

*From the desk of Amy Ho*

FOR RENT: PREMIUM OFFICE SPACE @ MENARA SHELL, KL SENTRAL



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Built-up Size : 2,324 ft<sup>2</sup> – 18,565 ft<sup>2</sup> (3 continuous floor available)  
Rental Rate : MYR 8.50/ft.<sup>2</sup>  
Net Lettable Area : 557,458 ft<sup>2</sup> net lettable area (82% occupied)  
Address : 211, Jalan Tun Sambanthan, 50470 Kuala Lumpur

Menara Shell is a modern Grade A office building located in the Kuala Lumpur Sentral district, a key business hub of the city. Completed in 2013, this contemporary structure features 33 floors of office space, a 5-storey podium, and a 4-storey basement parking. Recognized for its sustainability efforts, Menara Shell boasts energy-efficient systems and green building certifications, making it an excellent choice for multinational corporations and businesses prioritizing eco-friendly workspaces.

Strategically situated near the comprehensive transit hub of Kuala Lumpur Sentral Station, Menara Shell benefits from exceptional connectivity. It provides direct access to eight major transit lines, including KLIA Express and the upcoming Mass Rapid Transit line. This location is part of a vibrant mixed-use development that includes retail spaces, corporate offices, 5-star hotels, condominiums, and a shopping mall, enhancing the convenience for all tenants.

Access to Menara Shell is straightforward from both Kuala Lumpur city center and Petaling Jaya via major roads including Jalan Kinabalu, Jalan Hishamuddin, and Jalan Damansara, leading directly to Jalan Tun Sambanthan. This seamless integration into the city's infrastructure ensures that commuting is hassle-free for both daily commuters and visitors.

### Availability Chart

	Level	Size ft <sup>2</sup>	Rental Rate per sq. ft.	Rental/Month	Remarks
PODIUM LEVEL 5	5a (ii)	2,324	MYR 8.50	MYR 19,754	Office Space   Bare Unit
	5c (ii)	3,632	MYR 6.50	MYR 23,608	F&B Space
LOW ZONE	Level 8	10,430	MYR 8.50	MYR 88,655	Office Space   Bare Unit
	Level 10	18,565	MYR 8.50	MYR 157,803	Office Space   Bare Unit
	Level 11	17,698	MYR 8.50	MYR 150,433	Office Space   Bare Unit
	Level 12	16,851	MYR 8.50	MYR 143,234	Office Space   Bare Unit
	Level 14	16,851	MYR 8.50	MYR 143,234	Office Space   Bare Unit
	Level 15	17,698	MYR 8.50	MYR 150,433	Office Space   Bare Unit

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Drop-Off Area



San Francisco Coffee @ Ground Floor Lobby



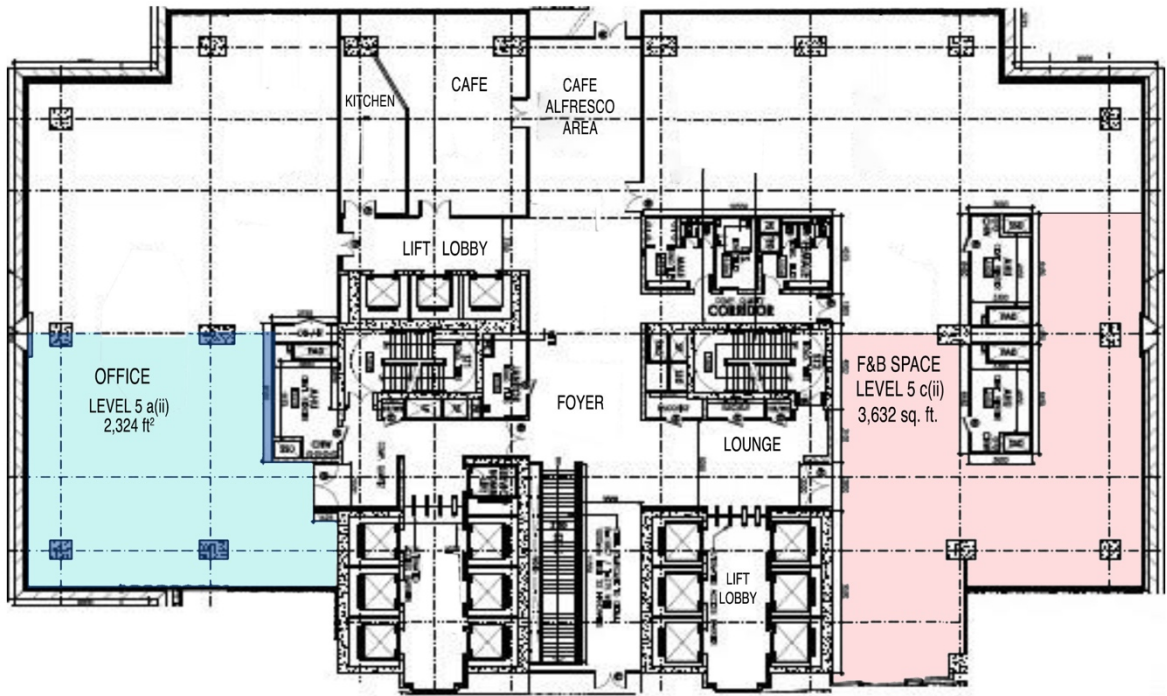
Meal Station @ Level 5 Podium



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FLOOR PLAN

LEVEL 5



Level 5 F&B Space | 3,632 ft<sup>2</sup>

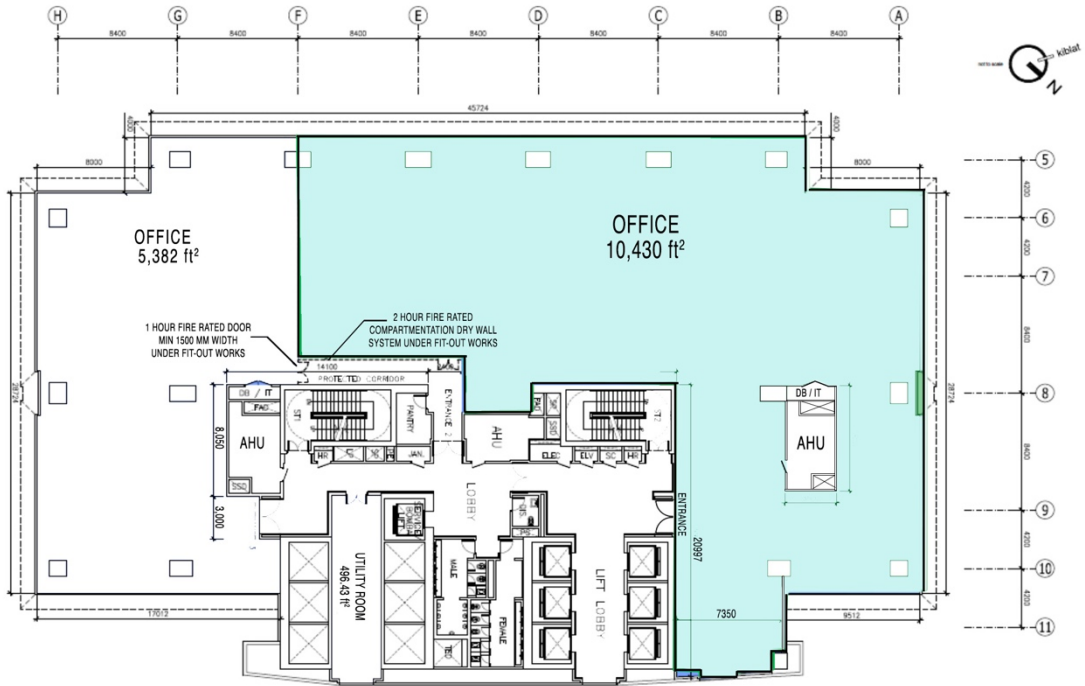


Level 5 Office Space | 2,324 ft<sup>2</sup>

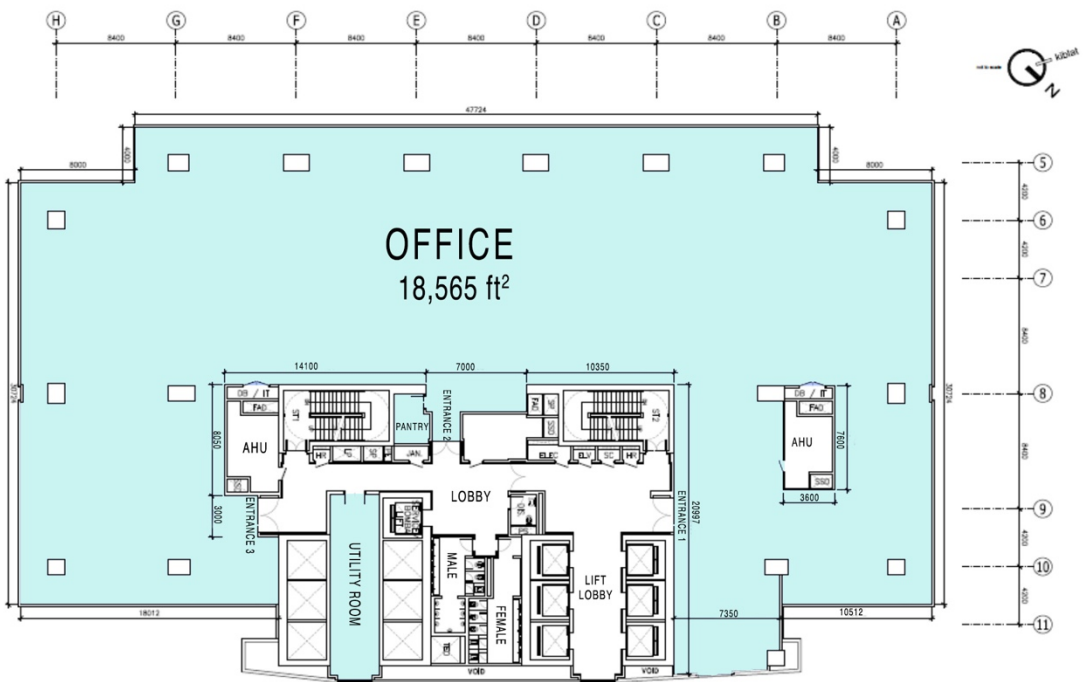


FLOOR PLAN – LOW ZONE

LEVEL 8

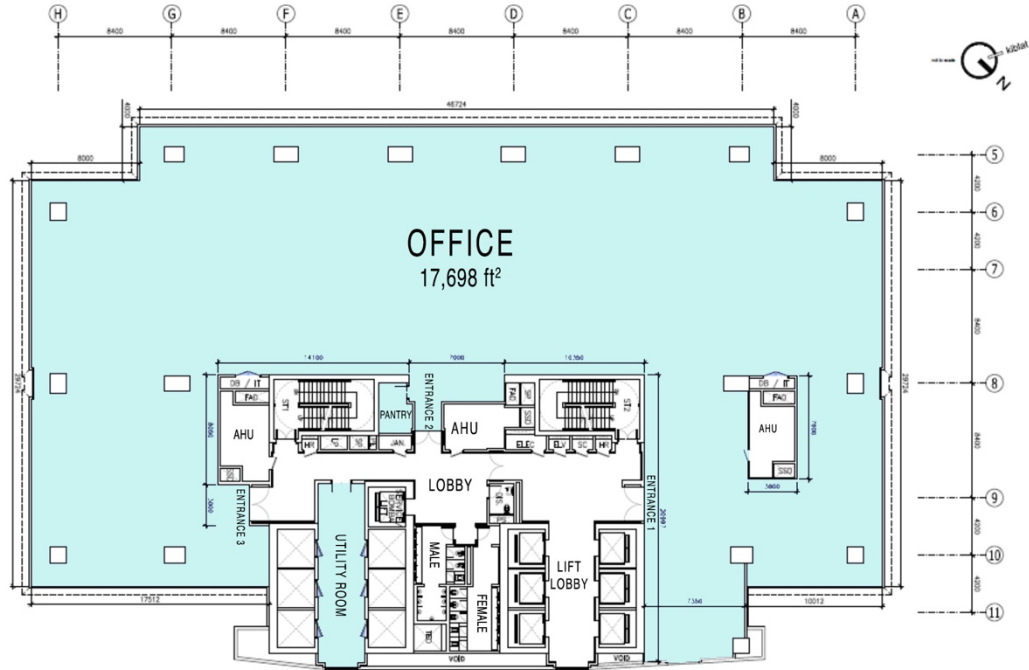


LEVEL 10

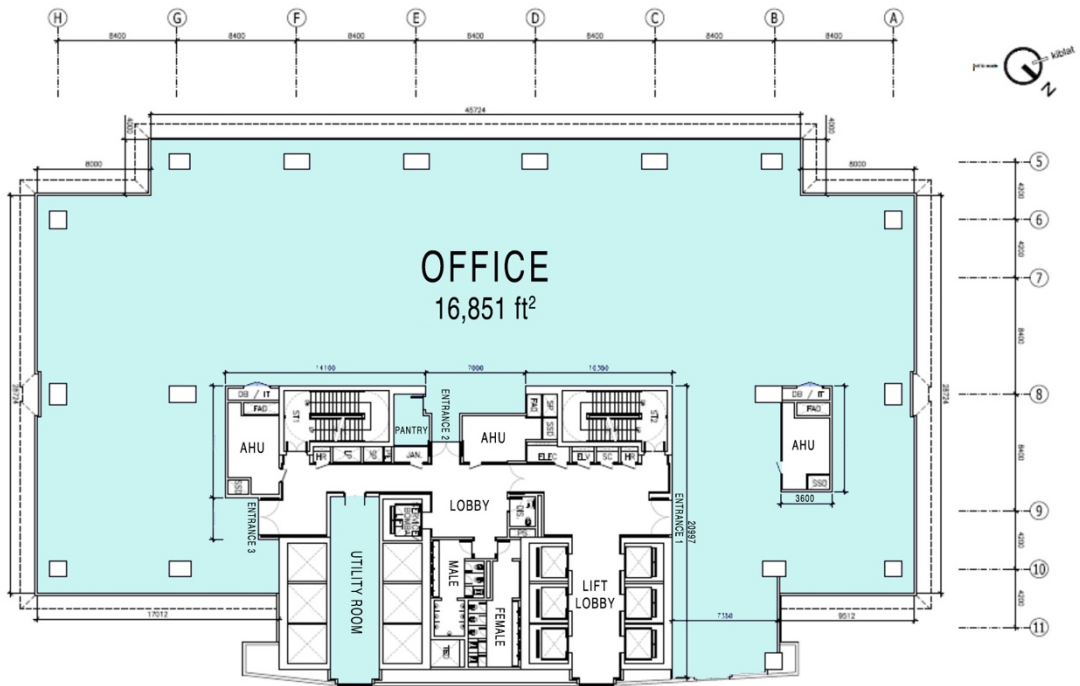


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LEVEL 11 & 15



LEVEL 12 & 14



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LOW ZONE – UNFURNISHED UNITS



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## RENTAL GUIDELINES

- Minimum Tenancy: 2 years
- Deposits:
  - Security Deposit: Equivalent to 3 months' rent
  - Utility Deposit: 1 month's utilities
  - Renovation Deposit: 1 month's rent (refundable upon completion of renovation)

### Season Parking

- Number of Parking Bays: 915
- Allocation: One bay per 1,200 sq ft
- Monthly Rental:
  - Fixed Reserved Bay: MYR 500/month
  - Floating Bay: MYR 300/month

### Centralized Air-Conditioning Operation Hours

- Regular Hours: Monday to Friday, 9:00 AM to 6:00 PM
- After Hours: MYR 120.00 per hour per AHU

## CONTACTS

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[www.amyho.co/commercial-rental](http://www.amyho.co/commercial-rental)

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