



BEST DEVELOPER
Commercial/
Office / Retail
(Built)



ICON @ Jalan Tun Razak

**Award-Winning World Class
Grade A Office Space**





ICON JTR

(JALAN TUN RAZAK)
KUALA LUMPUR





KUALA LUMPUR MALAYSIA

- An iconic & landmark 20-storey Grade 'A' office building, consisting two wings, namely East & West at the hub of Jalan Tun Razak.
- The **first** office building in Malaysia to be accorded the stringent **CONQUAS** award.
- Conceptualized by internationally renowned architect – **CPG Consultants Pte Ltd.**
- The building comprises :
 - 4 levels of basement car parks.
 - 3 levels of elevated car parks.
 - 605 number of parking bays.
 - Retail spaces in ground floor, mezzanine and level 5.
 - 15 levels of office spaces.

The Icon @ Jalan Tun Razak



Ampang Park



PNB

Tabung
Haji



MiCasa
Hotel

Singapore
Embassy

Jalan Tun Razak

British
High Com

Japan
Embassy

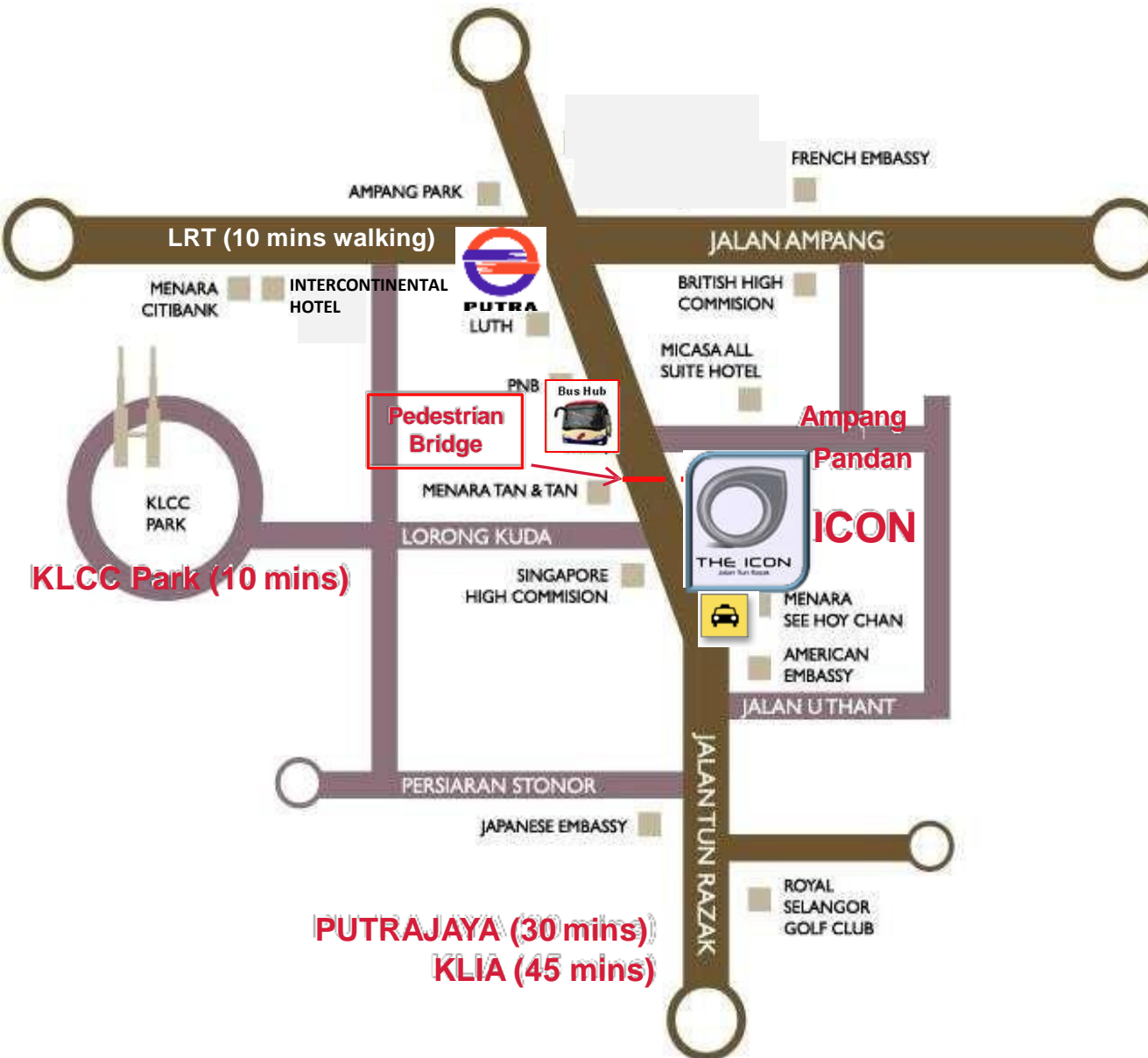
US
Embassy

ICON

Golden Triangle & Financial District of KL

Residences @ The Embassy Row , U-thant

Location Map



- The site is situated at the midpoint of Jalan Tun Razak, along the perimeter of the Kuala Lumpur City Center.
- Strategically, it is also located within the embassy precinct (Royal Thai Embassy only mere minutes away) & business district (CBD/GT). The Jalan Tun Razak is a six-lane road with a lane separator in the middle, leading to the main access to the site.
- Next to an international renowned 5 star MiCasa All Suite Hotel.
- Walking distance to Ampang Park LRT station.
- Serviced by public transportation.

To KLCC / Petronas Twin Towers : Approx 2 mins

To KL Sentral / Jalan Duta / NKVE / Ampang : Approx 10 mins

To Mont Kiara / Sri Hartamas / NPE / Penchala Link / Bangsar / Mid Valley / Bukit Pantai / Petaling Jaya : Approx 15 mins

To Subang Jaya / Selayang / Batu Caves : Approx 20 mins

To Shah Alam : Approx 30 mins

To KLIA : Approx 35 mins

To Port Klang : Approx 50 mins

Some of our existing blue-chips tenants as at June 2018



1.  **Huawei Technologies
Asia Pacific Regional HQ**

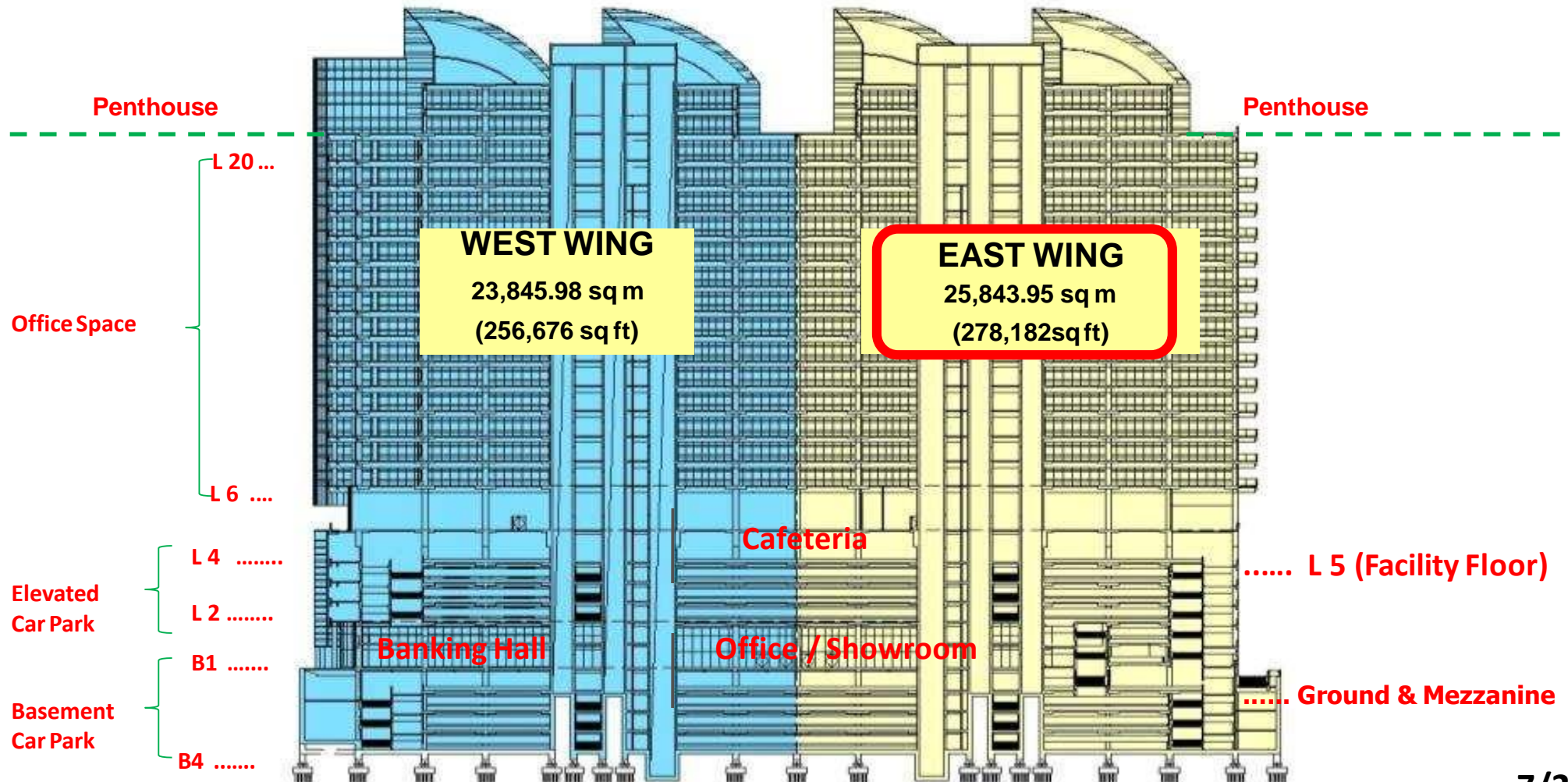
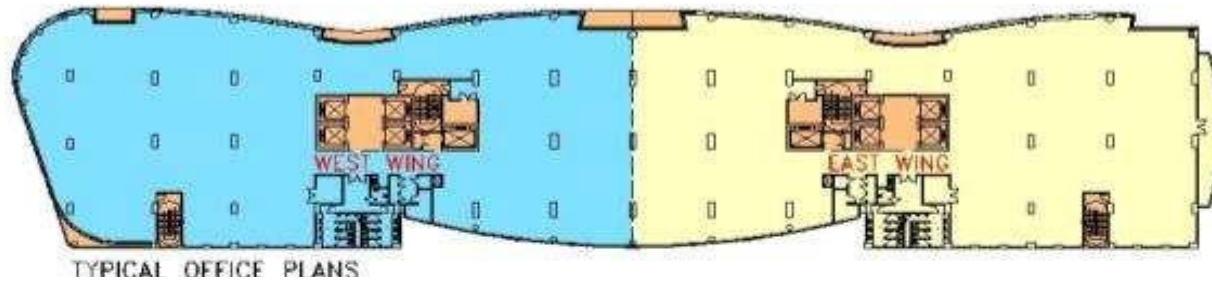
4.  **Icon Offshore**

2.  **Samsung Asia Pacific
Regional HQ**

5.  **Minister of Foreign Affairs,
Regional Support Office Asia of the
Embassy of the Kingdom
of the Netherlands**

3.  **MEASAT Broadcast
Network Systems**

6.  **Embassy of Spain**



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.

TYPICAL OFFICE SUITE



**ACOUSTIC
CEILING PANELS**

**CLEAR CEILING
HEIGHT OF
9 FEET**

CONCEALED FLOOR TRUNKING

HEAVY DUTY NYLON CARPET TILES

FULL SKIM COATED WALLS & CEILING



PU COLOR COATED FLOORING

M & E PROVISION

Telephone

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



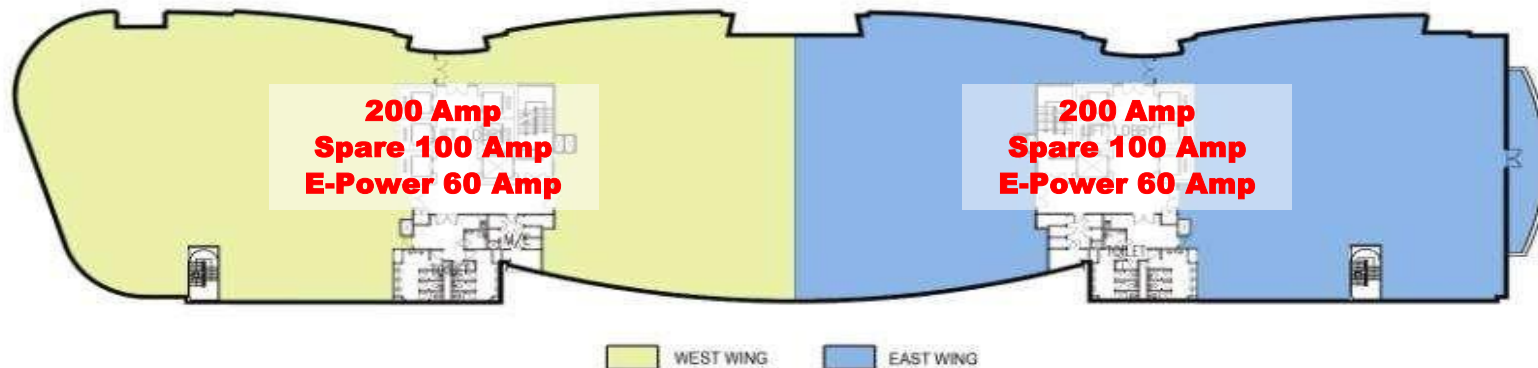
Ceiling

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



Electrical

- 100AMP for office 1 and 100 AMP for office2
- 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



Main Entrance / Drop-off Area



Ground & Mezzanine Floor

Mezzanine
(Showroom)

Ground
(Showroom)



Double Volume Main Lobby



Visitors Management System

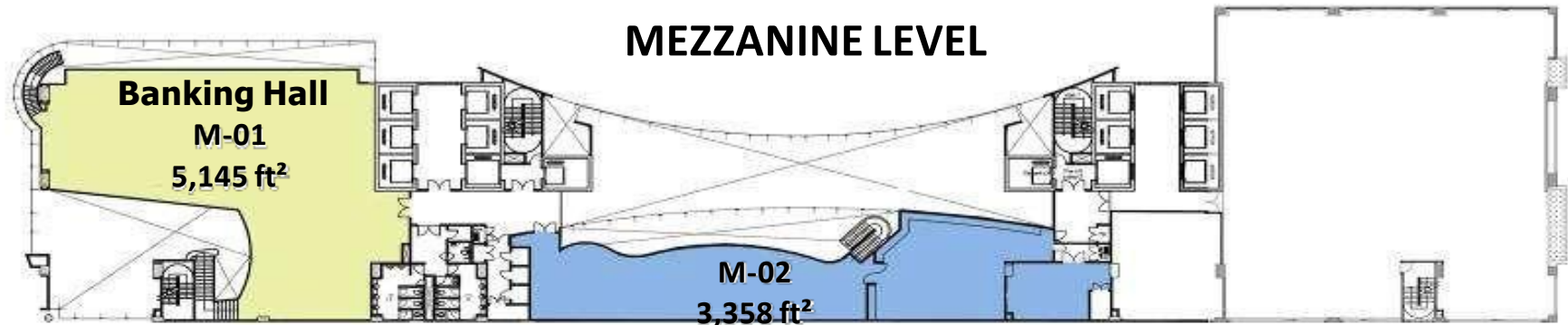
Front Desk Service

MAIN LIFT LOBBY/ FULL BODIED TURNSTILE SYSTEM

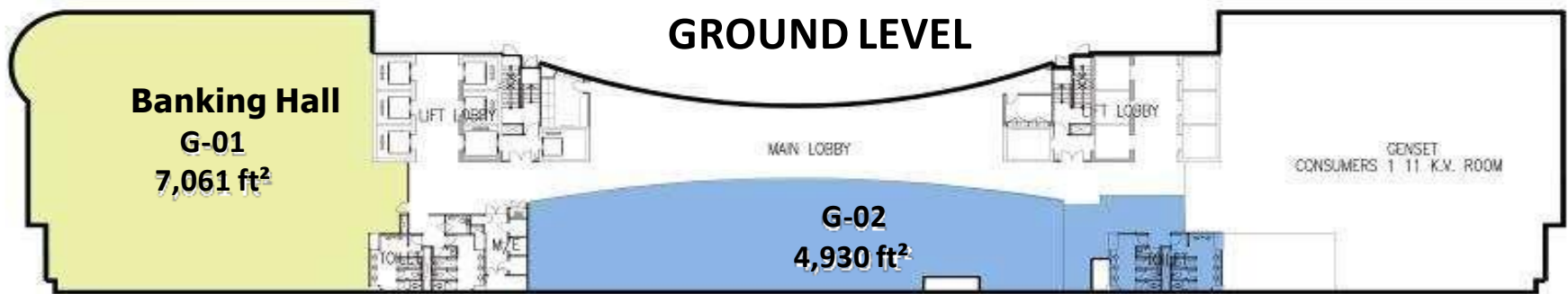


Facing MiCasa All Suites Hotel

Facing Jalan Tun Razak



Showroom / Restaurant



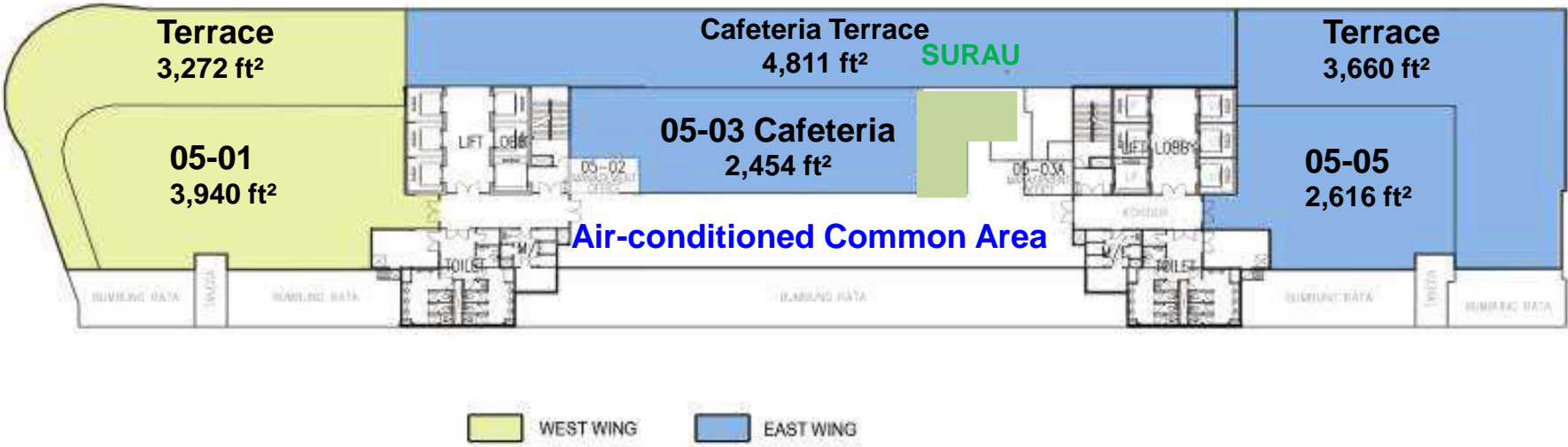
Showroom / Restaurant

WEST WING

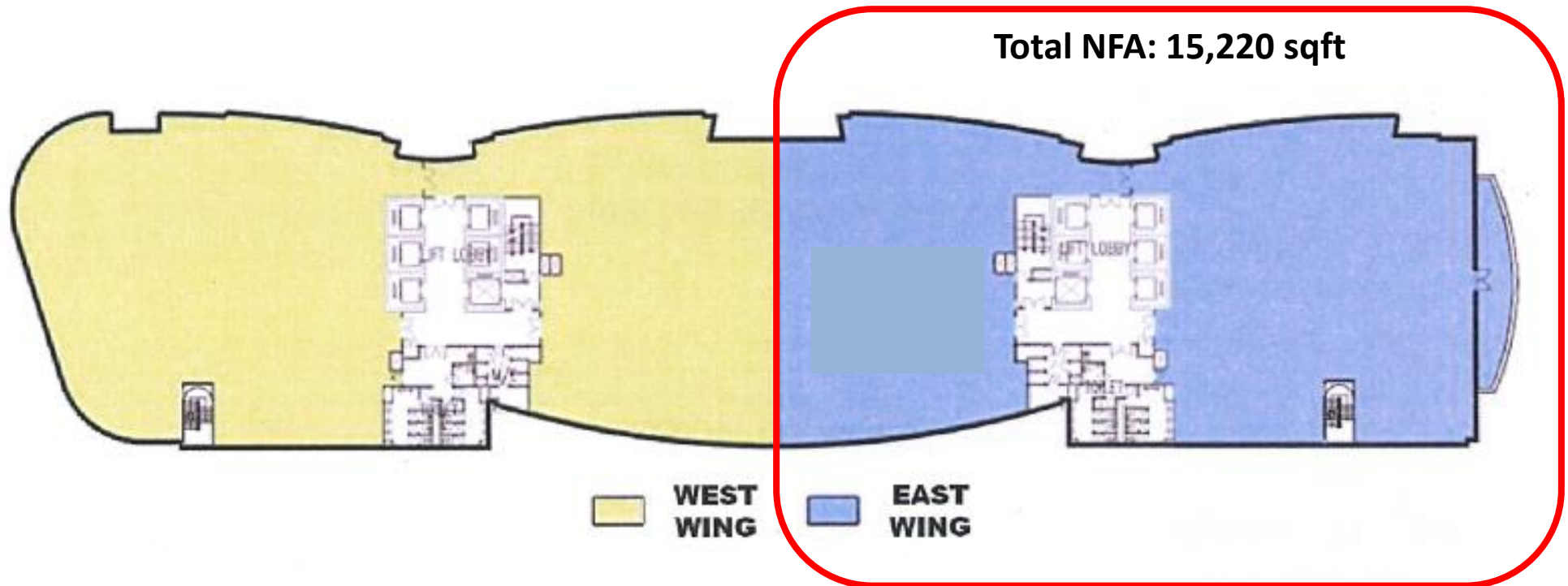
EAST WING

Facing Open Space Car Park

Facility Floor Plan – Level 5



Typical Office Floor Plan



THANK YOU

We look forward to provide quality & professional services to cater for your company/ organization's leasing requirements.