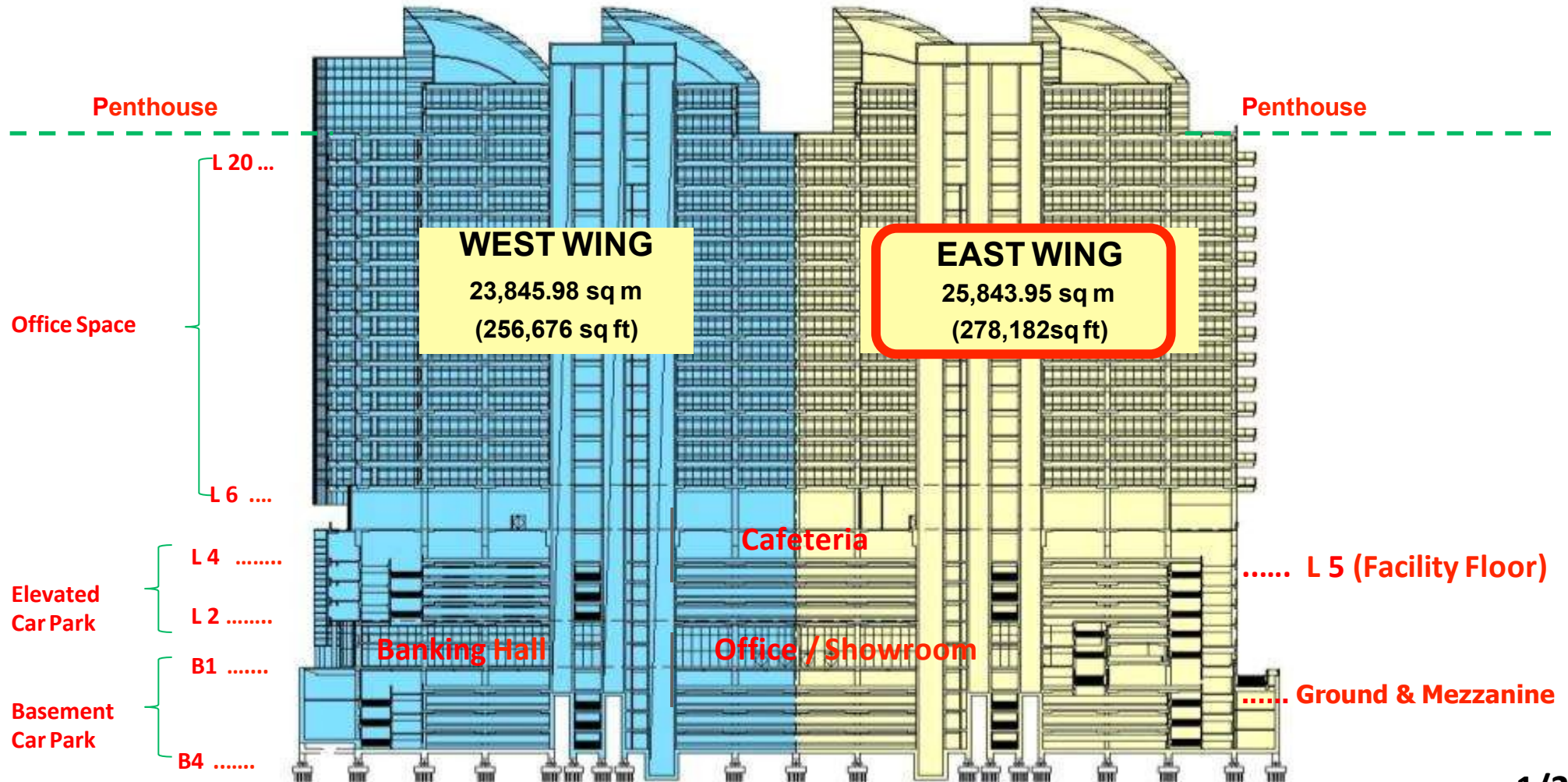


TYPICAL OFFICE PLANS



Competitive Advantages of Icon Tower

1) STRATEGIC LOCATION & CONNECTIVITY

- Strategically located at the midpoint of Jalan Tun Razak, along the perimeter of the Kuala Lumpur City Centre.
- It is only 15 minutes drive to Tun Razak Exchange (The KL's New Financial City).
- Approximately 10 minutes drive to KL Sentral and 35 minutes to KLIA.
- Next to an international renowned 5 star Micasa All Suite Hotel.
- Nearby Ampang Park LRT station.

2) CAR PARK FACILITIES

- Ample indoor parking space. (605 total carpark bays)

3) BUILDING USAGE

- Suitable for office and retail used.

4) NEARBY DEVELOPMENT

- Nearby to hotel, offices, banks, F&B outlets and etc.

5) MANAGEMENT TEAM

- Managed by Henry Butcher, a renowned international building management company.

M & E PROVISION



Telephone

- 30 pairs per floor
- Provider : TM, Maxis, TIME.



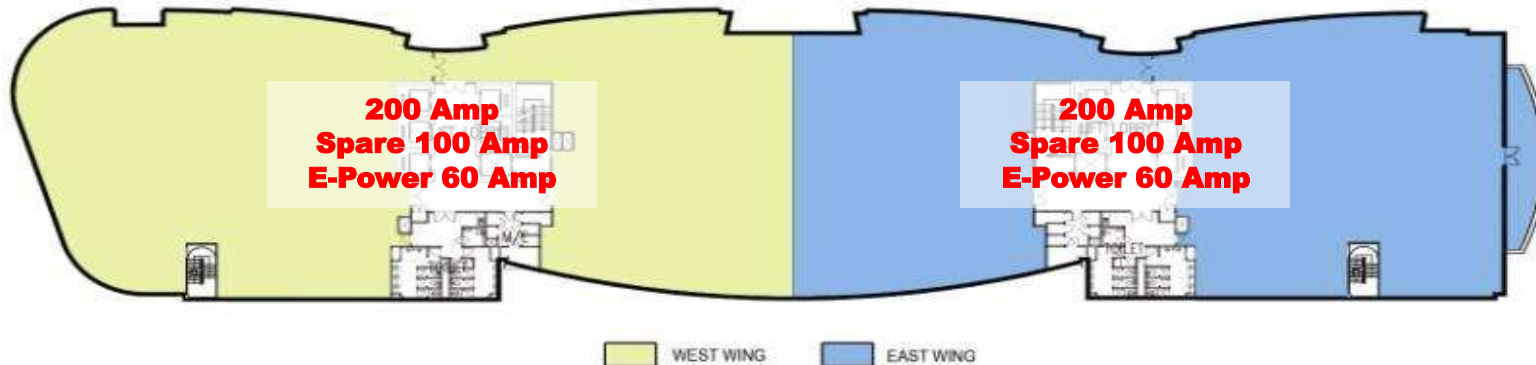
Ceiling

- 2.8m / 9ft clear height
- 2' X 2' acoustic ceiling - good for sound absorption



Electrical

- 100AMP for office 1 and 100 AMP for office 2
- 100AMP spare for each floor each wing
-



➤ Air Conditioning System

- VRF (Variable Refrigerant Flow)
- 17 fan coils per floor with flexible control to different zones
- Flexible and economical after-hour air conditioning use at only RM19.00 per FCU per hour.



➤ Security System

- 24/7 security
- Guard patrols
- CCTV in main lobby, car park areas, lifts & Level 5
- Visitor Management System at main lobby
- Full-bodied Turnstile System in main lift lobby



➤ Lift System (KONE)

- High speed
- 5 passenger lifts, 1 service lift & 1 car park lift per wing
- Lift divided into high zone and low zone for more efficient lift management.



➤ Car Park

- 4 levels basement & 3 levels elevated parking
- Well ventilated, bright & safe
- PU color coated floor

➤ IT Features

- Fibre optic infrastructure with Cat6 cable for high-speed internet
- Current internet provider : TM, Maxis

➤ Fire Prevention System

- Auto detect to the alarm & fire escape doors

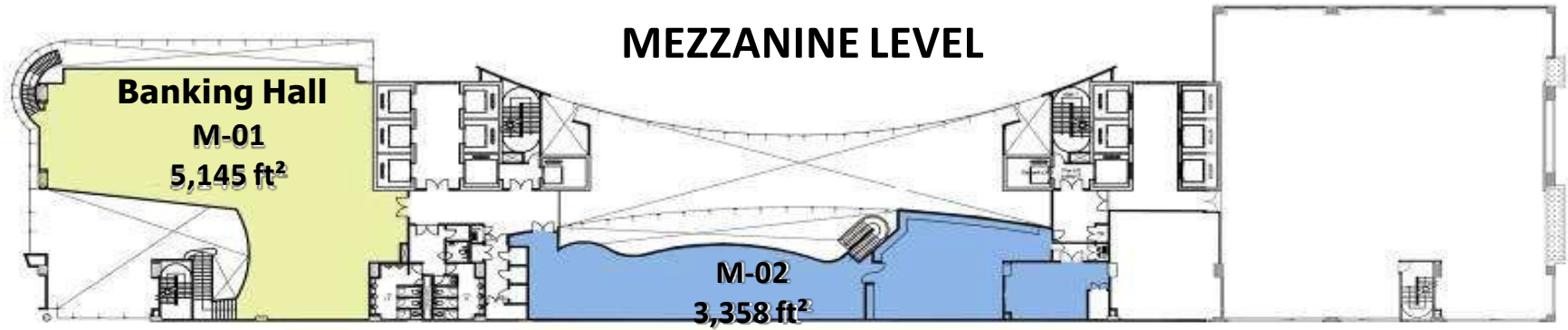
➤ Disabled Friendly

- Disabled toilet on each floor
- Disabled ramp designed
- Disabled lift facilities
- Designated disabled car park bay

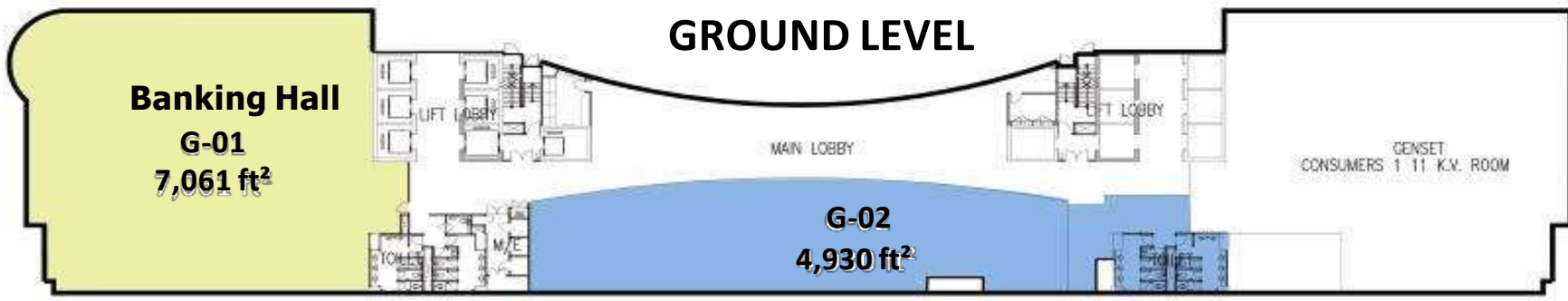


Facing MiCasa All Suites Hotel

Facing Jalan Tun Razak



Showroom / Restaurant

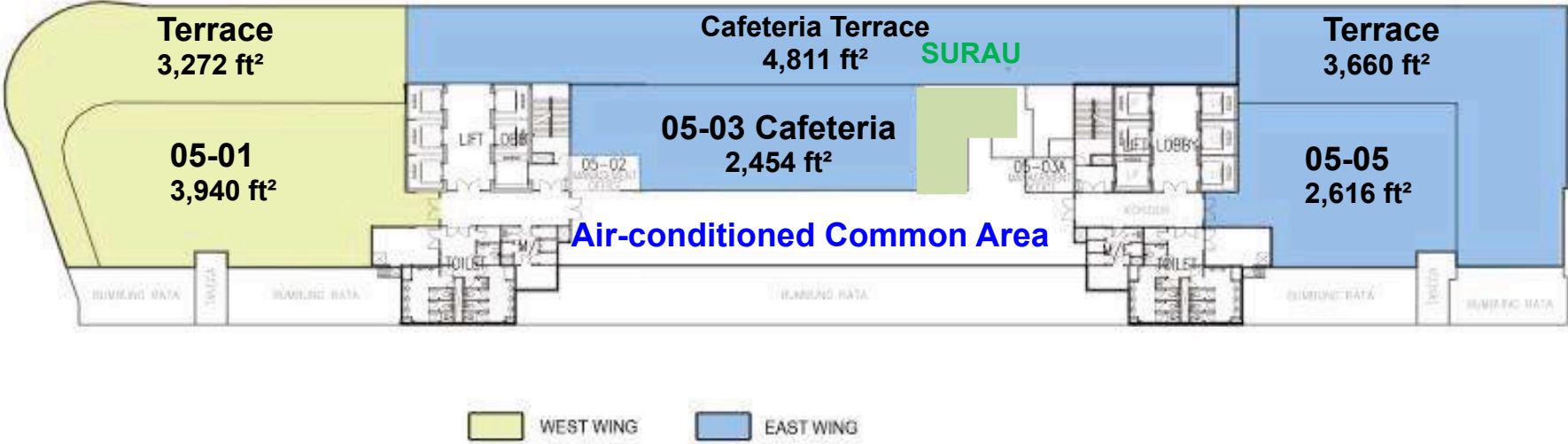


Showroom / Restaurant



Facing Open Space Car Park

Facility Floor Plan – Level 5



Typical Office Floor Plan

