

ZENPLAZA

RENTAL OFFICE BUILDING

NEW VALUE, REAL VALUE
 NOMURA REAL ESTATE GROUP



PREMISES

BUILDING NAME

ZEN PLAZA

ADDRESS

54 - 56 Nguyen Trai Street, District 1, Ho Chi Minh City, Vietnam

LOCATION

DISTRICT 1, CBD, easy access and high convenience

SPACE INFORMATION:

- » Gross building area: 17,063 sq.m
- » Gross rentable area of Floor: 948 sq.m
- » No. of floors: 14 Floors includes Rooftop
- » Parking area: 2 Basements includes Family Mart
- » Bank: There is a Bank and ATM on the Ground Floor
- » Cafe: Soso Station Cafe located near the entrance

ZEN PLAZA's strategic location connects to the vibrant amenities of Saigon's core area, just an 8 minutes walk to the central Metro station and the central bus station. It is situated among bustling shopping areas, renowned restaurants, and various doorstep services.



INTERNATIONAL STANDARD FACILITIES & SERVICE

- » The Zen Plaza building was put into operation in 1999 and honored to win the Japan's Architectural Design Award.
- » ZEN PLAZA is the first Japanese architectural building in Ho Chi Minh City, constructed to international standards from design to construction, with a full range of modern facilities.
- » Construction: **Shimizu** Corporation (Japan)
- » Facilities: – **DAIKIN** central control chiller system – **MITSUBISHI** elevator system – **KOMATSU** backup generator system.
- » Management: – **24/7 Security** – Professional **Maintenance** and **Cleaning Services** – The building system **has not recorded any incidents** so far. It is located in a convenient area, free from flooding, and offers easy access to traffic through multiple surrounding exits.



LEASING INFORMATION

- » Lease Term: 02 years minimum
- » Security Deposit: 03 month's rent plus management and service charges
- » Payment Term: quarterly in advance (within the first 05 working days per each quarter)
- » Air-Conditioning system hours (Except Tet Holidays):

8 a.m to 6 p.m Monday to Friday;

8 a.m to 12 p.m Saturday

Management & Service Charge: include

Air-conditioning at the Premise during the operatic

Common area cleaning

Common area water supply

24 hours building security

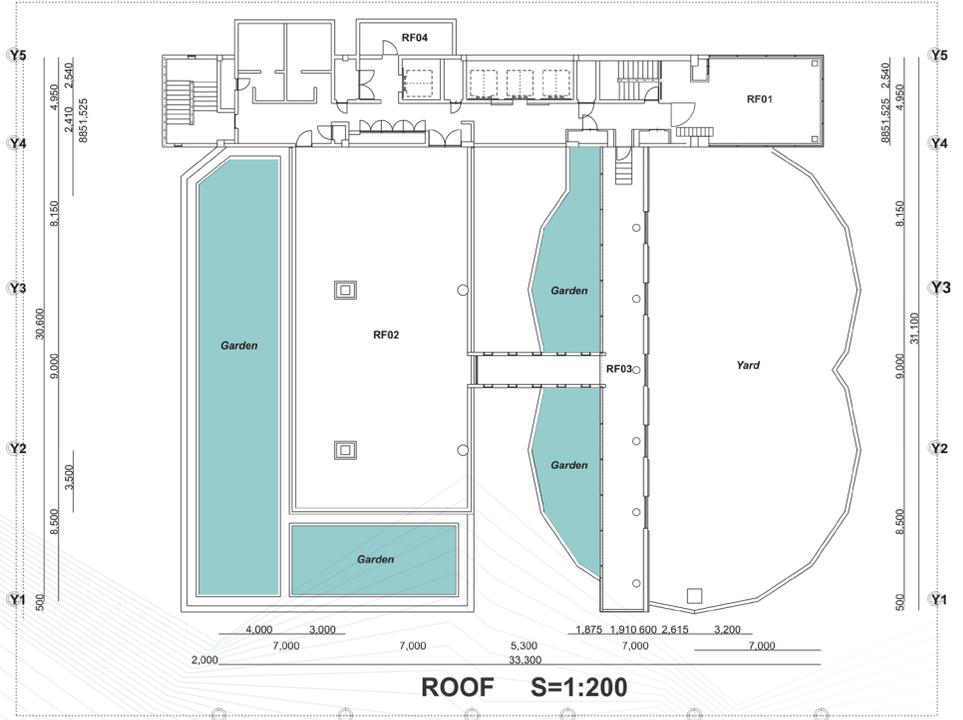


ROOFTOP GENERAL INFORMATION

Rooftop, the highest floor of the building with the Japan's winning architecture unique penthouse.

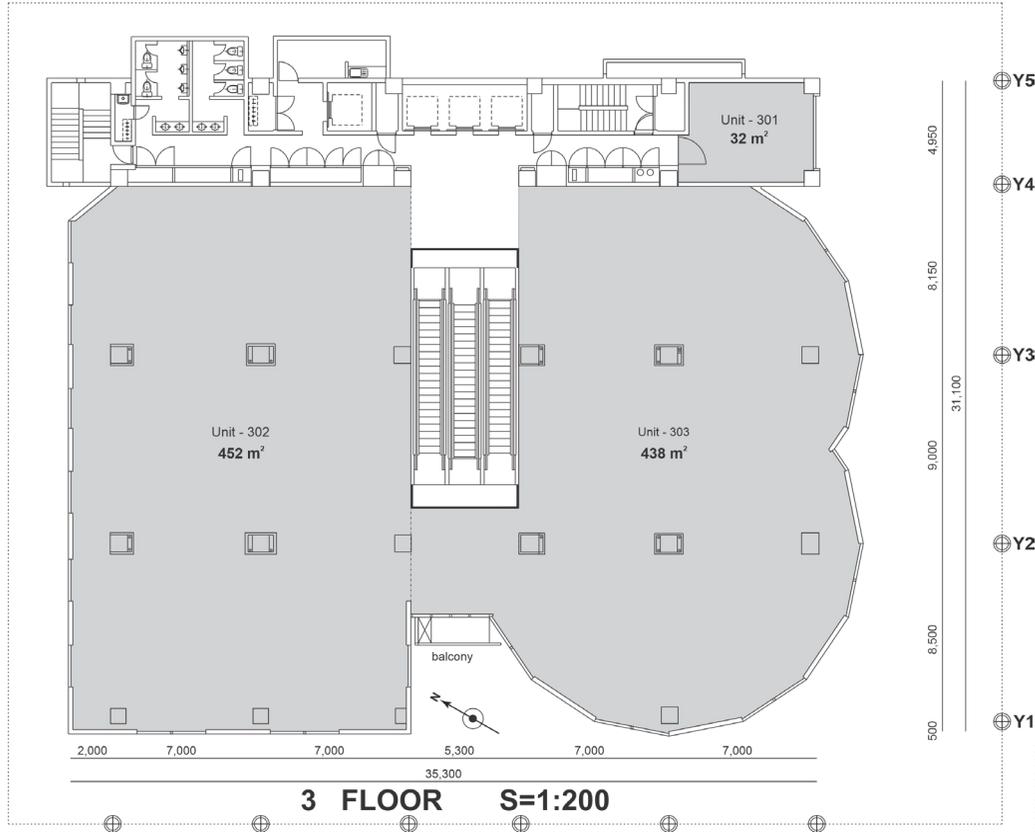
The ROOFED AREA is around 350 m², surrounding by the yard (260 m²) and the garden (250m²)

During the period from 2003 to September 2013, the Rooftop used to be the place hosting many events, especially for ZEN'S FASHION SHOW SERIES, that were widely known by mass local media as well as media from other countries as Japan, Italy, France....



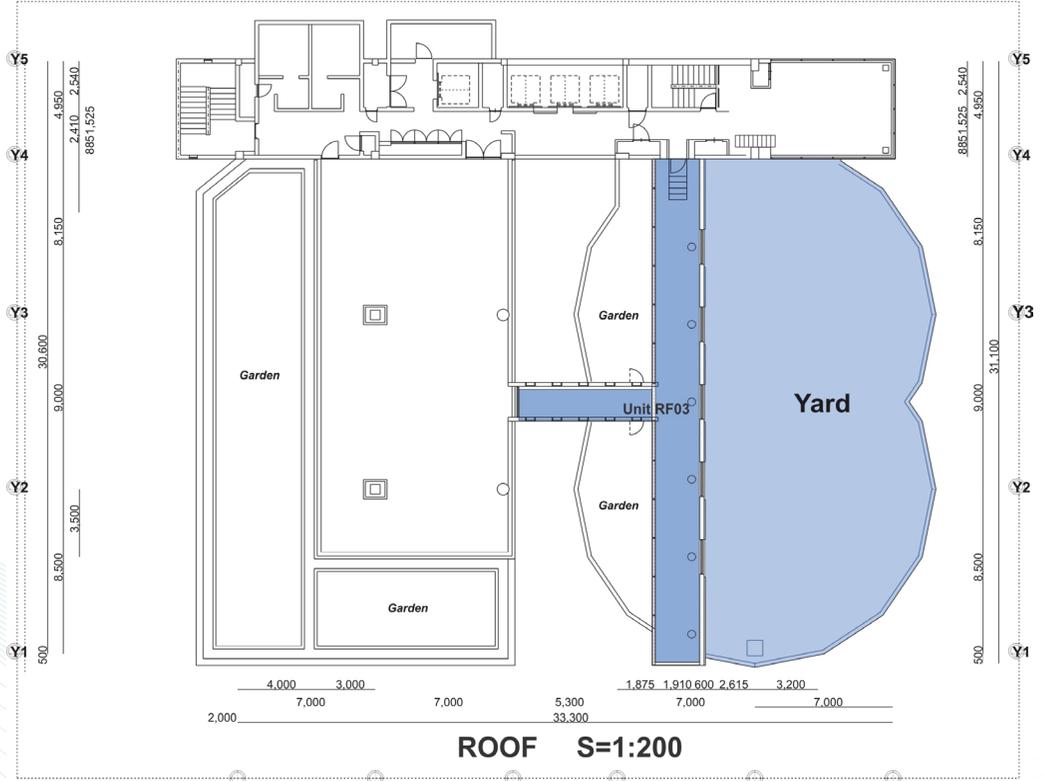
AVAILABLE SPACE

OFFICE SPACE AVAILABLE: from 32 m² - 1,500 m²



AVAILABLE SPACE [FOR EVENT]

ROOFTOP [RF03]: CORRIDOR + YARD : Area: 350 m2. City view from 60m height top of the building.
A special openair space for Event. Central Air Conditioner in corridor



CONTACT POINT



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