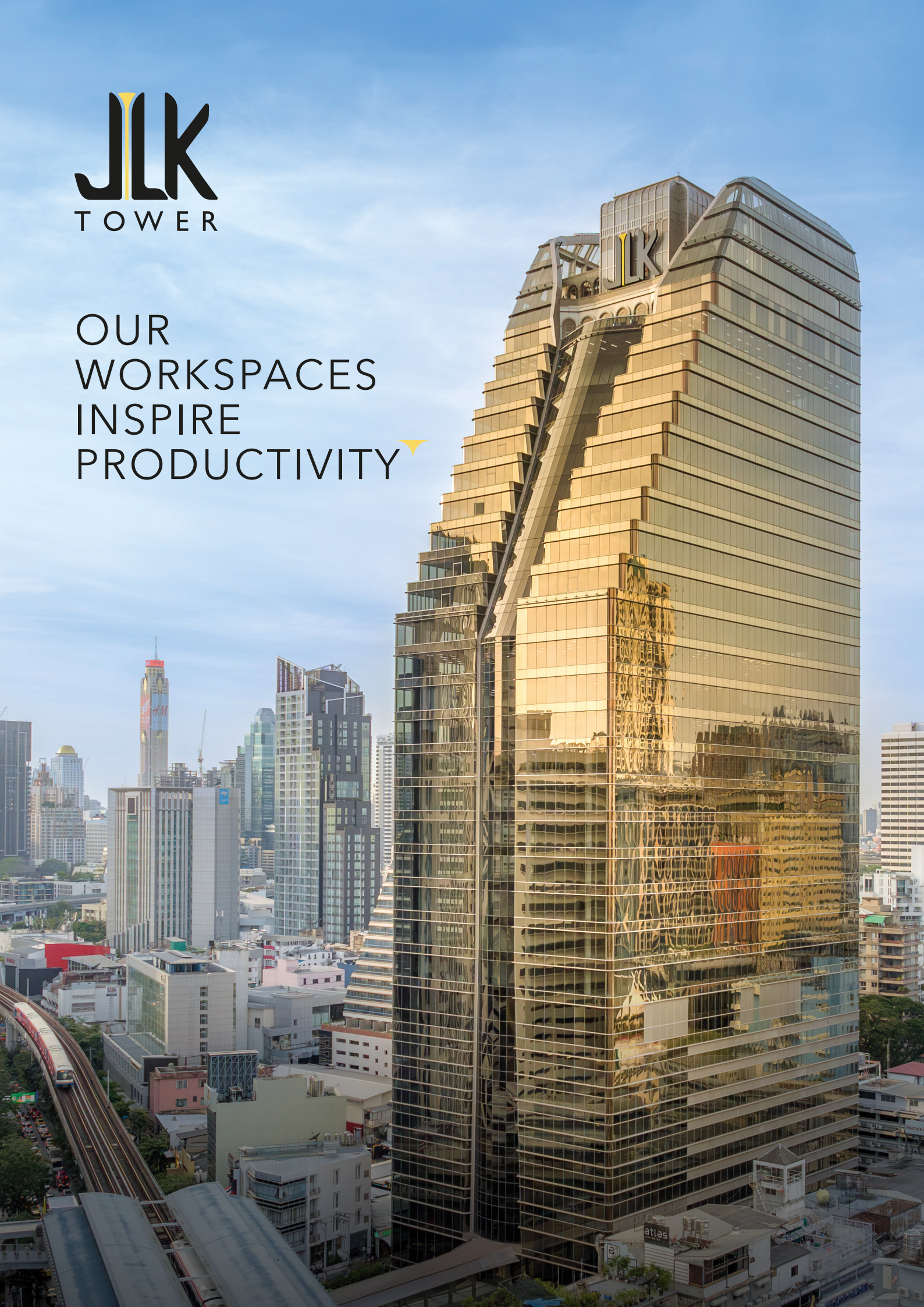


JLK
TOWER

OUR
WORKSPACES
INSPIRE
PRODUCTIVITY 



PREMIUM LETTABLE AREAS THAT INSPIRE CREATIVITY



JLK Tower offers an outstanding hospitality-driven experience, intuitive technology and environments designed to suit your corporate requirement; upheld by an emphasis on portfolio agility and enabling businesses to thrive. An array of amenities include :



- Private Offices
- Co-working Spaces
- Flexible event space
- Relaxing Zones
- Communal Spaces
- Market
- Food Court



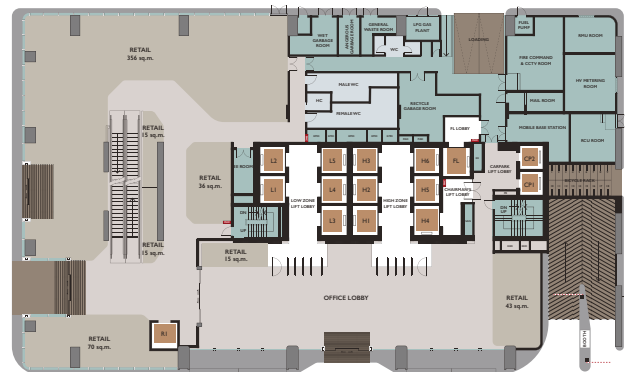
FLOOR PLANS

JLK Tower comprises four levels specifically designated for retail activities. Within this building, a range of amenities are provided to cater to the diverse needs of individuals. These amenities will include a convenience store, restaurants, coffee shops, and logistic services.

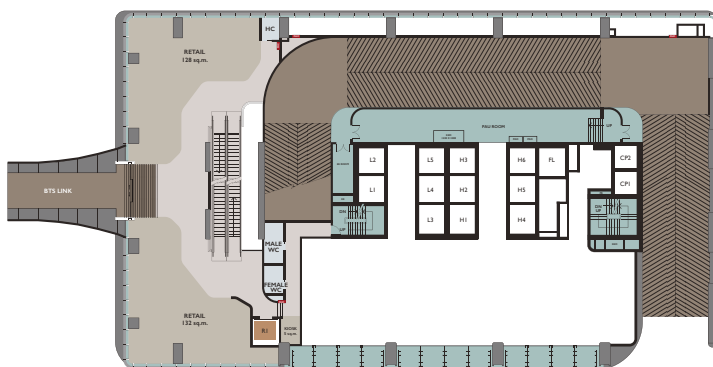
RETAIL



BASEMENT
Lettable Area (Multi Tenant) 1,370 sq.m.












L1
Lettable Area (Multi Tenant) 550 sq.m.



L2
Lettable Area (Multi Tenant) 265 sq.m.



L3
Lettable Area (Single Tenant) 400 sq.m.

	Entrance		Public Area		Tower Area		Tenant Area		Column
	Elevator		WC		Service		FHC		


OFFICES LOW & HIGH ZONE



Single Tenant plans available.



Single Tenant plans available for L26 - L29

- | | | | | | | | | | |
|---|----------|---|-------------|---|------------|--|-------------|---|--------|
|  | Entrance |  | Public Area |  | Tower Area |  | Tenant Area |  | Column |
|  | Elevator |  | WC |  | Service |  | FHC | | |

INCORPORATING THE LATEST TECHNOLOGIES

Fiber optic connectivity offers high speed Internet access throughout JLK Tower, with the ability to deploy in-building 5G services when available. Our flexible connectivity also allows for tenants' specific mechanical, electrical, and plumbing requirements.



BREATHING EASY WITH SUPERIOR AIR QUALITY

JLK Tower's PM 2.5 filtration systems are connected to all our communal areas and offices. We hold maintenance to a high standard, conducting regular inspection of air-ducts and the air filtration system. Additionally, we provide:

- Air pollution prevention at building entrances
- Building pressurization to prevent air pollutants
- A Dedicated Outdoor Air System (DOAS) for best air quality and thermal comfort
- Pesticide and herbicide prevention



SUPPORTING SUSTAINABILITY

Our sustainability credentials include:

- LEED and WELL Gold certification
- Waste management facilities that support recycling
- Laminated and insulated glass with low-e coating

PRIORITIZING CONVENIENCE

Four floors within JLK Tower provide both lift and escalator access to community spaces with extra seating and workspaces for both tenants and shoppers.

Our lifestyle and entertainment ambience is ideal for convenience stores, dining, coffee shops, and health and fitness facilities catering to office workers and the surrounding community.

JLK Tower also features:

- Residential and hotel accommodations within a 500-meter radius
- Close expressway access
- Dedicated motorbike parking, making deliveries easy and convenient
- Direct covered walkway access to Nana BTS station



ATTENDING TO SECURITY

JLK Tower implements security systems so that every tenant and visitor is assured that their safety and wellbeing is well guarded.

JLK Tower's security features include:

- Ultramodern office security systems
- CCTV monitoring
- 24-hour security guards
- Car park and visitor management systems



SPECIFICATIONS

HIGH ZONE
L22- 32

LOW ZONE
L12- 21

CAR PARK
CP2- 10

RETAIL
B1- L3

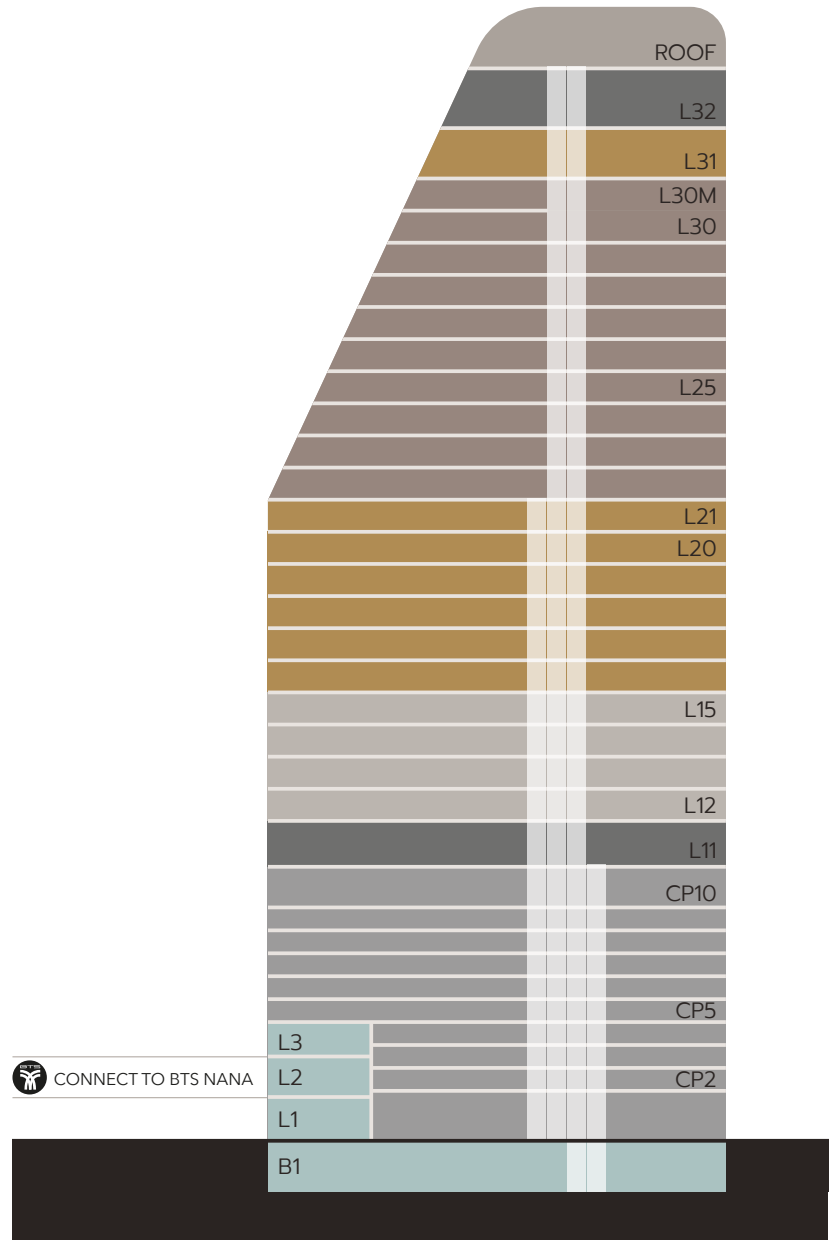
L16-21, 31 LEASED

L11, 32 M&E



LEED Gold®
LEED v4 Building Design and Construction:
Core and Shell Development, Gold Certified

JLK Tower is enrolled to pursue WELL Core Certification.



G.F.A	57,792 sq.m.
NO. OF STOREYS	34 (150m Tall)
OFFICE FLOOR	Low Zone L12-21 High Zone L22-32
TOTAL LETTABLE AREA Approx.	32,474 sq.m.
PARKING SPACE	379 Spaces including 8 EV charging stations (Automated Car Parking System)
TYPICAL FLOOR PLATES	From 1,136 to 1,693 sq m
PASSENGER / SERVICE LIFTS	Low Zone 5 passengers lifts High Zone 6 passengers lifts 1 Service / Fireman lift and 2 car park lifts
AIR CONDITIONING	Central chilled water VAV system
FINISHED FLOOR TO CEILING HEIGHT	3.00 m.
FLOOR TO FLOOR HEIGHT	4.20 m.

A MODERN OFFICE ENVIRONMENT

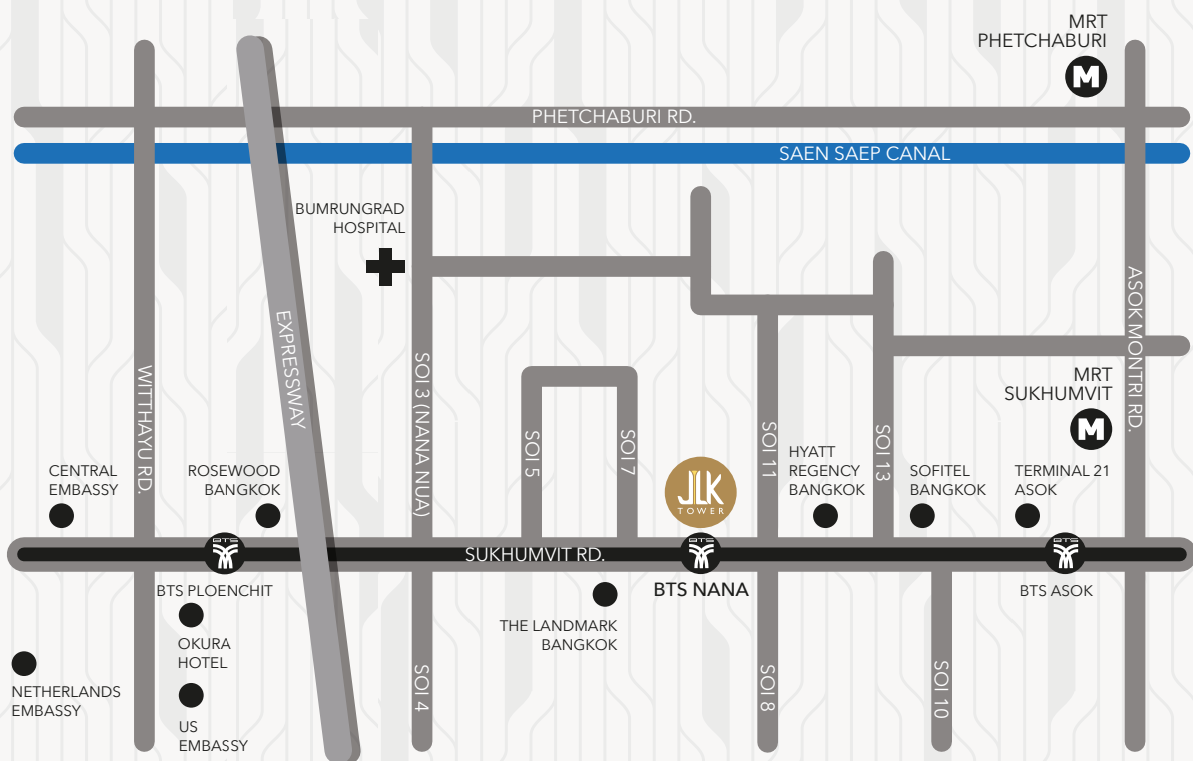
JLK Tower's highly flexible design adapts to diverse company needs, with flexible and column free designs and facilities. The offices can accommodate small businesses to large corporations, and can run twenty-four hours a day, seven days a week as needed. Our retail outlets cater to both tenants and the local community.



- Energy saving and sustainable design
- Premium quality flexible co-working spaces
- Suspended ceiling incorporating LED lighting
- Heat strengthened glass with sun shading devices
- 'Knockout panels' to create internal staircases
- Central chiller air-conditioning system with VAV and 24 hours air-conditioning for server room
- Daylight energy saving light sensors
- Building Management System
- Destination control lifts
- Pantries on every floor
- Turnstile access
- Health and hygiene features
- Parking zone with EV charging spaces and features to safeguard drivers

STRATEGICALLY LOCATED ON SUKHUMVIT RD. WITH DIRECT ACCESS TO NANA BTS STATION

ACCESS MAP



PLACES NEARBY

Bumrungrad Hospital	11 min	5 min
US Embassy	18 min	8 min
Netherlands Embassy	21 min	8 min
Rosewood Bangkok	10 min	7 min

Sofitel Bangkok	4 min	2 min
Hyatt Regency Bangkok	3 min	1 min
Central Embassy	12 min	8 min
Terminal 21Asok	8 min	3 min



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Lead agent



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officeinquiries@th.knightfrank.com

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