

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

Rising 32 floors above a prime location in the center of Sukhumvit, JLK Tower is not just another addition to the Bangkok skyline—it is a statement of precision, performance, and digital sophistication. Located at the corner of Sukhumvit Soi 7 with a direct skybridge connection to BTS Nana, this Grade A landmark fuses high-design aesthetics with world-class engineering.

ACCESS MAP



PLACES NEARBY

Hyatt Regency Bangkok	3 min	1 min
Sofitel Bangkok	4 min	2 min
Terminal 21 Asok	8 min	3 min
Rosewood Bangkok	10 min	7 min
Bumrungrad Hospital	11 min	5 min
Central Embassy	12 min	8 min
US Embassy	18 min	8 min
Netherlands Embassy	21 min	8 min

STRUCTURAL INTEGRITY & ENGINEERING EXCELLENCE



JLK Tower Bangkok, located in Sukhumvit and developed with Thai Kajima, is a next-generation commercial building focused on safety, resilience, and long-term performance. Engineered to exceed strict standards, it combines advanced structural design with reliable construction to ensure durability, confidence, and lasting value.

JLK'S PROFESSIONAL DEVELOPMENT TEAM



JLK TOWER
 JLK Holding Co. Ltd.
 129 Sukhumvit Road, Khlong Toei Nuea,
 Watthana, Bangkok 10110
 T (+66) 2 112 2168 | www.jlktowerbangkok.com

Lead agent
Knight Frank
 For leasing enquiries please contact 02 643 8038
 officeinquiries@th.knightfrank.com

DISCLAIMER: Made subject to contract, availability and final measurement. All information regarding the property, whether contained in this document, other documents, or given orally, is provided without responsibility and is not intended to form part of any contract. While the opinions and information contained herein are based on data believed to be reliable, JLK Holding Co., Ltd., its affiliates, and associated entities do not warrant the accuracy of any statements herein, and no reliance upon such statements by anyone shall give rise to any claim against JLK Holding Co., Ltd., its affiliates, or associated entities. This information memorandum may not be reproduced, copied, or circulated without the prior written approval of JLK Holding Co., Ltd., its affiliates, or associated entities. Intending lessees/purchasers should verify all information by conducting their own inspections, searches, or inquiries.

JLK TOWER - STRONGER BY DESIGN. BETTER BY CONNECTION.



JLK
TOWER

OUR
WORKSPACES
INSPIRE
PRODUCTIVITY

THE WORKSPACE: OFFICE PLATES REDEFINED

Our office spaces are designed to be as fluid as the modern work culture. With a focus on LEED and WELL Gold standards, we provide an environment that fosters both productivity and well-being with advanced air filtration (PM 2.5), heat-resistant glass, and optimized natural lighting.

Typical Floor Plate is approximately 1,136 to 1,693 sq.m. offering a column-free design maximizing efficiency and allowing for bespoke fit-outs with total layout flexibility and breathtaking panoramic city views.



- Energy saving and sustainable design
- Eco-friendly community space
- Premium quality flexible Co-Working Space
- A generous 3.0-meter clear ceiling height for an airy, open feel
- Suspended ceiling incorporating LED lighting
- Heat strengthened glass with sun shading devices
- 'Knockout panels' to create internal staircases
- Central chiller air-con system with VAV and 24-hour air conditioning for server room

- Daylight energy saving light sensors
- Building Management System
- Destination control lifts
- Pantries on every floor
- Shower facilities
- Turnstile access
- Health and hygiene features
- Parking zone with EV charging spaces and features to safeguard drivers

SPECIFICATIONS

- HIGH ZONE**
L22- 32
- LOW ZONE**
L12- 21
- CAR PARK**
CP2- 10
- RETAIL**
B1- L3
- L16-21, 31 LEASED
- L11, 32 M&E



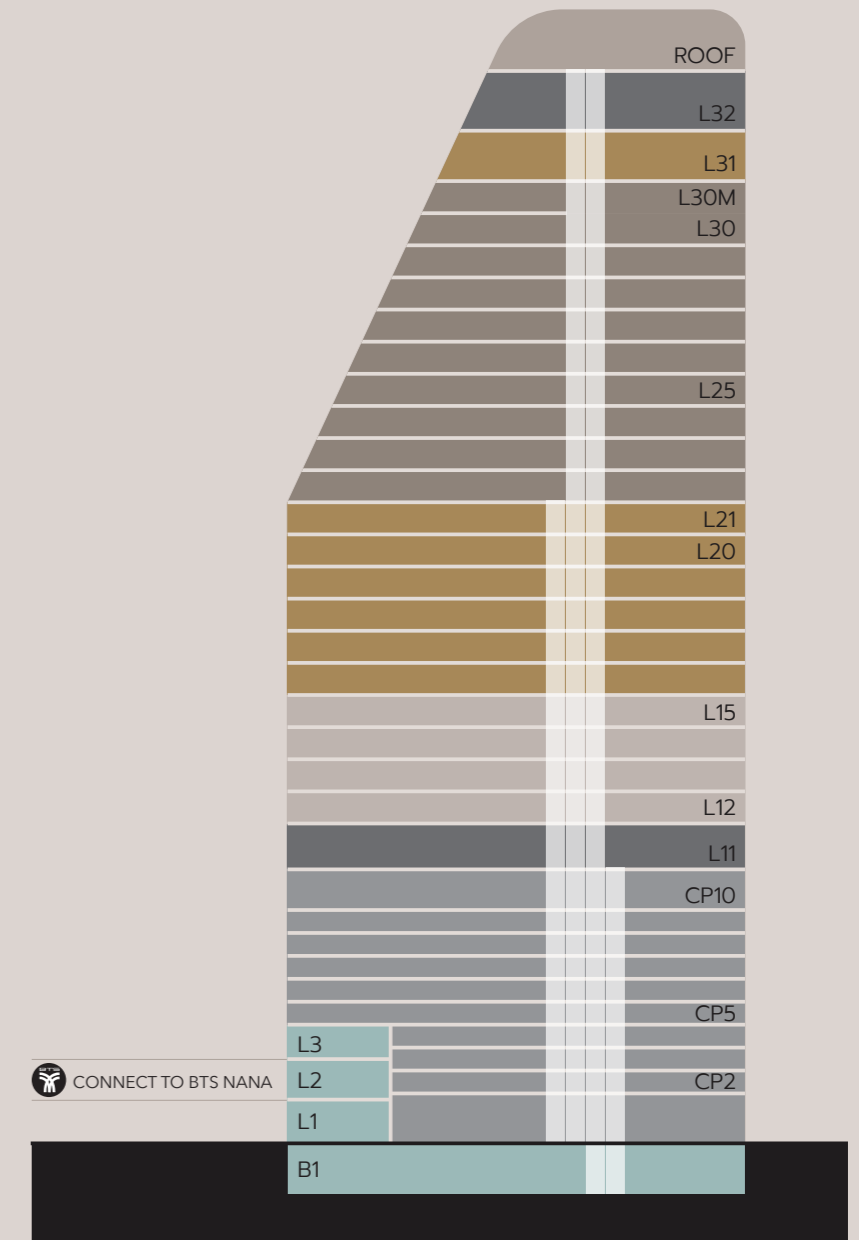
LEED Gold® Certification
(v4 Building Design and Construction: Core and Shell)



WELL Core Gold Certification



WiredScore Platinum



G.F.A.	57,792 sq.m.
NO. OF STOREYS	34 (150 m)
OFFICE FLOOR	Low Zone L12-21 High Zone L22-32
TOTAL LETTABLE AREA Approx.	35,100 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.

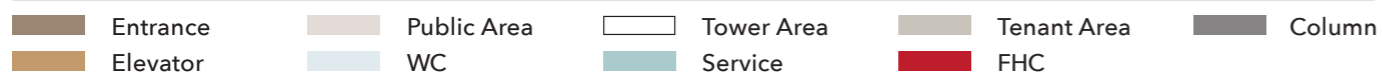
OFFICES LOW & HIGH ZONE



Single Tenant plans available.



Single Tenant plans available for L26 - L29



INCORPORATING THE LATEST TECHNOLOGIES

Fiber optic connectivity offers high speed Internet access throughout JKL 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

JKL 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 Gold, WELL Core Gold and WiredScore Platinum
- Waste management facilities that support recycling
- Laminated and insulated glass with low-e coating

PRIORITIZING CONVENIENCE

Four floors within JKL 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. JKL 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 BTS NANA Station



ATTENDING TO SECURITY

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

JKL Tower's security features include:

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

