



GEM IN THE CITY



IGB PROPERTY MANAGEMENT SDN BHD
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The development and design of the GTower, are on-going. While all information, specification, proposals, images and renderings are current and accurate at the time of publications, these are subject to change and refinement without notice.

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W E L C O M E

Nestled in the heart of Kuala Lumpur, GTower is a 32-storey office building that offers amenities and conveniences beyond the conventional. Awarded as Malaysia's first ever certified Green Building, GTower pioneered in the real estate industry for its kind.



Malaysia's
First Green
Building



Malaysia's
First Grade
A++ Building



24/7
Building
Operation



MD Cybercentre
Tier 1 Certified
Building



G TOWER

GTower is located advantageously at the junction of Jalan Tun Razak and Jalan Ampang while surrounded by established organisations and embassies.

This distinctive building presents you with the freedom to select spaces that best fit your business visions from virtual office to serviced offices with selection of fitted office units, bare offices as well as retail spaces.

With the various amenities and conveniences offered in GTower, it is undoubtedly a place for business with lasting impression.

Year of Completion:

2009

Total Gross Area :

approx.
1,210,000 sq.ft.

Net Lettable Area :

approx.
746,000 sq.ft.

IN THE HEART OF KUALA LUMPUR

Right in the heart of the bustling commercial area of Kuala Lumpur lies GTower, an office building that allows you to experience business and leisure as there are various attractions within close proximity.



**850m / 10 mins
walk**
to Avenue K



**1km / 12 mins
walk**
to KLCC



**1.1km / 13 mins
walk**
to KLCC Park



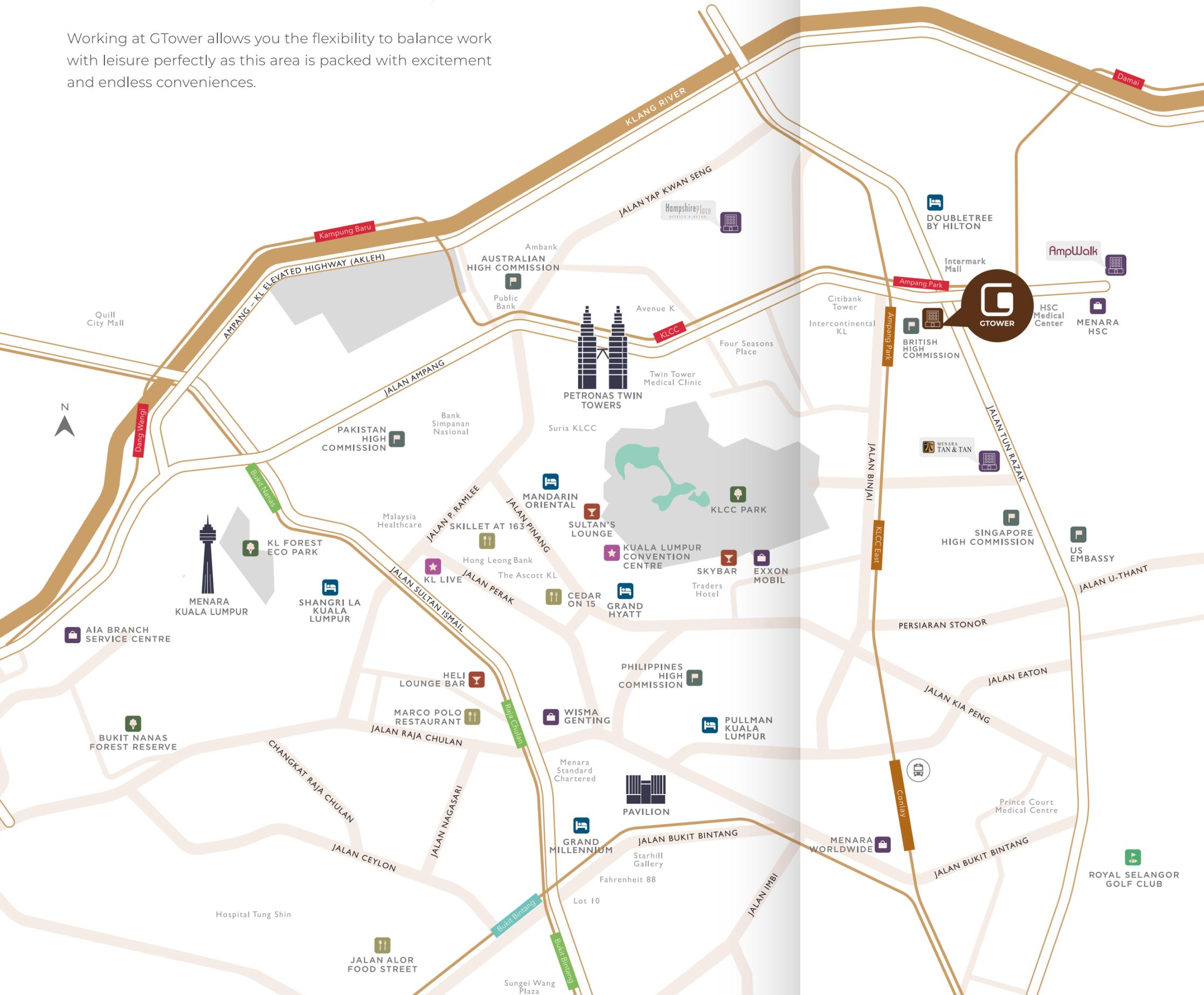
**4km / 10 mins
drive**
to Jalan Alor



LOCATION

EVERYTHING WITHIN
CLOSE REACH

Working at GTower allows you the flexibility to balance work with leisure perfectly as this area is packed with excitement and endless conveniences.



SURROUNDING NEIGHBOURHOOD

LEISURE

- The LINC KL
- Intermark Mall
- Avenue K
- Suria KLCC
- Pavilion KL
- Starhill Gallery
- Fahrenheit 88
- Lot 10
- Sungei Wang Plaza
- Low Yat Plaza
- Berjaya Times Square
- Lalport Bukit Bintang City Centre

EMBASSIES

- Embassy of Brazil
- Embassy of Belgium
- Embassy of Turkey
- High Commission of Canada
- Embassy of Venezuela
- Embassy of Ukraine
- Embassy of Mexico
- Embassy of Sweden
- Turkish Embassy Office of Commercial Counsellor
- Australia High Commission
- Embassy of the People's Republic of China
- Royal Thai Commission
- British High Commission
- Embassy of France
- Royal Norwegian Embassy
- Embassy of Czech Republic
- Singapore High Commission
- United States Embassy
- Embassy of Japan
- Indonesian Embassy

HEALTHCARE

- Prince Court Medical Centre
- Gleneagles Hospital
- Hospital Kuala Lumpur
- Hospital Tung Shin
- HSC Medical Centre
- Twin Tower Medical Clinic

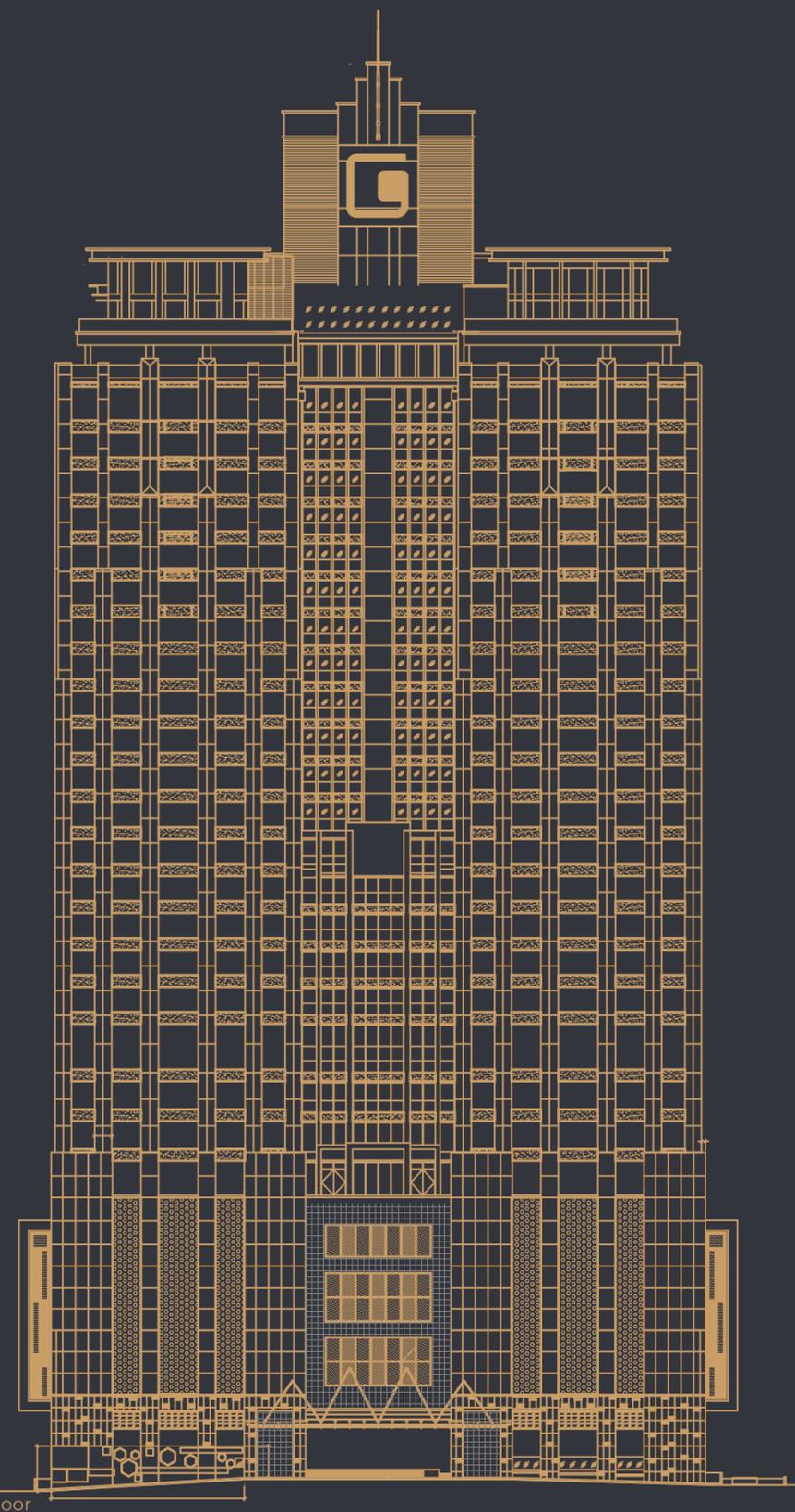
LEGEND

- LRT KELANA JAYA LINE
- KL MONORAIL
- MRT KAJANG LINE
- MRT PUTRAJAYA LINE
- KLANG RIVER



ELEVATION PLAN

- Rooftop Bar Level 29
- Restaurant & Bar Level 28
- Offices Level 8-27
- Gym & Offices Level 7
- Tenant Carpark P1-P6
- Function Rooms & Offices Mezzanine
- Retails Lower Ground Floor
- F&B Outlets Lower Ground Floor



B1 & B2 Visitor Carpark

BUILDING FOR BETTER

Determined to offer top-notch services and amenities to tenants, customers and visitors, GTower live up to its name of being Malaysia's first green certified building with energy-saving and smart use of resources.



GTower is a carbon positive development where it can offset more than the emissions it produces.

ENERGY SAVING

GTower also has double glazed windows, perfect for better energy-saving that will reduce energy costs.



Being a MD Cybercentre Tier 1 Certified Building, GTower stays at the forefront by developing and nurturing Internet based business clusters while offering seamless customer experience to tenants and visitors.

HI-SPEED NETWORK

Gain the advantage of high speed network with fibre optics & CAT 6 cables through trusted service providers like TM, Maxis, TIME, InNET, and a 24-hour Data Centre Facilities dedicated to tenants.

ENSURING PEACE OF MIND

With multiple security measures set in place to maximise the safety of visitors and tenants alike in GTower, you can work with a peaceful mind. From CCTV, turnstile to 24 Hours Security, rest assured that your safety is in good hands.



ADVANCED 24/7 SURVEILLANCE SYSTEM

CCTVs are installed throughout the building and are monitored around the clock.



ENHANCED BUILDING SECURITY WITH SOPHISTICATED TURNSTILE ACCESS

Tightens security to detect unauthorised access.



MANNED GUARDING

Experienced security guards patrolling and ensuring the safety of the premises.

WORKSPACES

GTower stands out for not only being convenient but possess ample space for you to curate your business as the bare unit's floor plate is up to 32,000 sq. ft. Here, you can enjoy the freedom to pick the office spaces suitable for your business needs.



Fitted Unit

Experience a move in ready space with your business needs prepared for your team's arrival, big or small.



Hot Desk

Enjoy the flexibility of working at your own convenience with high speed WiFi and great working atmosphere.



Cubes

Take your pick from the private offices offered in GTower for min. of 1 person to max. of 8 person.

FUNCTION ROOMS

Host events big or small with the availability of function rooms for any corporate events, workshop or seminars.



AMENITIES & FACILITIES

GTower is well equipped with various conveniences especially in catering to your needs without having the need to step out of the building. With several F&B outlets, a rooftop bar to a gym, as well as other amenities, get your needs sorted, all under one roof!



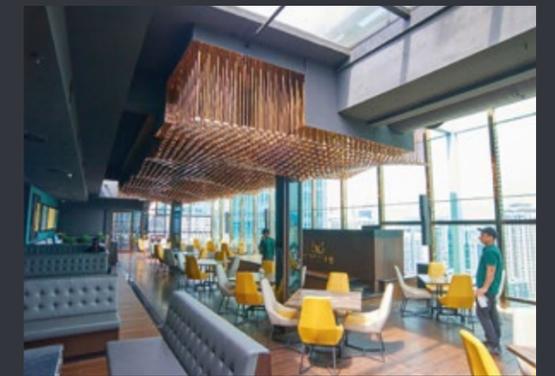
A VARIETY OF INTERNATIONAL CUISINE AND LOCAL DELICACIES

A distinctive myriad of international and local cuisine to choose from.

- Barkar
- Coffea Coffee
- Serendib
- Food Clan
- Nz Curry House
- Juicy
- Wanomiya
- Kam's Nasi Lemak
- Lorong 7 Cafe
- Borak
- Oyen De Koko

ROOFTOP BAR Marquis

Elevate your dining and lounging experience in one of KL's latest hotspots while marveling at the panoramic view of the City Centre has to offer.



GYM Peak Fitness

Equipped with workout essentials within GTower, flex your muscles and work up a sweat all together in the state of the art gym!

OTHER AMENITIES Courier. Printing. Convenience Store. Hair & Beauty Salons

Get your needs sorted without the hassle as these amenities are located right within GTower!



HOLISTIC INITIATIVES IN GTOWER FOR YOUR WELLNESS, SAFETY & COMFORT



Germ-Free Surface Disinfectant
Spray in all common areas



UV Air Purifiers in all
passenger lifts



Hand Sanitiser Dispensers are
available conveniently



Frequent cleaning and
disinfection for touchpoints



Safe Level of Indoor Air Quality
(IAQ) with Air Handling Unit
(AHU) Coil Cleaning,
Microorganism Filter Treatment,
and installation of UVC lights

YOUR BUSINESS IS OUR PRIORITY

Beyond just providing you with an office suite that caters to your business needs, we strive to create an unparalleled experience for you and your team.

Our building is managed and is driven by a dedicated team that supports your business. What sets us apart is our dedication to bridging our Tenants together with the expansive IGB Community. Hence, we have several conscious efforts to spark meaningful connections and put your business at the forefront.



E-newsletter

To keep you abreast with the latest happenings and promotions within the IGB Community



Event Collaboration with IGB

An initiative to work together to achieve common purpose



Partnership

Jointly coming together to produce brand awareness and recognition



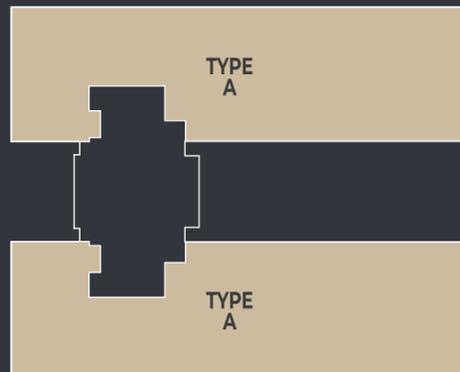
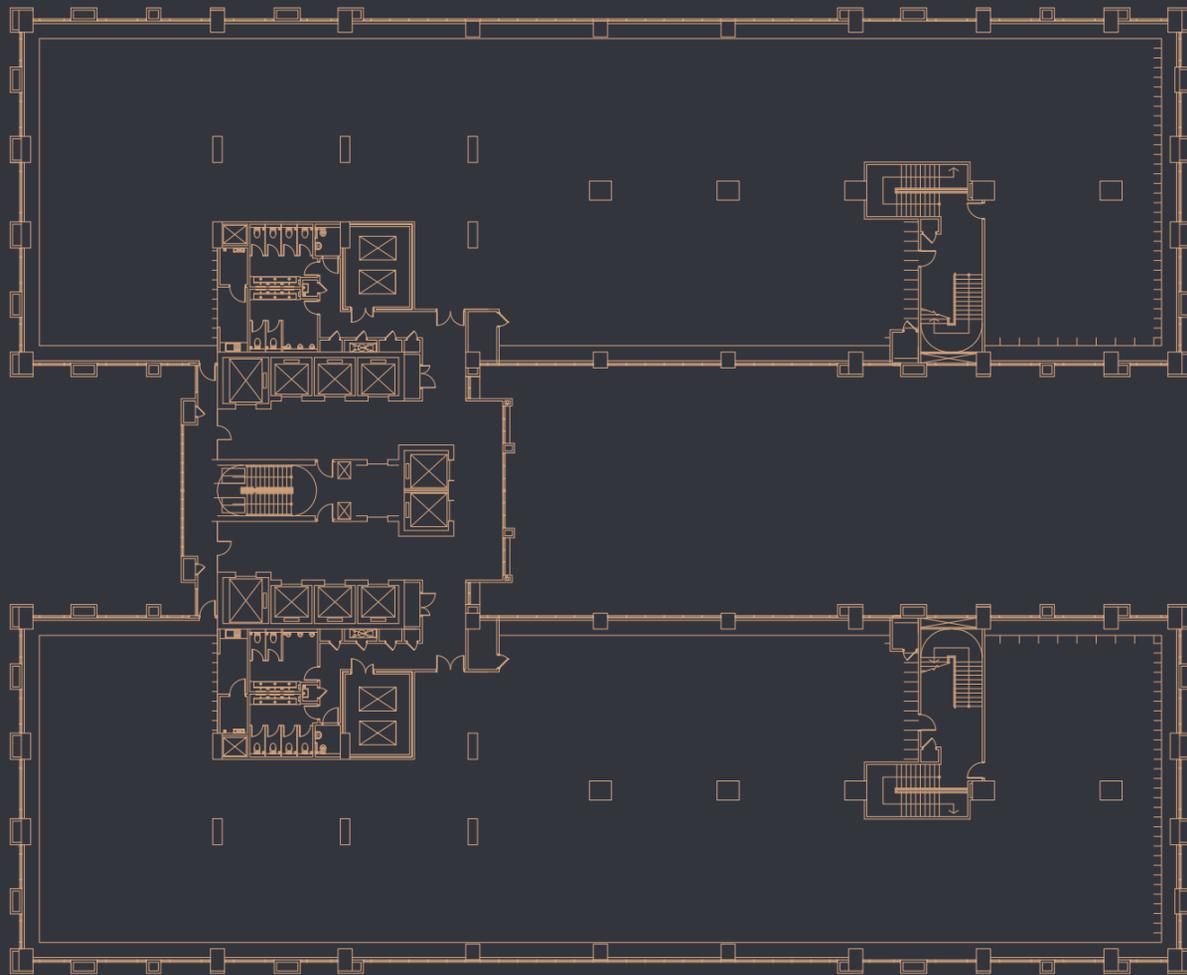
Tenant Networking Opportunity

A platform to bring valuable insights and experience from broad sections of industries

FLOOR PLAN

TYPICAL FLOOR PLATE

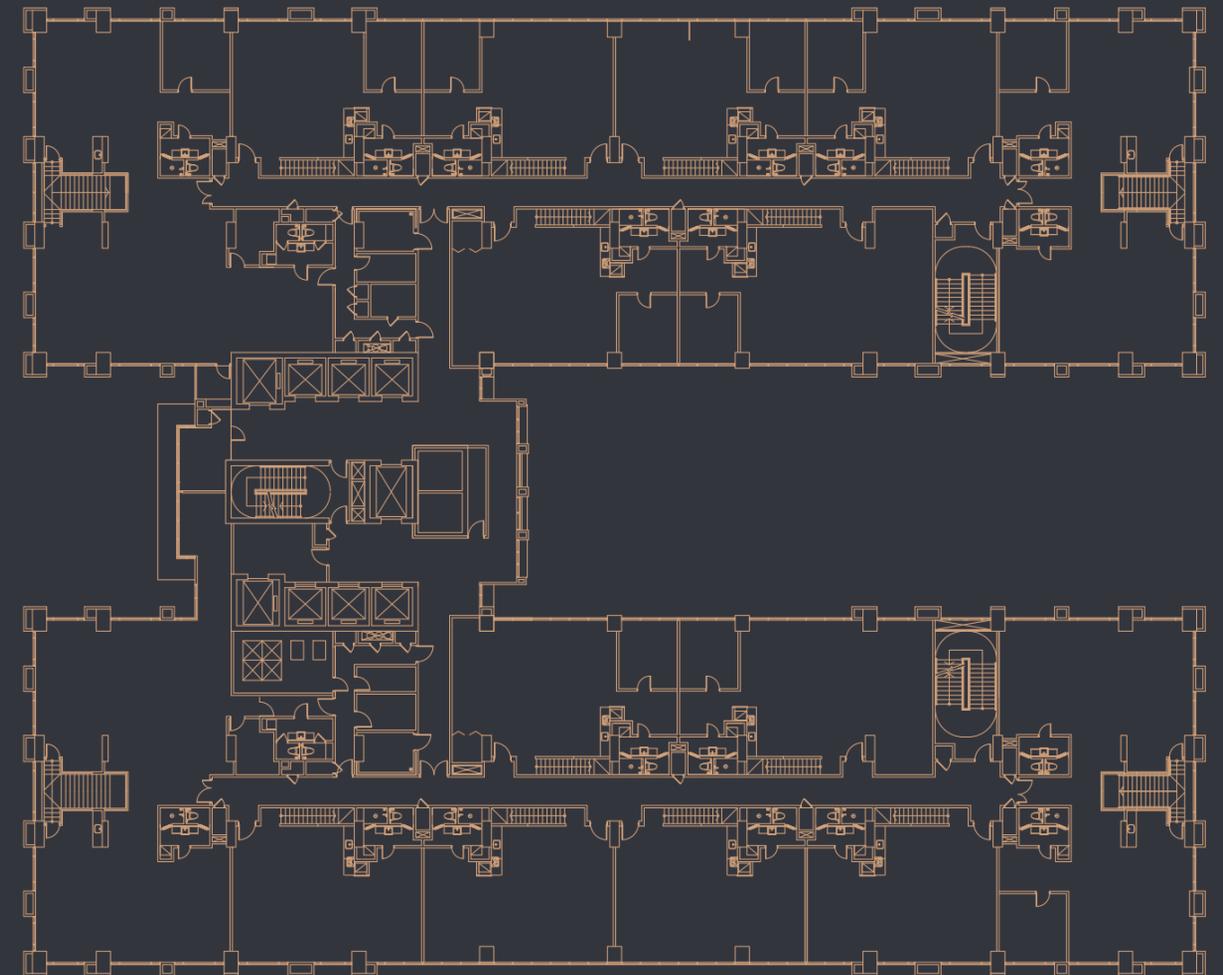
32,000 sq. ft. per floor



TYPE A
16,005 sq. ft.

FLOOR PLAN

TYPICAL FLOOR PLATE



TYPE B
3,552 sq. ft.

TYPE C
1,270 sq. ft.

TYPE D
2,831 sq. ft.

TYPE E
1,701 sq. ft.

TYPE F
1,496 sq. ft.

SPECIFICATIONS

1	Ceiling	2x4 Suspended Ceiling
2	Ceiling Height	Approx. 2.6m
3	Floor	Cement Screed Floor
4	Floor Loading Capacity	Up to 2.5kN/m ²
5	Electrical Services	<ul style="list-style-type: none">- 60Amp single phase / 3 phases Distribution Box (DB) for required power consumption- The building is equipped with dual feed power supply
6	Telecommunications Services	1 no of telephone box with 5 pairs of telephone lines
7	Satellite Master Antennae Television (SMATV) System	Astro
8	Building Security System	<ul style="list-style-type: none">- Approx. 310 CCTVs at common areas, with security personnel guarding the building 24/7- Turnstiles at access points at the main lobby
9	Data Services	Fiber Optic and Cat 6 cable
10	Vertical Transportation	<ul style="list-style-type: none">- 14 high speed passenger lifts serving 4 meters per second.- 2 car park lifts
11	Air Conditioning and Mechanical Ventilation Services	<ul style="list-style-type: none">- Chilled Water Air Conditioning System that is available 24/7.- The Tenant is able to control the usage as controller is provided within the Demised Premises
12	Plumbing and Sanitary	<p>Toilet</p> <ul style="list-style-type: none">- One toilet with hand basin water tap in each office unit <p>Pantry</p> <ul style="list-style-type: none">- 1 no of water inlet and 1 no of discharge point provided
13	Building Automation System (BAS)	Building Automation System for efficient control and monitoring of key building functions