

G Tower

DETAILS

Location: **Jalan Tun Razak**

Min. Price: **6.00 psf**

Min. Size: **1,270 sq ft**

Max. Price: **8.00 psf**

Max. Size: **32,000 sq ft**

AMENITIES

- Parking
 - Gymnasium
 - Swimming Pool
 - Cafeteria
 - Business Centre
 - Salon
 - 24hr Security
 - CCTV
-

DESCRIPTION

G Tower is a Grade A Office building, strategically located at the intersection of Jalan Tun Razak and Jalan Ampang in KL CBD. G Tower is a BCA Gold Greenmark building and is also built to MSC (Multimedia Super Corridor) specifications. Surrounded by a myriad of high profile organisations, multinational companies and the embassy district. G Tower is approximately 400 meters from Petronas Twin Towers perimeter and 2 minutes walk to Ampang Park LRT Station.

1. KEY FEATURES:

- MSC Status Tier 1
- Green Mark Gold Certified building
- Stunning panoramic view of the Kuala Lumpur city skyline
- 180 rooms 5-star boutique hotel
- 2 function rooms & 4 boardrooms for event/seminar
- 24/7 building operation basis

- Ample parking bays
 - Intelligent building management system
 - High speed lifts
 - High security- RFID technology card system
 - Hotel service facilities
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2. CERTIFICATION:

- BCA Green Mark: *Gold*
 - MSC Status Cybercentre/Cybercity: *Tier 1*
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3. BUILDING SPECIFICATION:

- Year Built: *2009*
 - Ownership: *Enblock*
 - No. of Floors: *30*
 - Type of Ceiling: *2x4 suspended ceiling*
 - Typical Ceiling Height: *2.6m*
 - Floor System: *Cement Screed Floor*
 - No. of Passenger Lifts: *7*
 - No. of Car Park Lifts: *2*
 - No. of Cargo/Service Lift: *1*
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4. OFFICE SPACES:

- Total GFA: *1,210,000 sqft*
 - Total NLA: *746,000 sqft*
 - Typical Floor Plate: *32,000 sqft*
 - Minimum Size: *1,270 sqft*
 - Maximum Size: *32,000 sqft*
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5. AIR-CONDITIONING SYSTEM:

- Type of AC: *Individual Controlled Unit*
 - AC Detail: Chilled Water Air Conditioning System that is able to cater 24/7. The Tenant is able to control the usage as the controller is provided within the Demised Premises. The first 198 hours are included in the monthly rental.
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6. CAR PARK:

- Total Parking: *1090*
- Car Park Facility: *6 level of carpark for tenants and 2 basement carpark for visitors*

- Car Park Allocation: *1:1,000 sqft*
 - Reserved Parking Charges: *RM395 per month*
 - Floating Parking Charges: *RM235 per month*
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7. IN-BUILDING FACILITIES:

- Gym, Cafe, Bar, Pool, Function Room
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8. TELCO PROVIDER:

- TM, TIME, Maxis, Celcom
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9. SECURITY:

- 24hr Security Guard Patrol Station
 - Turnstile Barriers & Card Access System
 - Closed Circuit Television (CCTV)
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10. ELECTRICAL:

- Power Supply: *60Amp single phase / 3 phases Distribution Box (DB) for required power consumption. This building is equipped with dual-feed power supply*
 - Backup Power Capacity: *Dual feeder power supply for backup*
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11. NEARBY AMENITIES:

- Railway Station:
0.1 km MRT Ampang Park Station
- Hotel:
0.0 km G Tower Hotel (5-star)
0.4 km Intercontinental Hotel (5-star)
0.4 km Double Tree By Hilton Hotel Kuala Lumpur (5-star)
- Shopping Mall:
0.1 km The LINC KL
0.4 km Intermark Mall
2.0 km Pavillion KL

– Airport & Transit Hub:

8.2 km *KL Sentral*

28.2 km *Sultan Abdul Aziz Shah Airport*

58.6 km *Kuala Lumpur International Airport (KLIA)*

G Tower ??????????????????????KL CBD????????Jalan Tun

Razak?????Jalan Ampang?????G Tower ??? BCA

?????????????????????????????MSC??P

Twin Towers??400????2?????????????????Ampang Park LRT Station??

1. ?????

- ??????????????????MSC Tier 1 Status?
 - ?????????
 - ?????????????
 - ??180????????????
 - 2????????4????????????????
 - ?????
 - ?????
 - ?????
 - ????
 - ???—RFID ?????
 - ?????
-

2. ???

- BCA ?????
 - ????????????? ?MSC Tier 1 Status?
-

3. ?????

- ?????2009?
 - ?????
 - ?????30?
 - ?????2x4????
 - ?????2.6?
 - ?????????
 - ?????7?
 - ???????2?
 - ??/??????1?
-

4. ?????

- ?????GFA??1,210,000????
- ?????NLA??746,000????
- ?????32,000????
- ?????1,270????
- ?????32,000????

5. ?????

- ?????????
- ???198????????

6. ?????

- ?????1,090?
- ?????6????2????????
- ?????1,000????1???
- ?????395??
- ?????235??

7. ?????

- ?????????????????

8. ????????

- TM?TIME?Maxis?Celcom

9. ?????

- 24?????
- ?????????
- ?????CCTV?

10. ?????

- ?????60????/????DB????????????????
- ?????????????

11. ?????

- ????
- 0.1?? ?????MRT Ampang Park Station?
- ???
- 0.0?? G Tower ???5???

- 0.4?? ?????5???
- 0.4?? ???????????5???
- ?????
- 0.1?? The LINC KL ????
- 0.4?? The Intermark ????
- 2.0?? ??????Pavilion KL?
- ????????
- 8.2?? ?????????KL Sentral?
- 28.2?? ?????????Sultan Abdul Aziz Shah Airport?
- 58.6?? ?????????KLIA?

GOOGLE MAP

Click [HERE](#) to link to google map

GALLERY





