



M E N A R A   T A N   &   T A N



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The development and design of the Menara Tan & Tan, 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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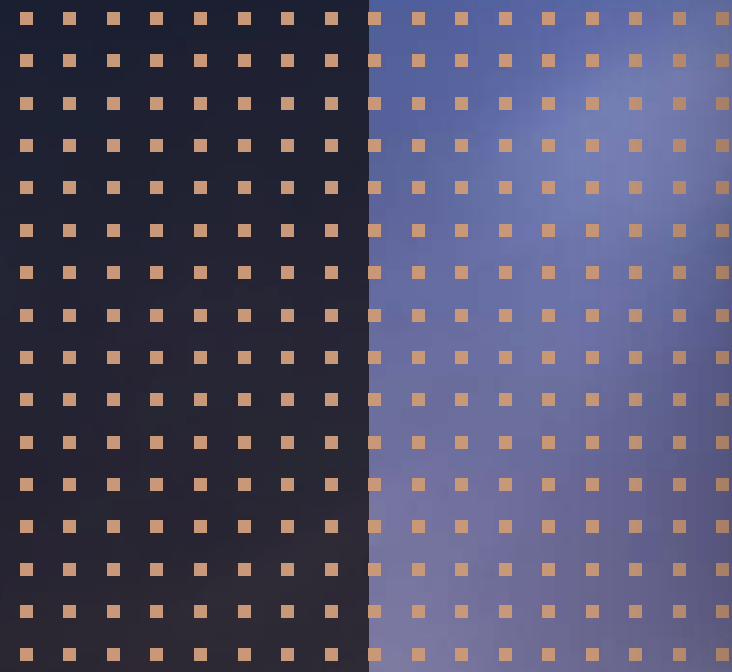
S I G N A T U R E   W I T H I N   T H E   C I T Y



# WELCOME

The 25-storey office building with its signature symbol is none other than the Menara Tan & Tan. This building is located along the bustling Jalan Tun Razak right in the heart of Kuala Lumpur. Surrounded by a myriad of high-profile organizations, multinational companies and located in an embassy district, while also being nearby the iconic Petronas Twin Towers, Menara Tan & Tan is at the core of convenience, accessibility, security, reputation and location.

With safety being the utmost priority, Menara Tan & Tan has its own auxiliary police, a total of 253 security cameras dotting the premises, 24 hours security with Card Access System, as well as a permanent police beat base situated just right outside the building. Multiple lifts are also provided for both high zone and low zone tenants, to get you to where you need to be in no time.



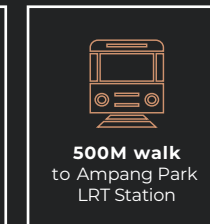
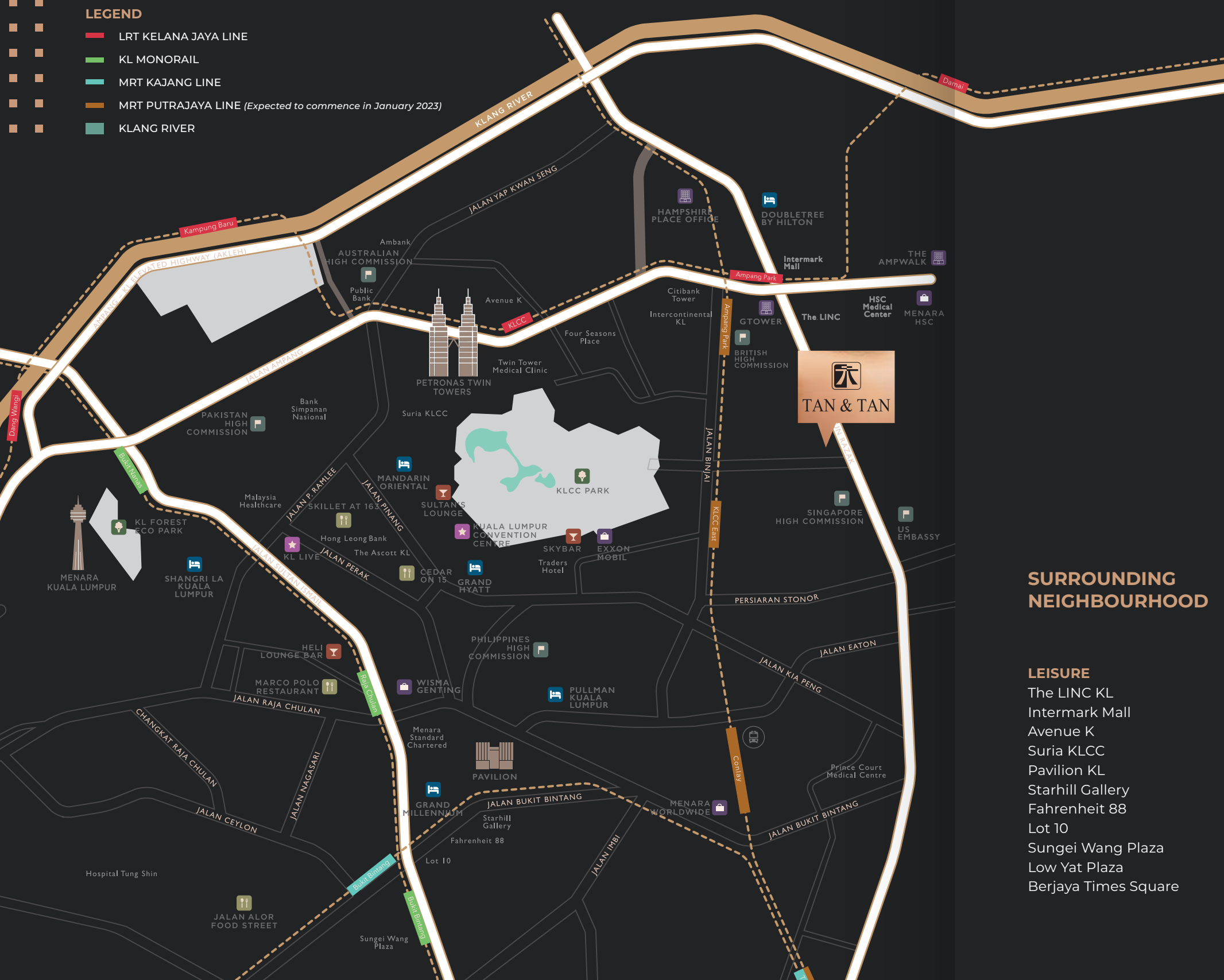


# IMPECCABLE LOCATION

A symbolic building located within a walking distance to Menara PNB, GTower, Menara Citibank, Petronas Twin Towers and more, Menara Tan & Tan takes the winning edge in terms of office location. Not only that, this building hosts multinational companies as well as embassies, the location where Menara Tan & Tan stands, is at the heart of an embassy district in Kuala Lumpur which offers accessibility to multiple modes of public transport.

## LEGEND

- LRT KELANA JAYA LINE
- KL MONORAIL
- MRT KAJANG LINE
- MRT PUTRAJAYA LINE (Expected to commence in January 2023)
- KLANG RIVER



Blessed to have a strategic location in downtown Kuala Lumpur that is surrounded by a variety of malls, F&B services, retail outlets, corporate institutions and medical centres. Tenants at Menara Tan & Tan are no exception when it comes to enjoying the detailed and comprehensive public transportation like buses and LRT available at the surrounding area.



## 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

### DIPLOMATIC EMBASSIES

Australian High Commission  
Embassy of The People's Republic of China  
Royal Thai Commission  
British High Commission  
Embassy of France  
Royal Norwegian Embassy  
Embassy of The Czech Republic  
Embassy of Brazil  
Singapore High Commission  
United States Embassy  
Embassy of Japan  
Indonesian Embassy

### CORPORATE INSTITUTIONS

Menara Citibank  
Platinum Park Offices & Residences  
ExxonMobil  
UOA Centre  
Tun Razak Exchange  
Bank of China

### MEDICAL

Prince Court Medical Centre  
Hospital Tung Shin  
HSC Medical Center  
Twin Tower Medical Clinic  
Malaysia Healthcare



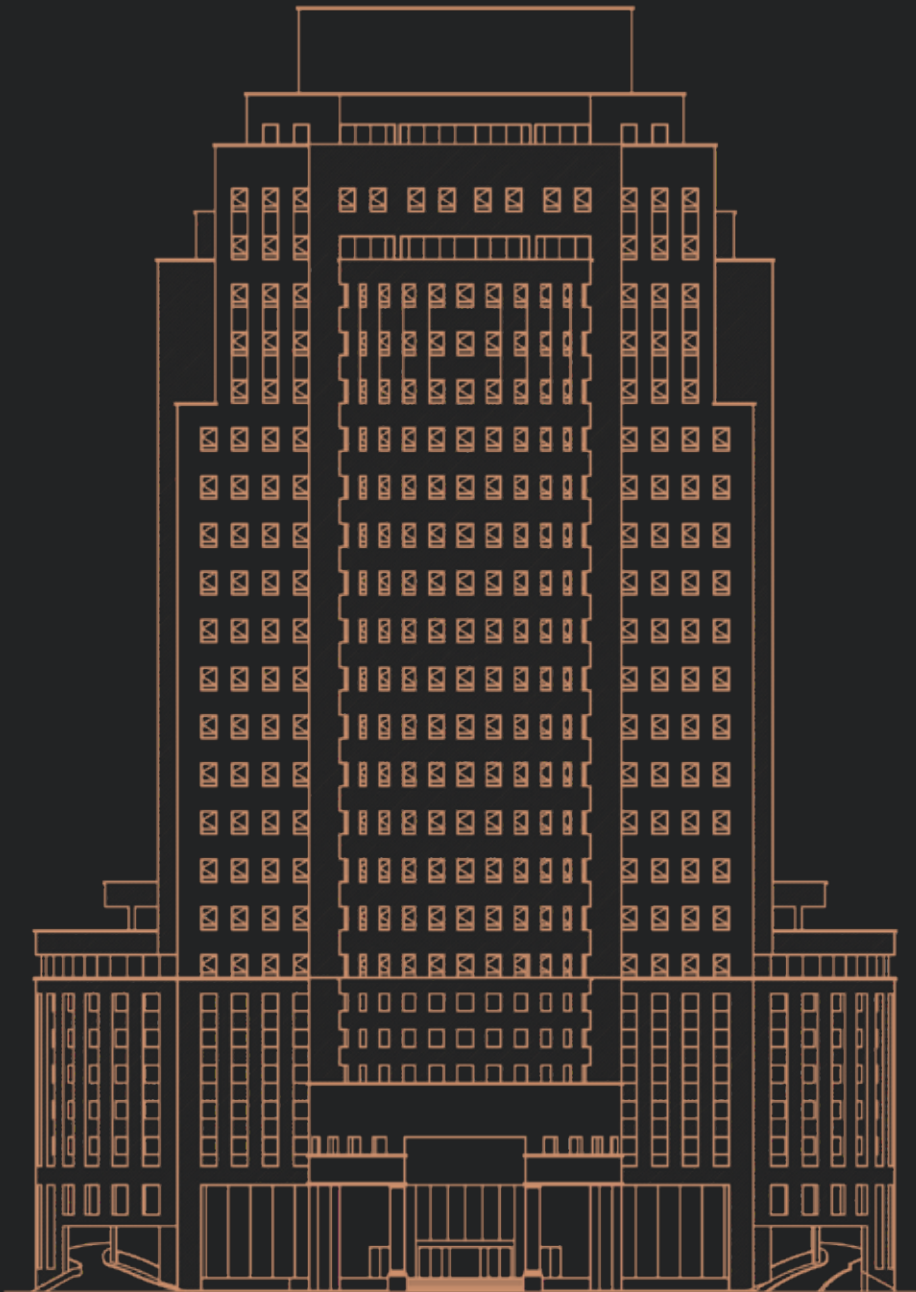
# THE SIGNATURE

Standing amidst the embassies in the embassy district, Menara Tan & Tan has long been a signature and symbolic tower of corporate elegance.

Completion Year :  
**Year 1993**

Total Gross Area :  
*approx.*  
**455,000 sq.ft.**

Net Lettable Area :  
*approx.*  
**339,000 sq.ft.**



- Penthouse / Office
- Offices
- CP1 to CP5 Car Parks
- Mezzanine Office
- Lobby
- B1 to B2 Car Parks



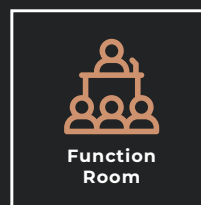
## Embassies

Menara Tan & Tan has long held the enviable distinction of having the most embassies and diplomatic offices under its roof. Not to mention that multiple embassies are also available around the area in the Embassy District. The embassies you may find in the building is the Embassy of the Federal Republic of Germany, the Embassy of Brazil and the Canadian High Commission.



# THE FACILITIES

Equipped with high-speed lifts, internet broadband, CCTV surveillance, 24 hours security along with permanent police beat base situated just right outside the building, Menara Tan & Tan also offers convenience in terms of food and beverage outlets such as the big-name eatery Antipodean Café, convenience store and a cafeteria.



## Antipodean Cafe

Offering a wide variety of cuisine on their menu paired with the calm and relaxing ambience of the interior, this makes Antipodean Café the go-to place for business meetings and casual meetups.



## Convenience Store

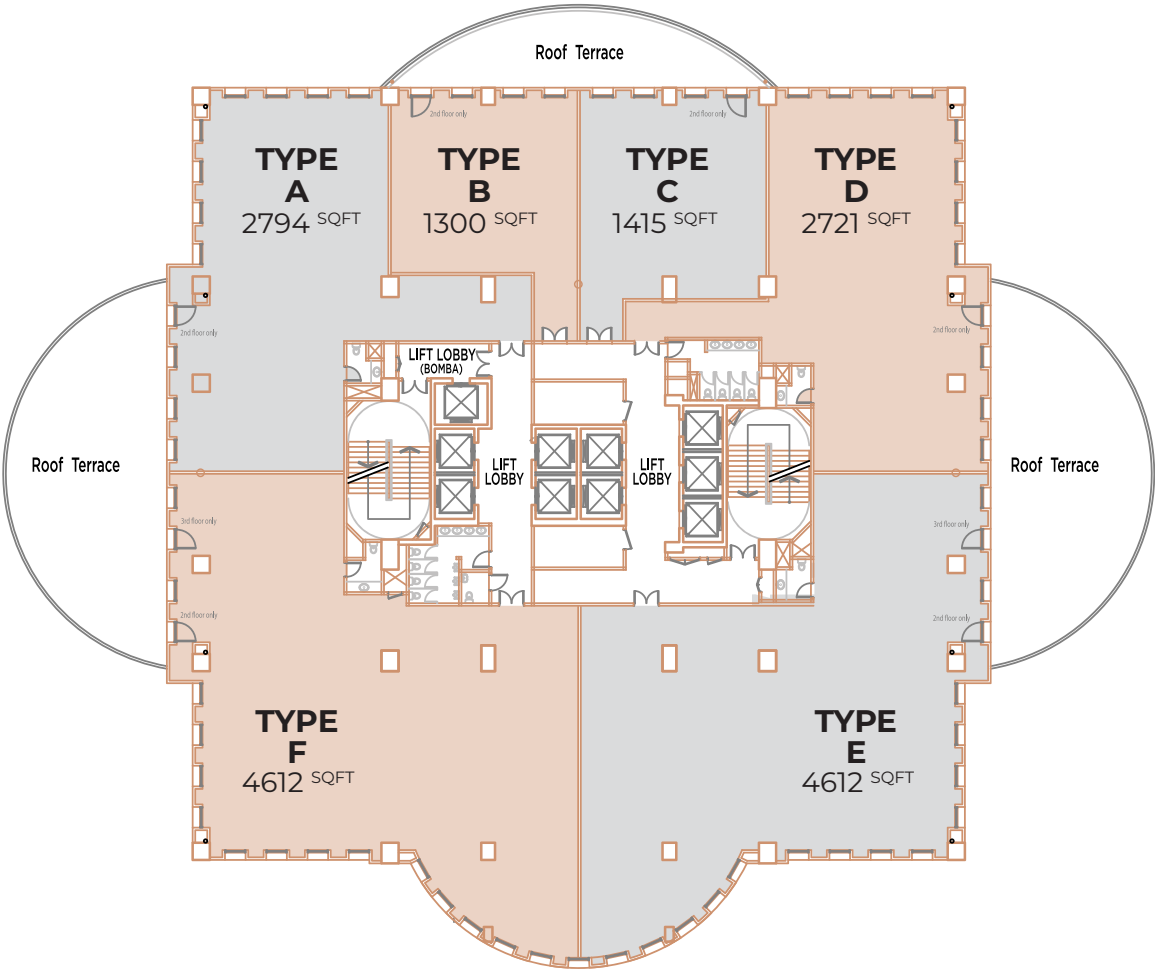
Get yourself those quick refreshments and daily essentials at the convenience store in Menara Tan & Tan.



## Cafeteria

To provide easy and affordable options for tenants and visitors alike, enjoy different cuisines in one place at the Makan Spot Food Court in Menara Tan & Tan.

FLOOR PLAN



SPECIFICATIONS

1	Ceiling	2x4 Armstrong ceiling board with suspended ceiling T
2	Ceiling Height	- 3.7m from level Mezz, CP1 & level 8 to Penthouse - Car park floor CP1 - CP5 2.8M
3	Floor	Cement screed floor
4	Floor Loading Capacity	up to 2.5KN/M2
5	Electrical Services	- 3 phases available for essential power supply only at common area - Backup power from generator for essential power - Power and lighting at common area to be separate from tenant's meter - Distribution boards provided
6	Telecommunications Services	4 providers in the building Time Telekom, Maxis, U mobile & Celcom
7	Building Security System	253 CCTV Camera, 7 Auxillary Police, 2 In-house Guards & 10 Outsource Guards & Card Access System for building access & Passenger lift
8	Data Services	Internet Broadband - Fiberoptics Infrastructure
9	Vertical Transportation	4 lifts for low zone & 5 lifts for high zone, 1 car park lift and 1 service lift
10	Air Conditioning and Mechanical Ventilation Services	Water Cooled Package Unit (WCPU) Centralised
11	Plumbing and Sanitary	- 4 executive toilets from level 9 to level 26 comprising one water closet and one wash basin. - Provision for cold water and drain pipe adjecent to each executive toilet for dry pantries
12	Building Automation System (BAS)	Building Automation system for Centralised aircond system