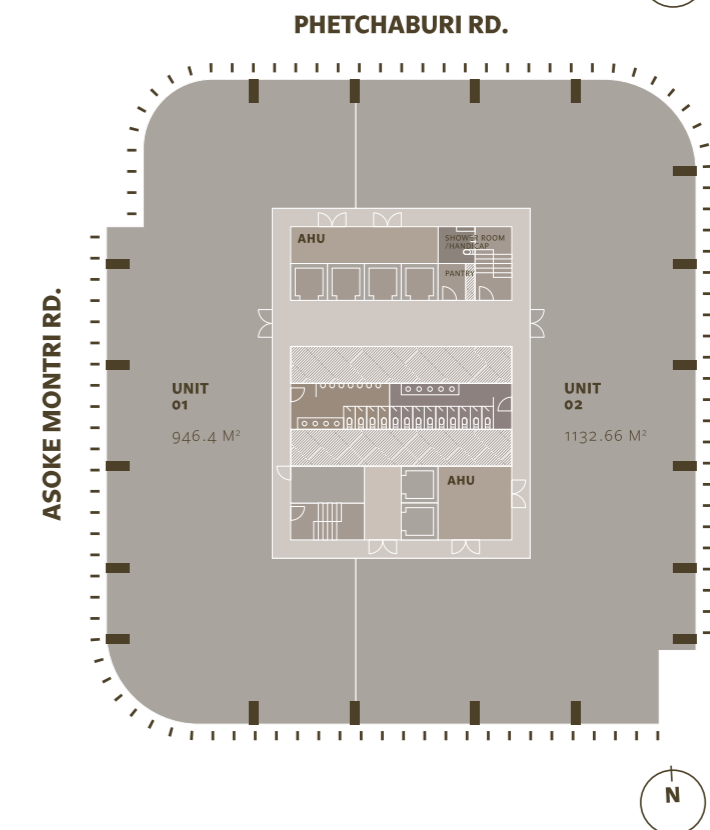
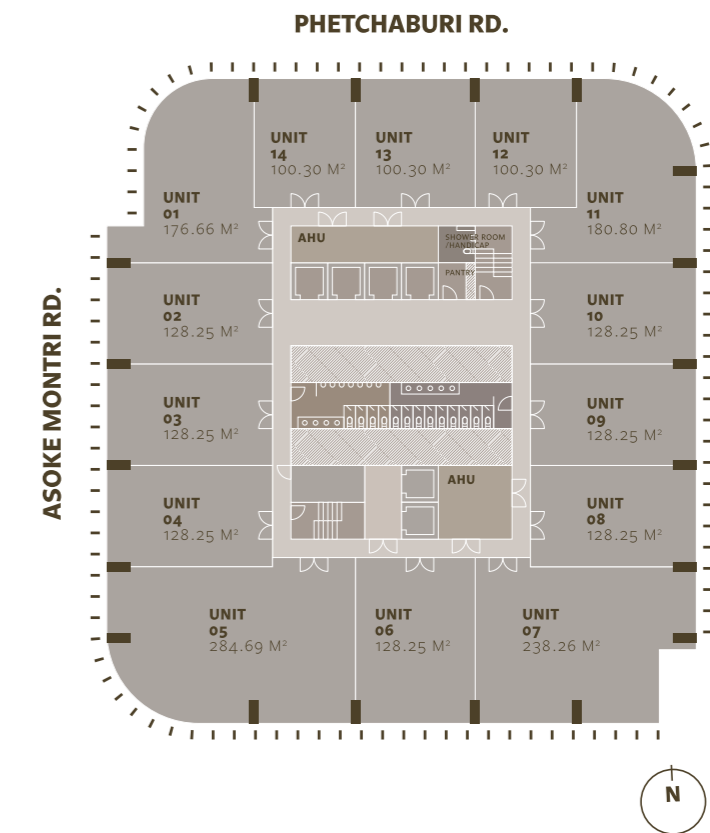
SINGHA COMPLEX
FLOOR PLAN
LOW ZONE

14th - 20th FLOOR

SUBDIVISION FLOOR

HALF FLOOR

WHOLE FLOOR



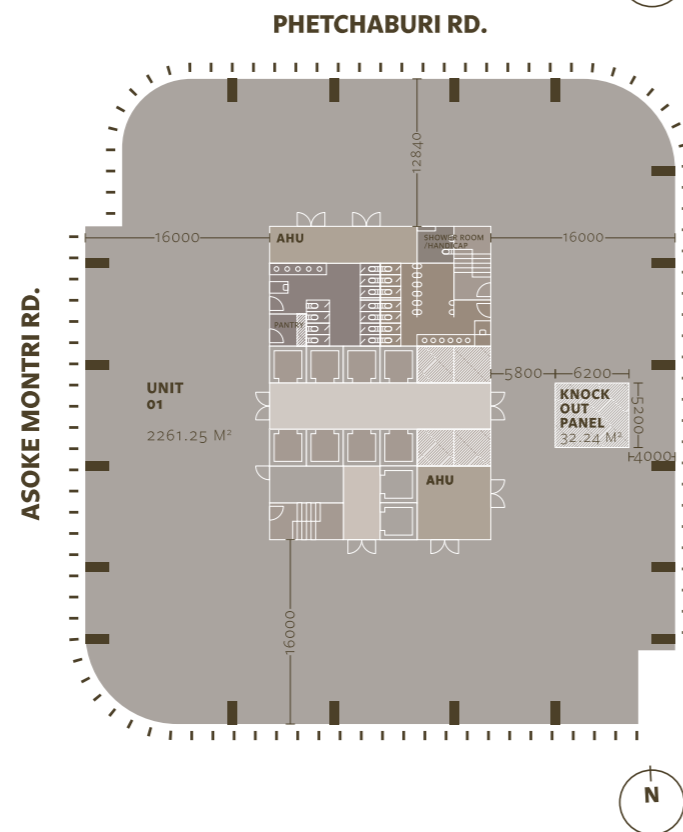
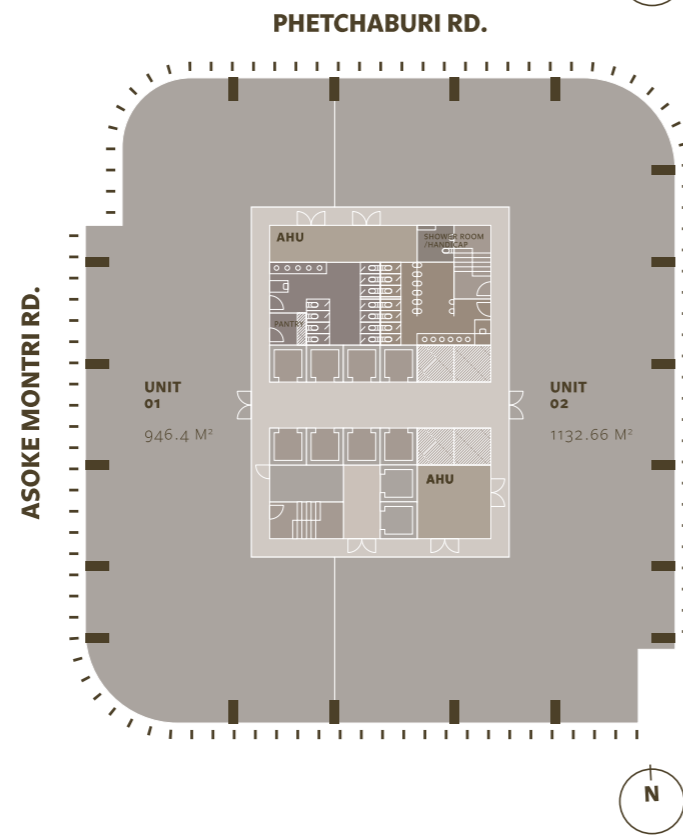
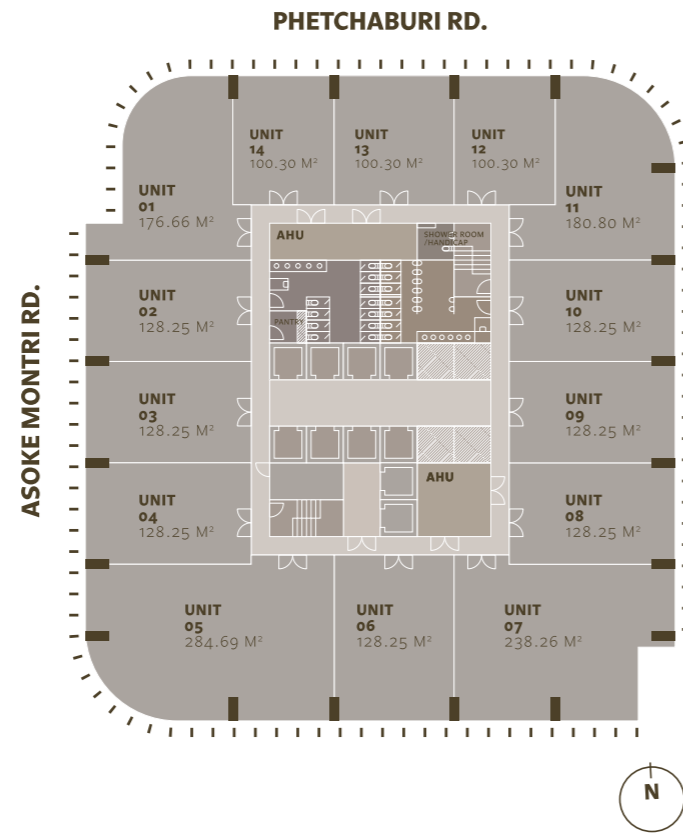
SINGHA COMPLEX
FLOOR PLAN
MID ZONE

23rd - 33rd FLOOR

SUBDIVISION FLOOR

HALF FLOOR

WHOLE FLOOR

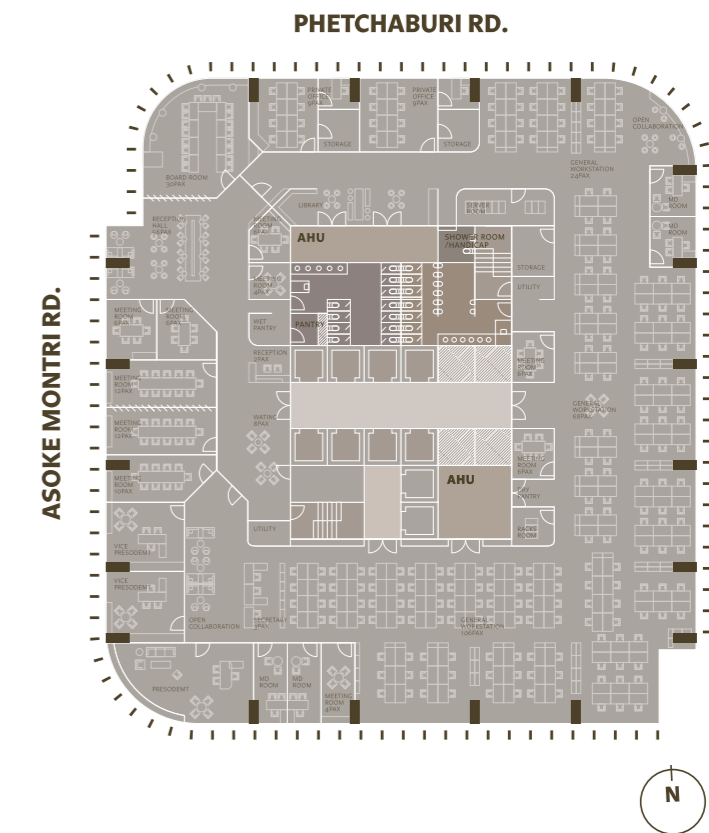
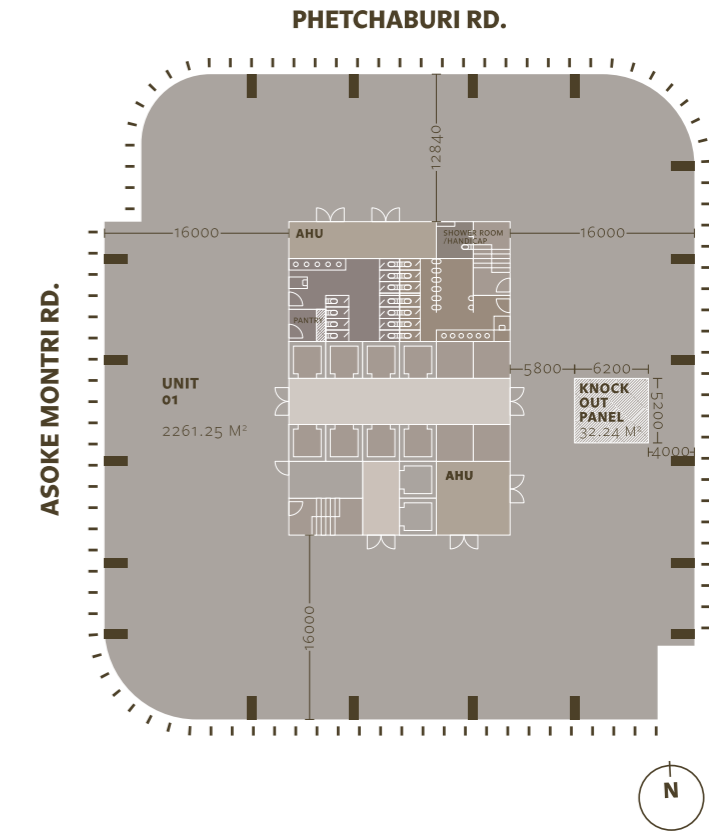


SINGHA COMPLEX
FLOOR PLAN
HIGH ZONE

34th FLOOR

WHOLE FLOOR TENANT
(TEST FIT)

SPACE	PAX/UNIT	UNIT
RECEPTION AREA		
FRONT DESK	2	1
WAITING AREA	8	1
OFFICE ROOMS		
PRESIDENT	1	1
VICE PRESIDENT	1	2
MD ROOM	1	4
GENERAL OFFICE		
WORKSTATION	198	1
PRIVATE OFFICE	9	2
MEETING ROOMS		
30 PAX MEETING ROOM	30	1
12 PAX MEETING ROOM	12	2
10 PAX MEETING ROOM	10	1
6 PAX MEETING ROOM	6	5
4 PAX MEETING ROOM	4	2
OTHER		
RECEPTION HALL	56	1
OPEN COLLABORATION	12	2
LIBRARY	16	1
UTILITY	-	2
PANTRY	-	2
SERVER	-	2
STORAGE	-	1
TOTAL AREA	2,261.25	M2



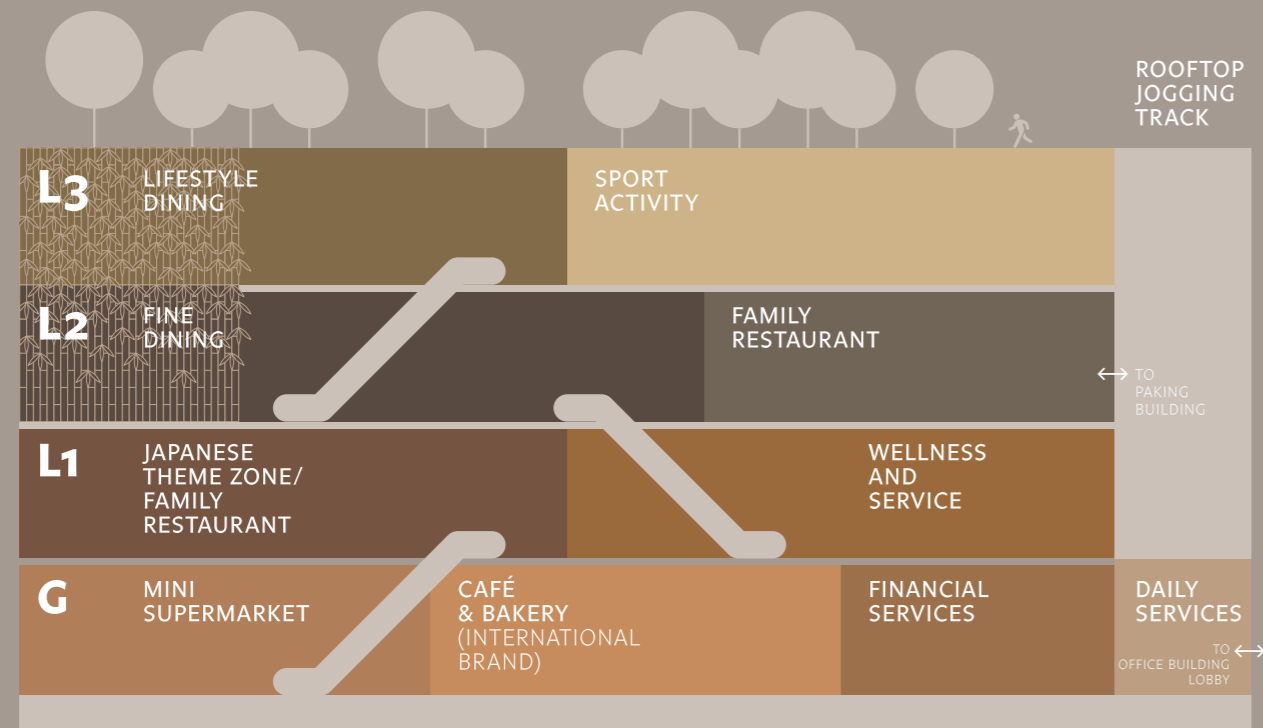
MESMERISING RETAIL EXPERIENCE

A four-storey lifestyle mall sits at the ground level to complement the luxury condominium and The Office at SINGHA COMPLEX. In respect to the concept to live, play, work, and shop in one hub, this stunning retail experience is the answer to the dynamic needs and desires of the city. Each floor houses a unique curation of shops, restaurants, and services. From unique delicatessen to stylish dining experiences, everyday service providers to the latest collection of things to do, the retail space is a magnet for every consumer who covets the most extraordinary experiences.

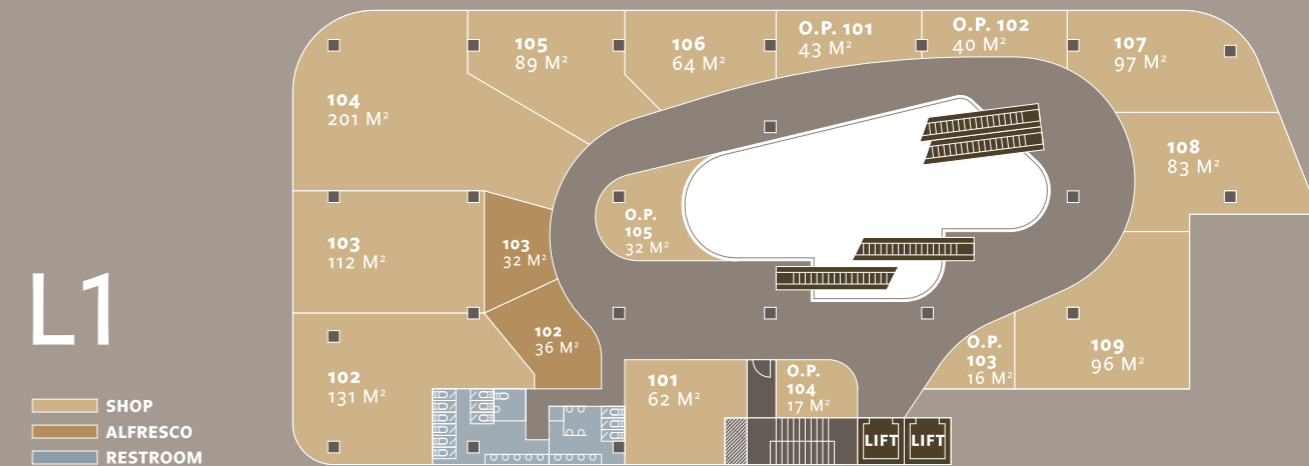


Tenants and visitors are welcomed at the co-working space filled with exceptional business facilities, all designed to fuel collaboration and creativity. Similarly, an expansive indoor atrium forms the public gathering space from the second to third floor. Its unique nature-inspired setting provides a soothing yet dynamic environment that is ideal for creative thinking and discussions. It is also an ideal location for live music events and company parties.

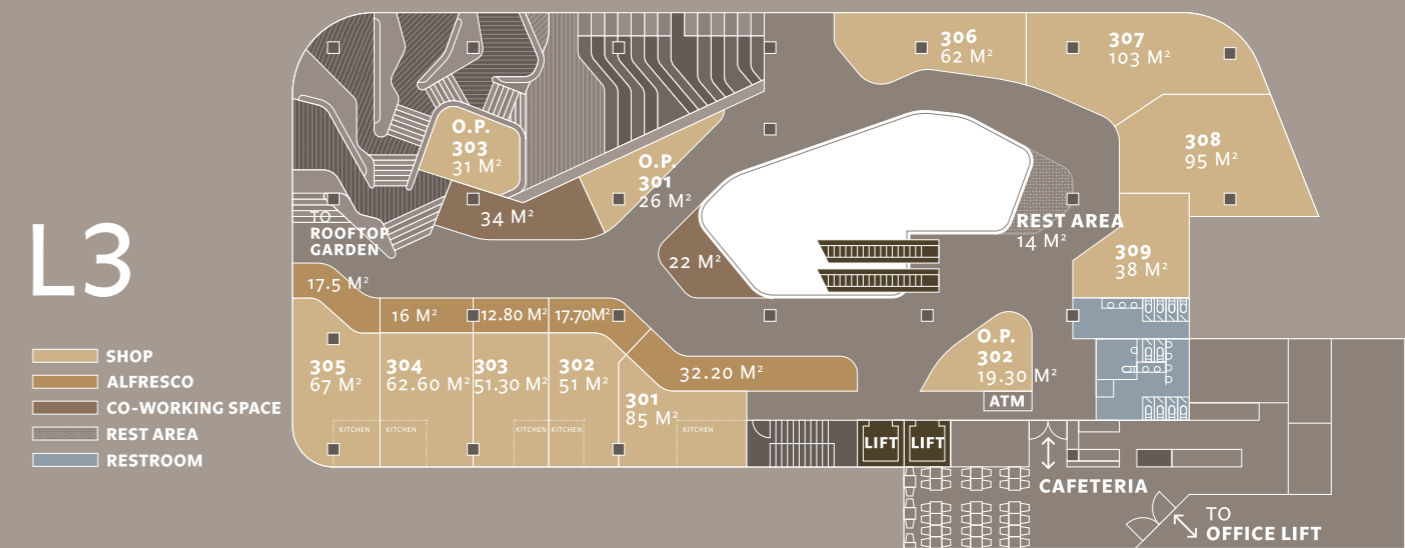
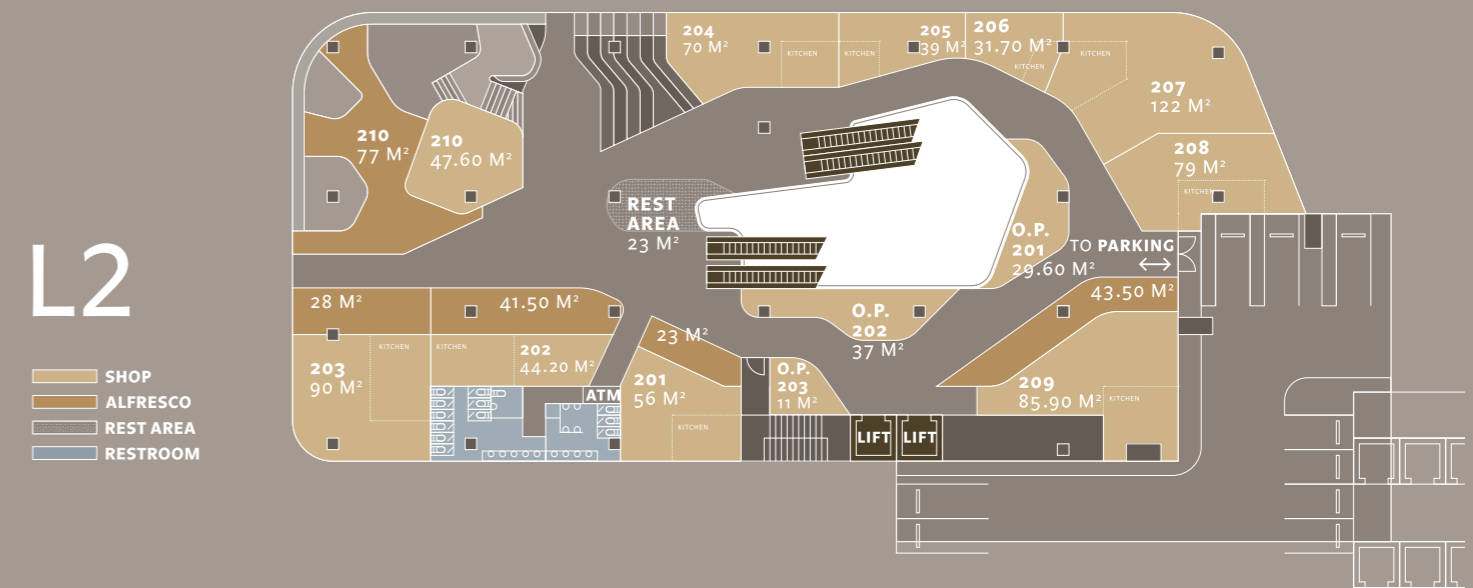
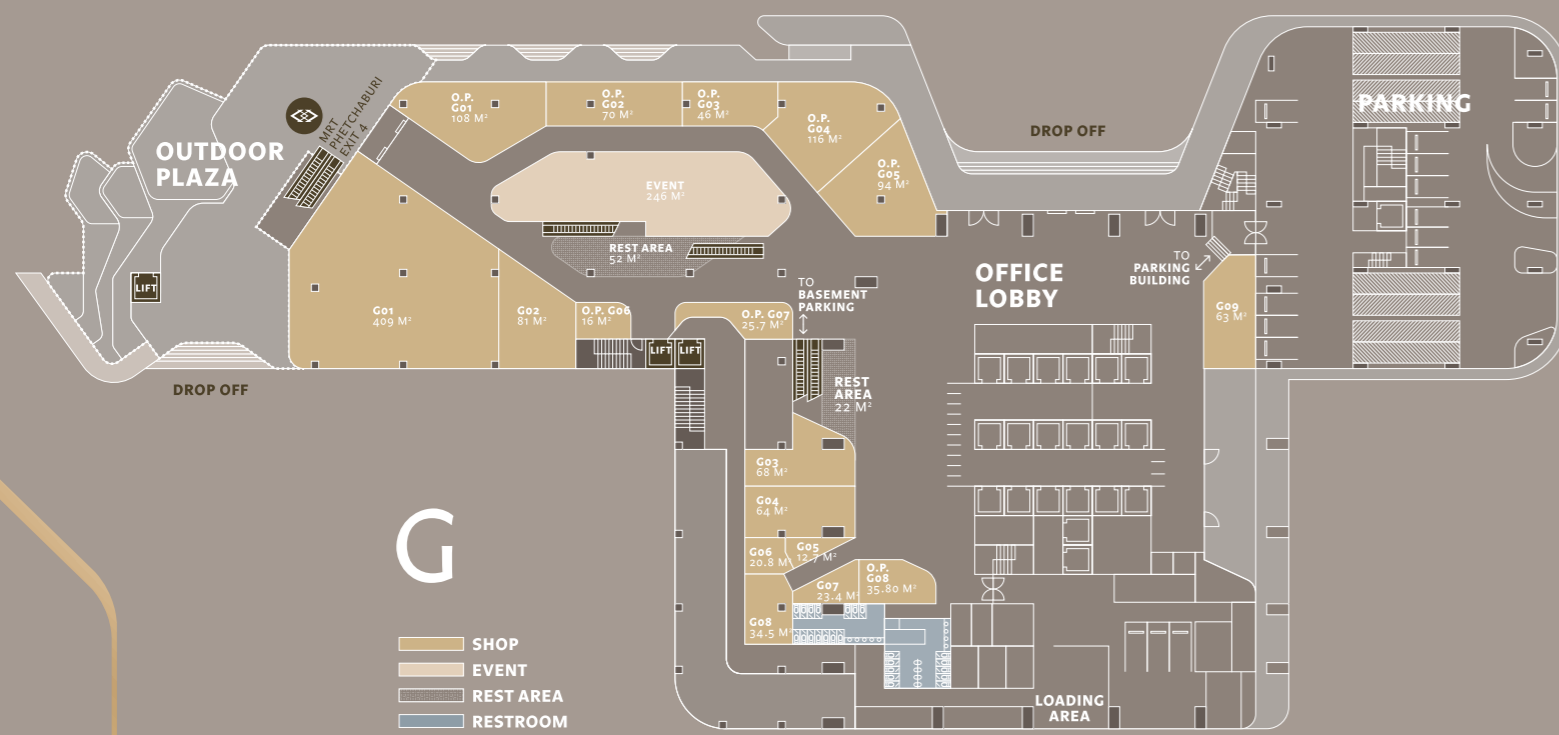
SINGHA COMPLEX
RETAIL MERCHANDISING MIX



SINGHA COMPLEX
RETAIL FLOOR PLAN



SINGHA COMPLEX
RETAIL FLOOR PLAN



DEFINING THE FUTURE OF WORK

SINGHA COMPLEX is a striking icon rising from the heart of dynamic Bangkok CBD. Incorporating cutting edge technologies and inspiring designs, this marvel is the city's premier lifestyle hub, paving the way for the district's one and only Grade A workplace of the future.

The Office at SINGHA COMPLEX enables the modern lifestyle of positive work and life balance. Inspiring creativity through its refined architecture and boosting productivity with its myriad of services and facilities. The lifestyle hub makes traffic an afterthought with well-designed access points from all parts of Bangkok. Tenants and visitors can connect with nature again in one of the largest urban sanctuaries of Bangkok.

An enliven workplace is one that inspires and enables its tenants to be free. The Office at SINGHA COMPLEX is the place for next generation talents to push boundaries and reach their potential.



**STYLISH LIVING IS
CRAFTED AND REDEFINED**



