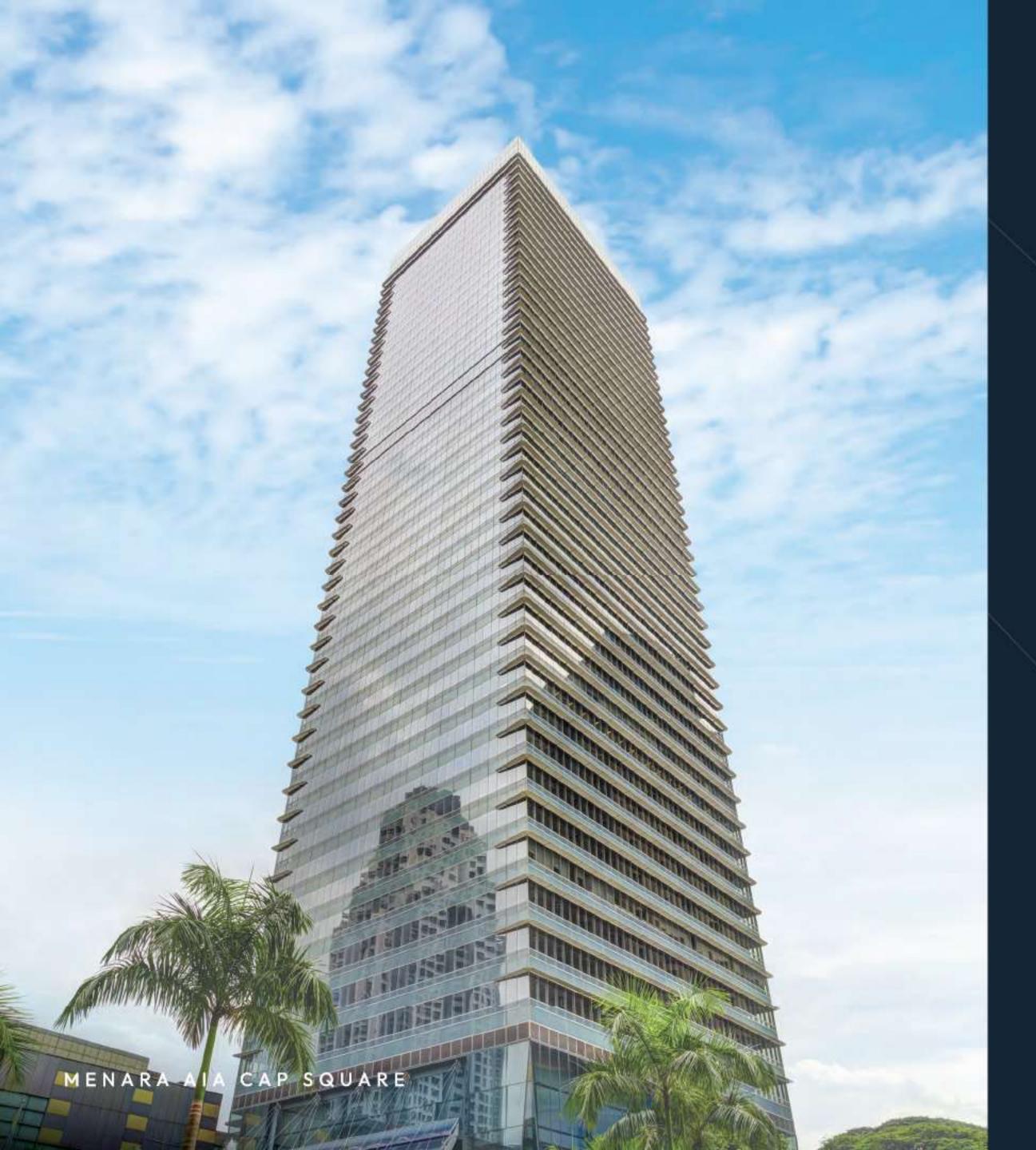
MENARA AIA CAP SQUARE

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WHERE BUSINESS EXCELLENCE THRIVES

Nestled in the heart of Kuala Lumpur's vibrant business district, Menara AIA Cap Square stands tall as a beacon of success and opportunity. With a perfect synergy of financial, administrative, commercial, and leisure activities, Menara AIA Cap Square redefines modern urban living. Our prestigious location, provides unparalleled convenience and connectivity for businesses seeking excellence.

This visionary development encompasses a diverse mix of signature offices. My Digital Designated Premises status and GBI Certifled, further exemplify our commitment to cutting-edge technology and sustainability.











LOCATION MENARA AIA CAP SQUARE







EXPERIENCEA VIBRANT MODERN URBAN LIFESTYLE

Immerse yourself in a vibrant community where every convenience awaits. Menara AIA Cap Square offers an array of nearby amenities, from gourmet restaurants and trendy cafes to shopping destinations. Indulge in a seamless work-life balance as you enjoy the best of both worlds, with an abundance of dining, entertainment, and leisure options just steps away.













MENARA AIA CAP SQUARE



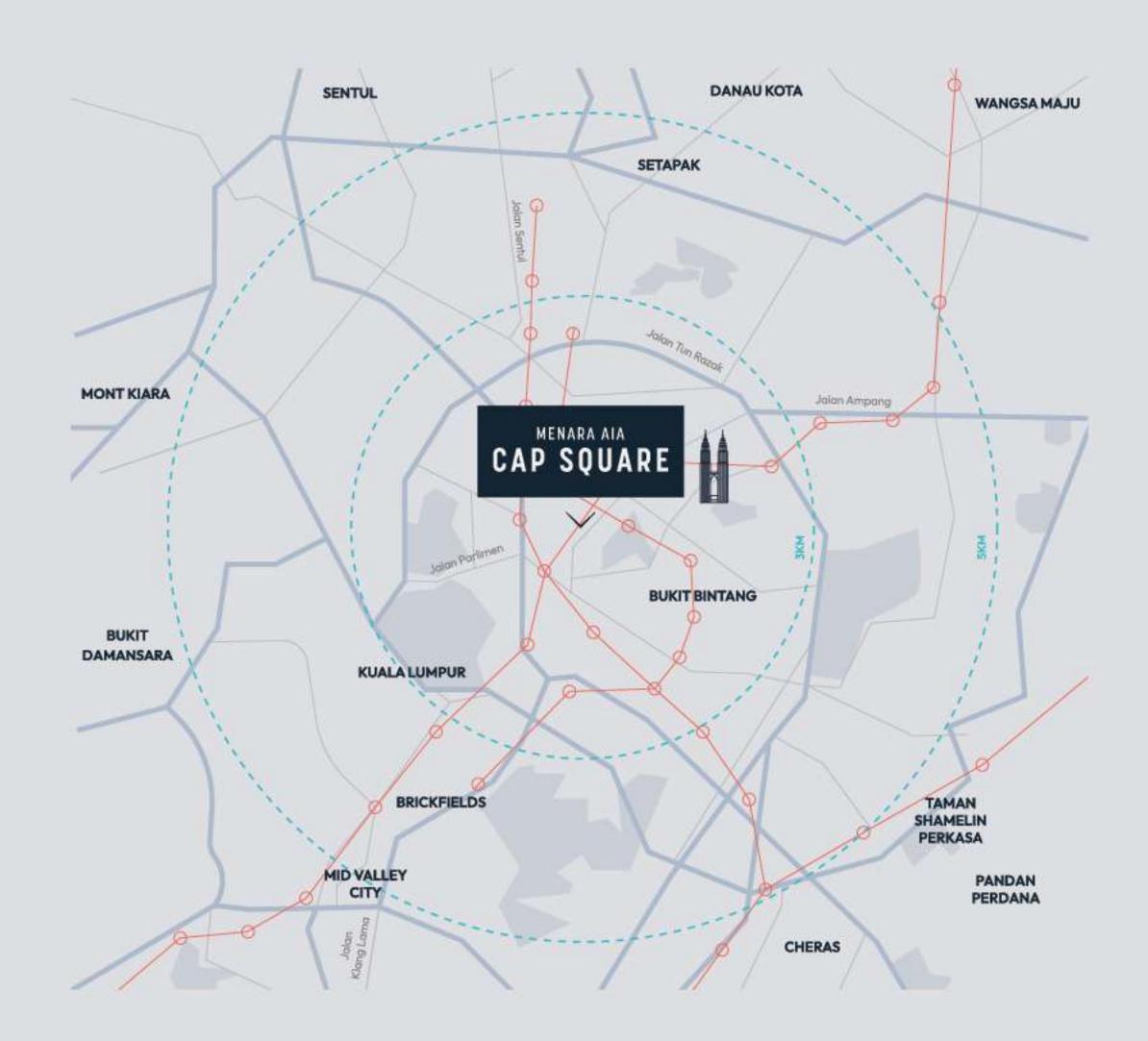
5-STAR HOTELS



THE HEART OF CONNECTIVITY

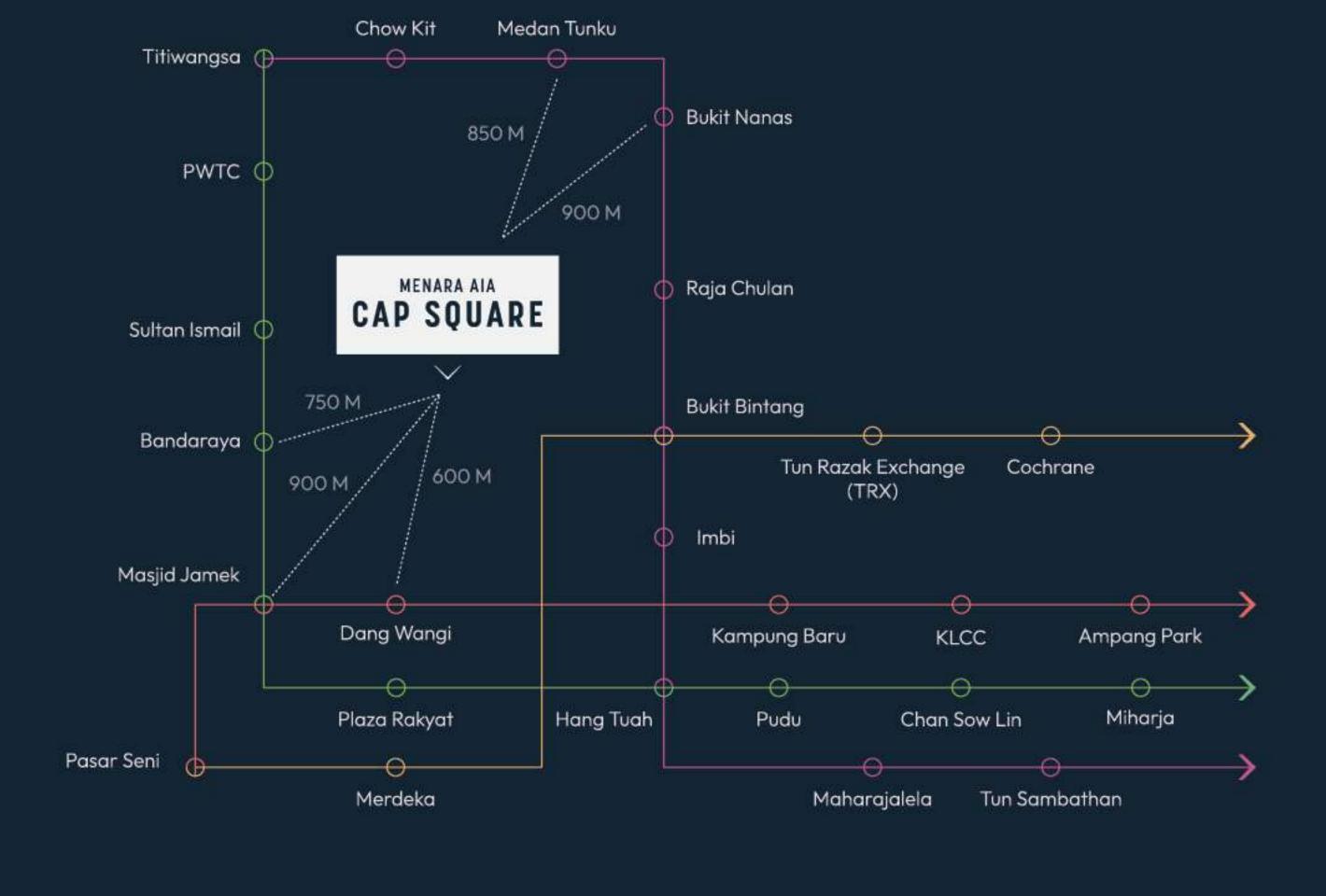
Immerse yourself in the vibrant pulse of the city, while enjoying a secure and urban environment. Indulge in a world of leisure and networking opportunities, surrounded by renowned institutions, captivating landmarks, luxurious shopping malls and upscale hotels.

HOSPITALS		RETAIL	
Coop Medical Centre Twin Towers Medical Clinic Kuala Lumpur Hospital Tung Shin Hospital Klinik Segera @ The Intermark Mall Prince Court Medical Centre KPJ Tawakkal Healthcare Centre	1.6 km 2.1 km 2.3 km 2.4 km 3.1 km 3.3 km 4.3 km	LuLu Hypermarket The LINC KL Avenue K Shopping Mall SOGO Quill City Mall Petaling Street Market Pavilion KL Suria KLCC Sunway Putra Mall	0.2 km 2.0 km 2.0 km 2.0 km 2.2 km 2.2 km 2.4 km 3.0 km 3.3 km
SAFETY (POLICE STATION & FIRE DEPARTMENT) The Royal Malaysia Police Headquarters, Bukit Aman Jalan Raja Bot Police Station Chow Kit Police Station Titiwangsa Fire and Rescue Station Putra Police Station Jalan Tun Razak Police Station	1.6 km 1.9 km 2.7 km 2.7 km 2.9 km 2.9 km	The Exchange Mall Intermark Mall Berjaya Times Square LaLaport BBCC Sunway Velocity Mall MyTOWN / IKEA	3.5 km 3.6 km 3.6 km 4.0 km 5.5 km 6.8 km
Jalan Tun Razak Fire and Rescue Station Kuala Lumpur Contingent Police Headquarters Dang Wangi District Police Headquarters Fire and Rescue Department of Malaysia Headquarters, KL Sentul Fire and Rescue Station Central Fire and Rescue Station	3.3 km 3.6 km 3.9 km 4.2 km 4.3 km 4.6 km	PETROL STATIONS Petron Jalan Dang Wangi Shell Jalan Raja Chulan Shell Jalan Sultan Azlan Shah Shell Chow Kit	2.0 km 2.1 km 2.7 km 2.8 km
Pudu Fire and Rescue Station	4.9 km	Shell Jalan Tun Razak	3.1 km



EFFORTLESS CONNECTIVITY Experience the ease of commuting with Menara AIA Cap Square's exceptional connectivity to Kuala Lumpur's MRT and LRT lines. In close proximity to Bandaraya, Masjid Jamek, and Dang Wangi stations, ensuring convenient access for both employees and clients. Enjoy seamless connections that empower your business to thrive in a well-connected world.

MENARA AIA CAP SQUARE





SEAMLESSLY CONNECTED

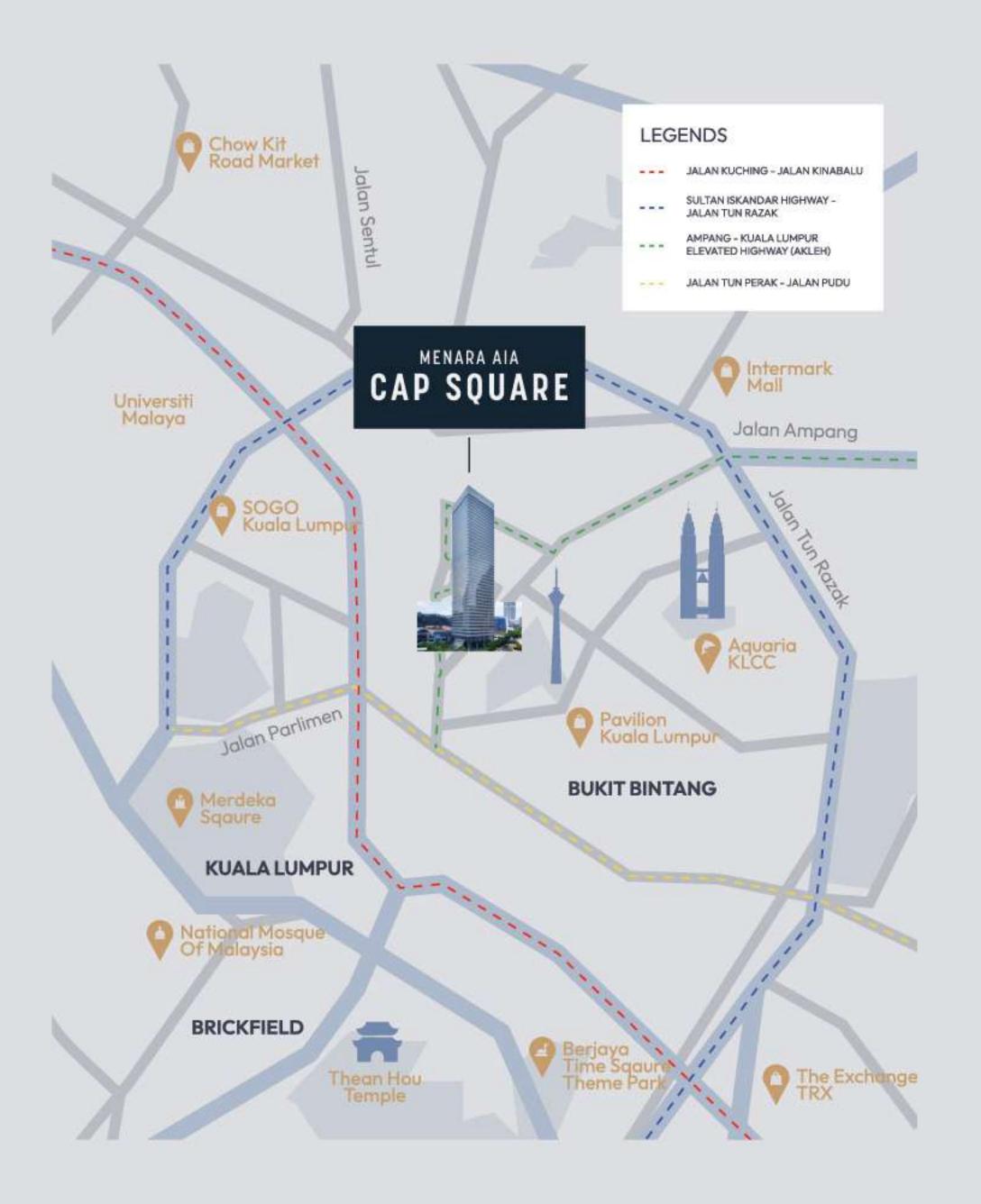
Strategically positioned near major highways, including Jalan Ampang and Jalan Sultan Ismail, this iconic tower ensures seamless connectivity for your business. Embrace the convenience of effortless travel, allowing you to focus on what truly matters – your success.

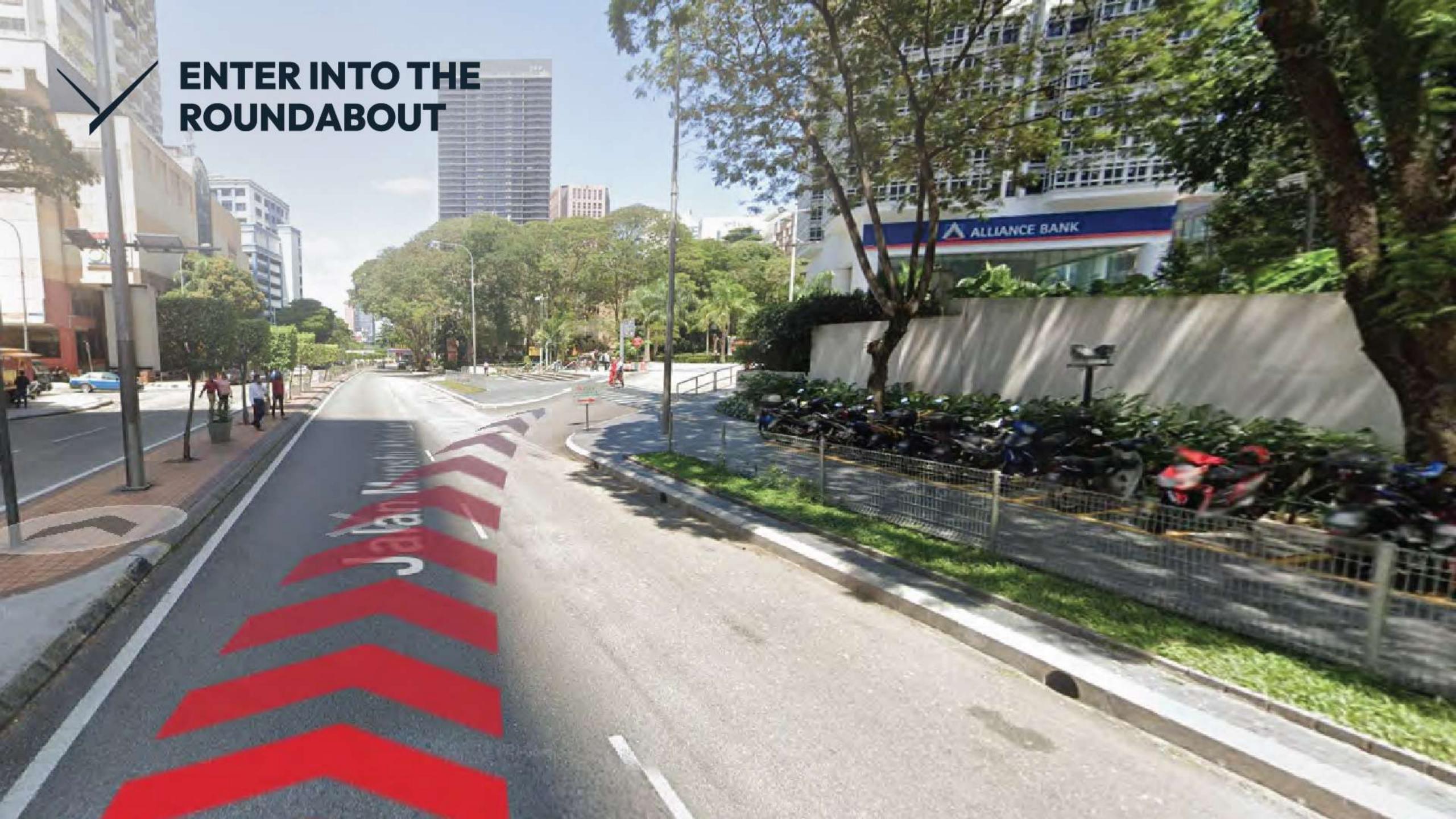


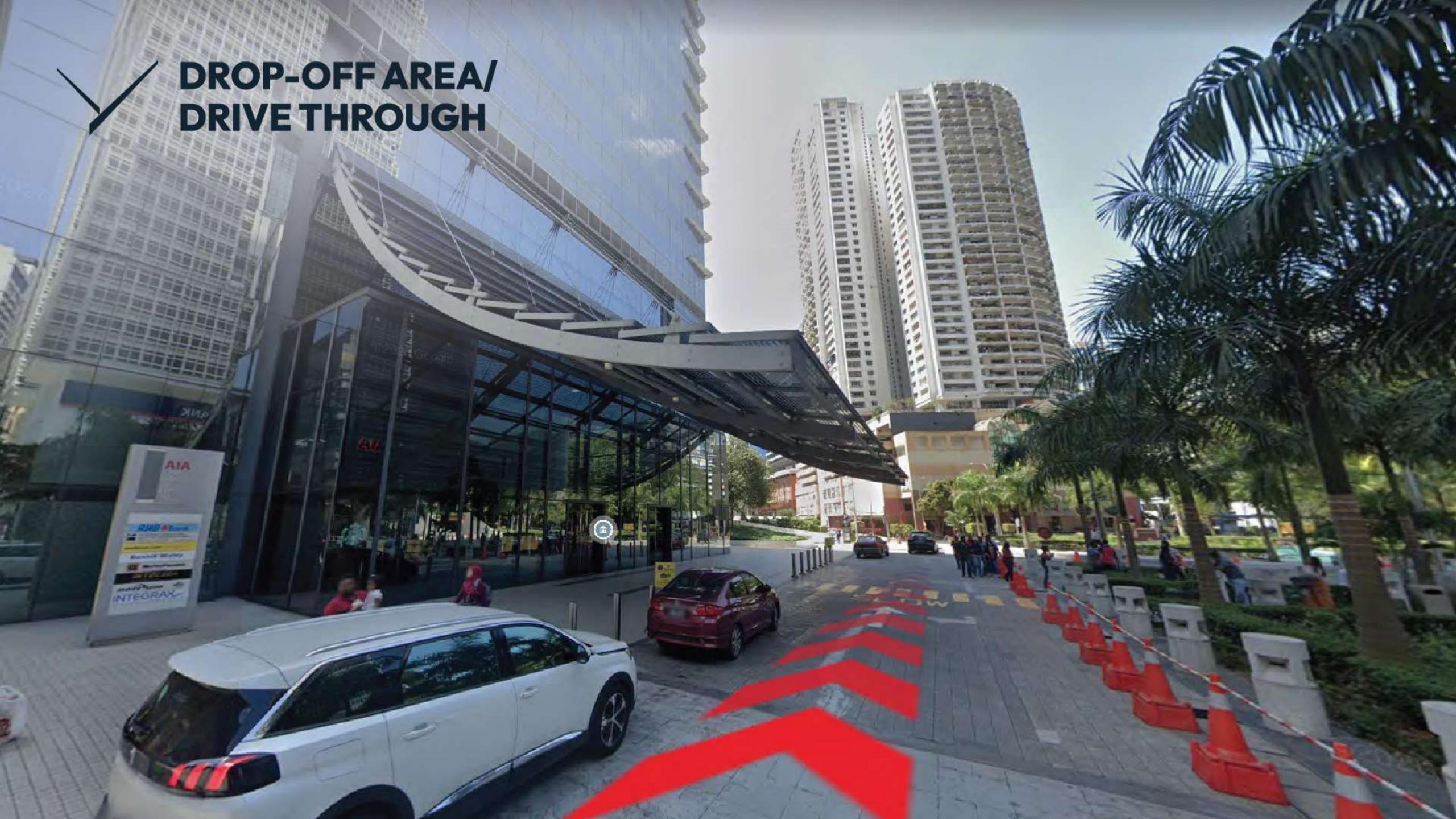








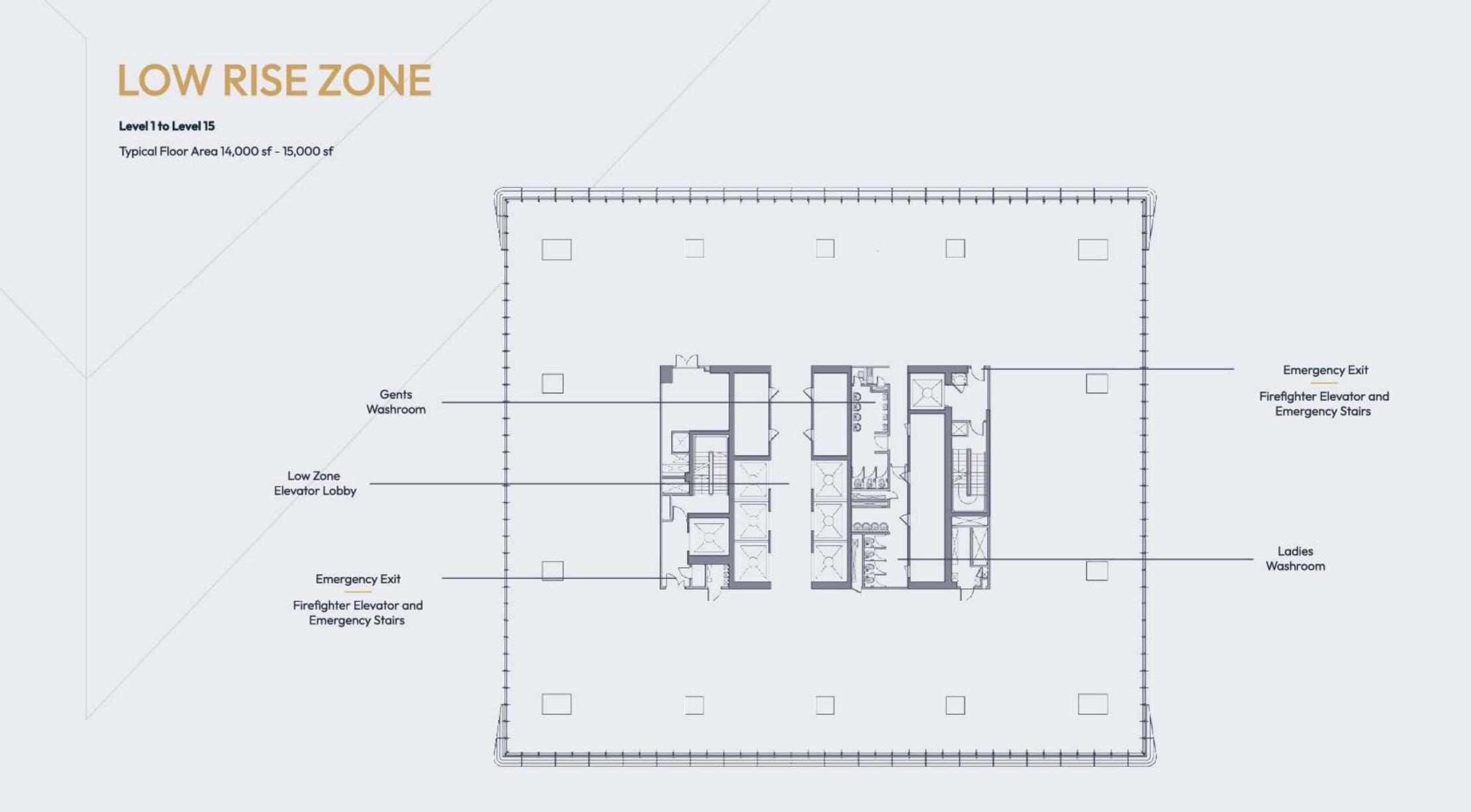












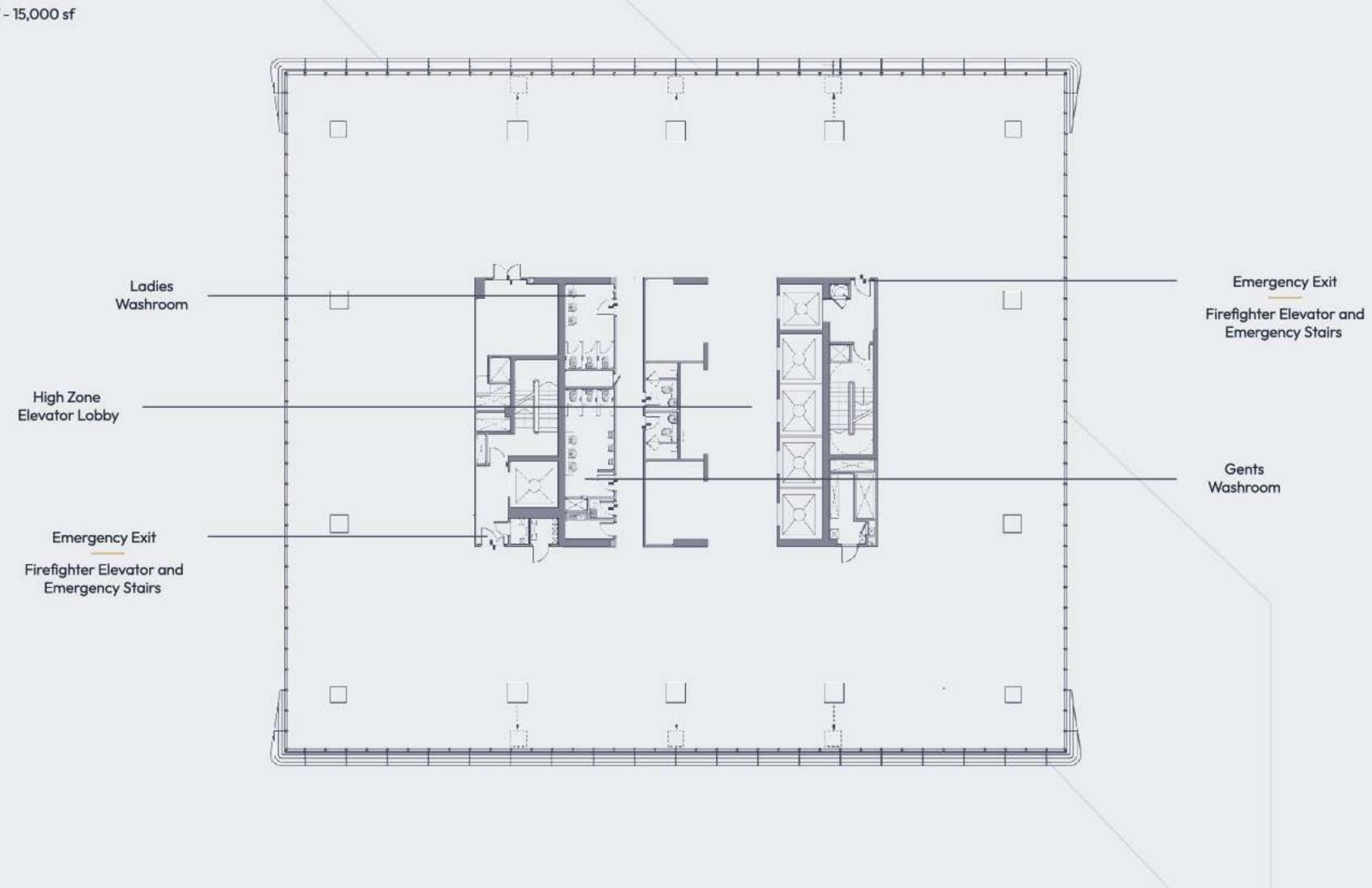
MID RISE ZONE

Level 16 to Level 23A Typical Floor Area 14,000 sf - 15,000 sf Emergency Exit Mid Zone Firefighter Elevator and Elevator Lobby **Emergency Stairs** Ladies Washroom Gents Washroom **Emergency Exit** Firefighter Elevator and Emergency Stairs

HIGH RISE ZONE

Level 25 to Level 39

Typical Floor Area 14,000 sf - 15,000 sf



ELEVATING YOUR BUSINESS POTENTIAL

Menara AIA Cap Square offers a range of key features that redefine the standards of excellence in the corporate world. Step into a space designed to inspire creativity, foster collaboration, and drive innovation. From state-of-the-art technology to modern infrastructure, we provide the tools you need to thrive in today's competitive landscape.

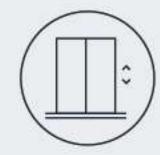
Experience a transformative journey that empowers your vision, fuels your ambition, and propels you towards unlimited possibilities. It's time to soar above and beyond, reaching unprecedented levels of success of functionality and sophistication that empower your business to thrive. Your business deserves nothing less.



Elevated Integrated Development



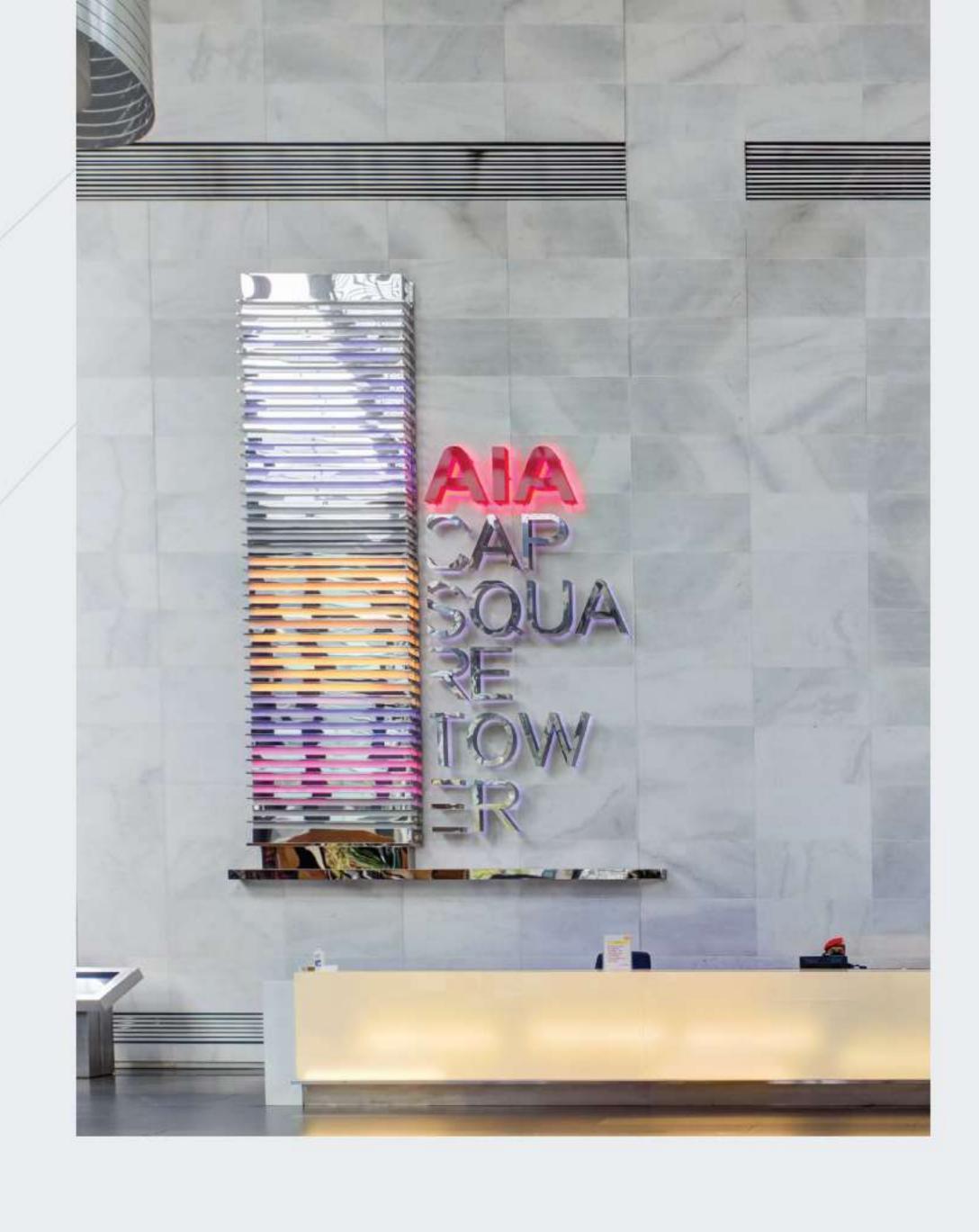
Dual Power Supply

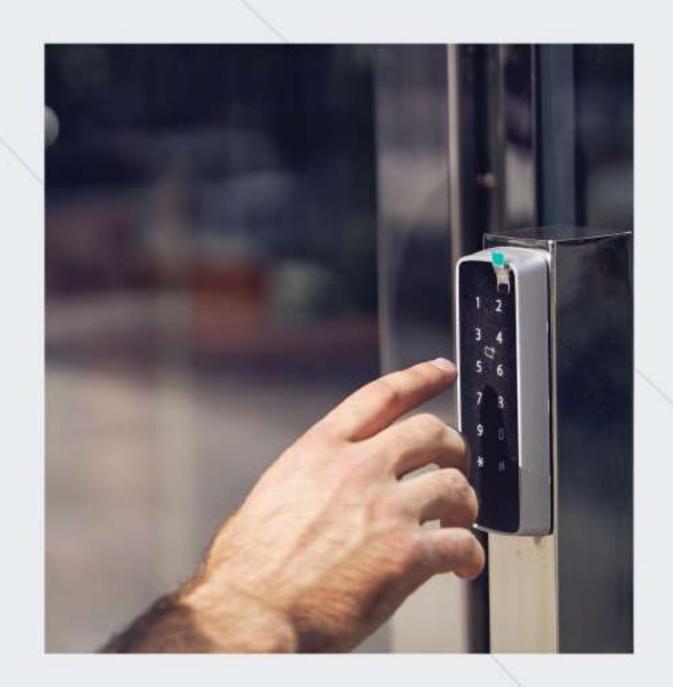


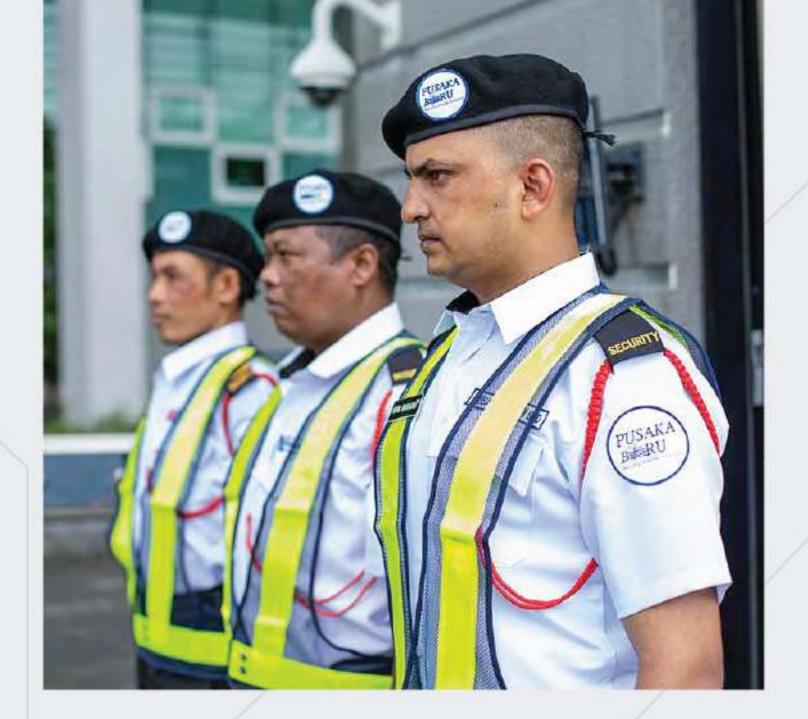
Destination Lift Control & Designated Lift System



Integrated Parking









24/7 CCTV System

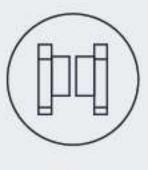
GUARDING YOUR PEACE OF MIND

At Menara AIA Cap Square, your peace of mind is our utmost priority. With uncompromising safety measures and state-of-the-art security systems in place, we provide a secure environment that allows your business to flourish. From round-the-clock security personnel to advanced surveillance technology, we are dedicated to safeguarding your success.

Experience a haven of tranquillity and focus within the bustling cityscape.



Trained Security
Personnel



Turnstile Access Control System



Visitor Management System

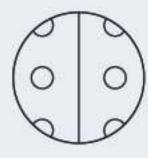


A GREENER FUTURE FOR YOUR BUSINESS

Embrace a greener future at Menara AIA Cap Square, where sustainability and innovation converge. Our commitment to the environment is reflected in our green elements, from energy-efficient LED lighting to intelligent zoning systems, every aspect of Menara AIA Cap Square is designed to optimize sustainability without compromising comfort. Join our community of forward-thinking organizations and create a better tomorrow, where every day presents an opportunity to make a positive impact on the world around us.



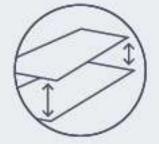
LED Lamps with High Frequency Electric Ballasts



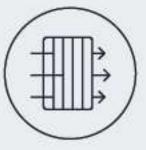
Zoned Lighting with Separate Controls and Timers



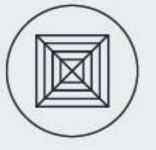
Double Glazed Glass



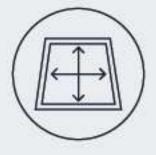
Efficient Floor Plate with Raised Floor System



Carbon Dioxide Sensors (HVAC System)



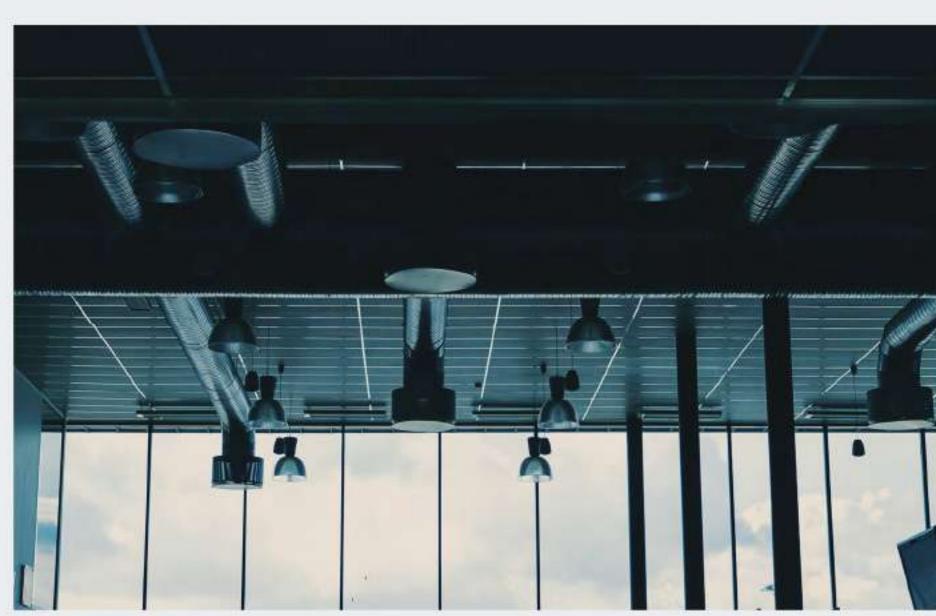
Variable Air Volume (VAV) Systems



Large and Efficient 14,400 sf Floor Plate



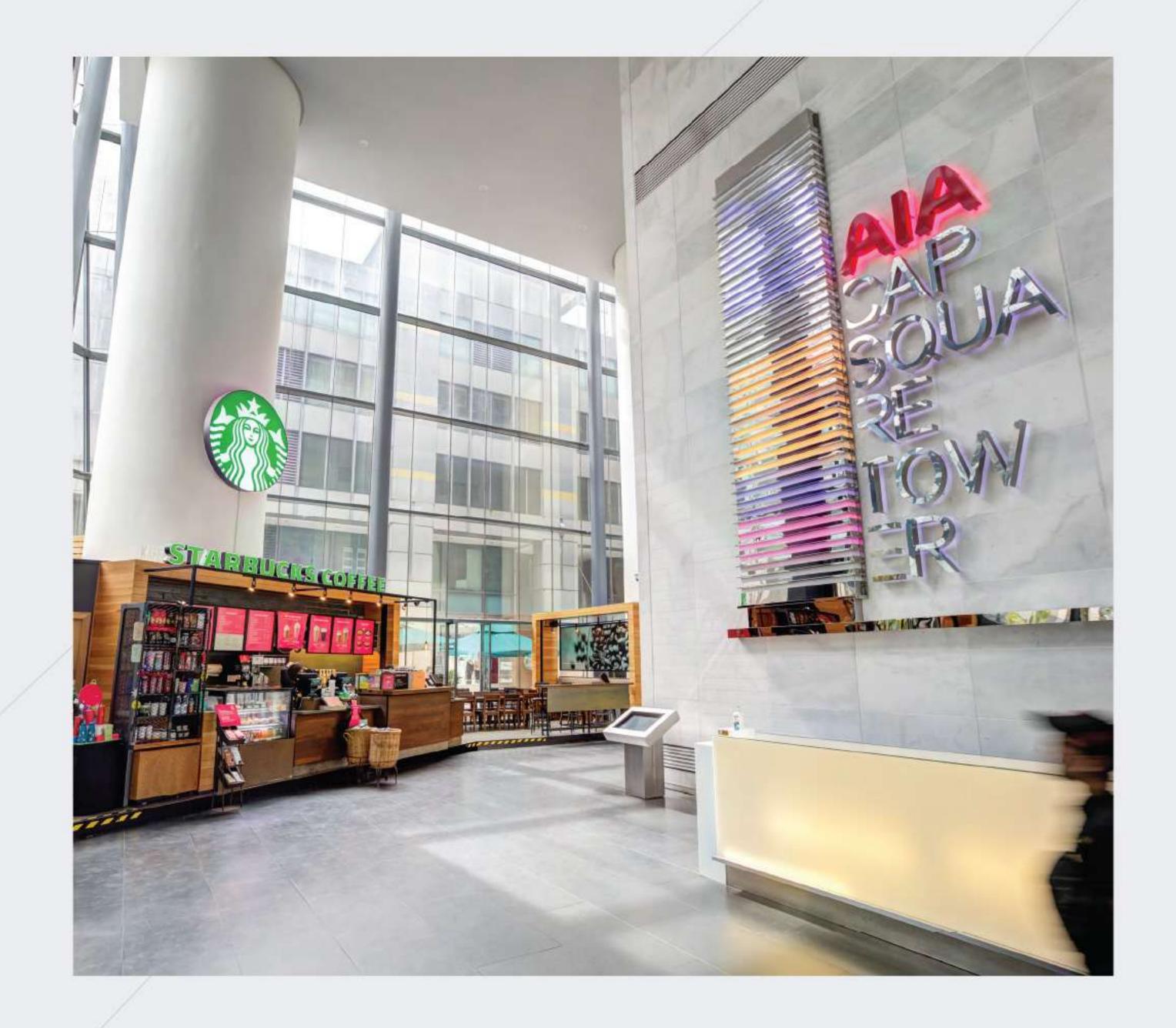


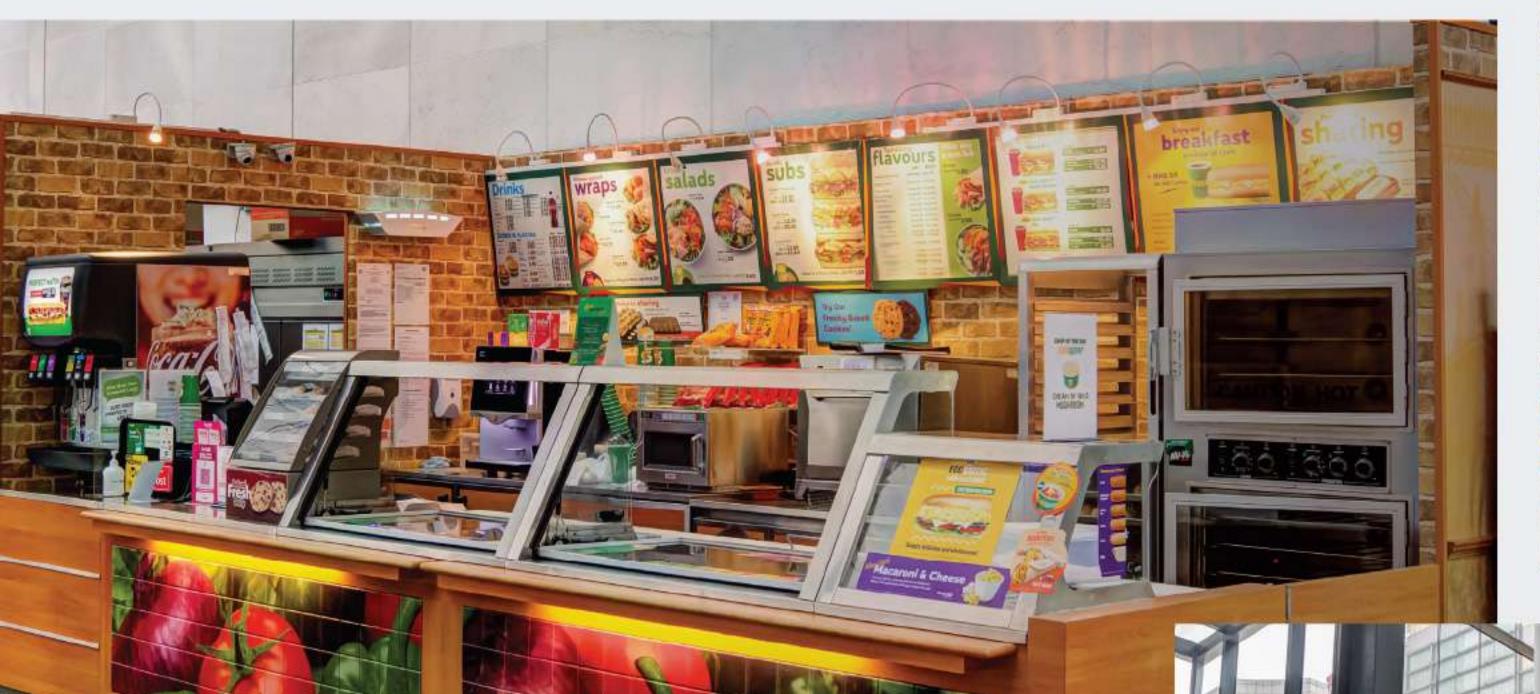




FUEL YOUR SUCCESS

Step away from the demands of work and recharge your energy with a delectable selection of culinary delights conveniently located just beneath your workplace. From aromatic coffees that awaken your senses to tantalising dishes that satisfy your cravings, our food and beverage offerings are designed to provide you with the sustenance you need to conquer the day. Whether it's a casual meeting or a well-deserved break, these nearby amenities offer a haven of comfort and satisfaction, right at your doorstep.









SPECIFICATIONS

Menara AIA Cap Square, No. 10, Jalan Munshi ADDRESS

Abdullah, 50100 Kuala Lumpur

Dang Wangi LRT (600m), Bandaraya LRT (750m) & Medan Tunku MRL (850m) NEAREST PUBLIC TRANSPORTATION

NO. OF STOREYS

TOTAL NET LETTABLE AREA 595,905 sf

2010 YEAR OF COMPLETION

TYPICAL FLOOR PLATE 14,400 sf - 15,000 sf

POTENTIAL TO SUBDIVIDE Yes

CEILING HEIGHT Floor to ceiling: 2.7m

FLOORING Raised floor

RAISED FLOOR DEPTH 120mm - 150mm

MyDigital Designated Premises and GBI Certified CERTIFICATION

AIR-CONDITIONING SYSTEM Centralised

AIR-CONDITIONING HOURS Monday - Friday: 9.00am to 6.00pm

Subject to approval. The tenant can tap to the chilled water system. PROVISION FOR TAPPING

AFTER-HOURS

Monday - Friday : RM150 per hour per floor Saturday - Sunday : RM180 per hour per floor AIR-CONDITIONING CHARGES

CAR PARK LEVEL 3 Levels

1 Non-Reserved car park for every 1,300 sf CAR PARK ALLOCATION

CAR PARK CHARGES Reserved: RM270 per month Non-Reserved : RM190 per month

CCTV, 24 hours Security, Turnstile System & Visitor SECURITY SYSTEM

Management System

Ceiling, lights and raised floor system HANDOVER CONDITION

POWER SUPPLY Dual Power Feed : 2 generator sets for the whole building

LIFT ZONING

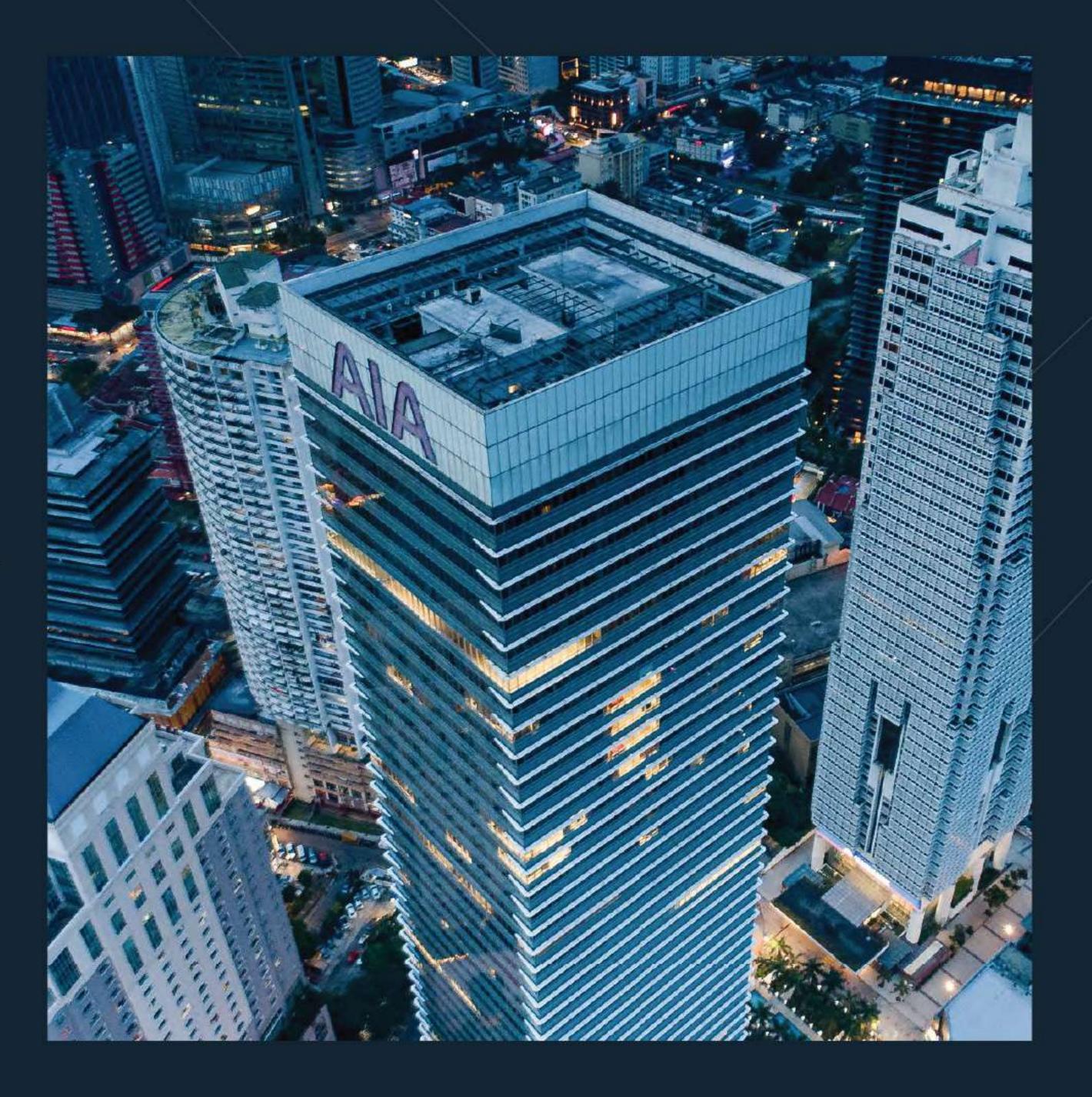
4 lifts each zone + 1 fire lift + 1 freight lift Mid Rise Zone(Level 1 - Level 15) High Rise Zone(Level 16 - Level 23A) Sky Rise Zone(Level 25M - Penthouse)

TELCO PROVIDERS Time, TM & Maxis

FLOOR LOADING

AMENITIES Surau (Level 25M)

Starbucks, Secret Recipe and Subway(Ground Floor) ATM and F&B available in the adjacent mall





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CAPSQUARETOWER.MY

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