

From the desk of Amy Ho

THE EXCHANGE 106 @ TUN RAZAK EXCHANGE

Prime Office Space for Lease on the 53rd Floor of The Exchange 106

Rental : MYR 15.00/sq ft

Floor Plate Size : 23,406 sq ft (Flexible subdivision options to suit tenant's needs)

The Exchange 106 stands as the crown jewel of Kuala Lumpur's emerging Tun Razak Exchange (TRX) financial district. As Malaysia's second tallest skyscraper and the third tallest in Southeast Asia, it's punctuated by an 11-story illuminated crown, making it an iconic feature on the city's skyline.

Location:

Perfectly positioned within the prestigious Golden Triangle and the TRX, The Exchange 106 offers unbeatable connectivity to key transportation nodes including MRT, LRT, the SMART tunnel, and major arteries like Jalan Sultan Ismail and Jalan Tun Razak.

Interiors & Amenities:

Step into opulence with a 15-meter-high lobby adorned with English Burl wood ceilings and imported marble flooring. The elliptical light feature casts an ambient glow, heightening the lobby's aesthetic charm.

The building is structured for efficient vertical mobility, with five lift zones, each equipped with eight modern, high-speed elevators. An additional set of eight lifts offers exclusive access from the lobby to the Sky Lobby on Level 57.

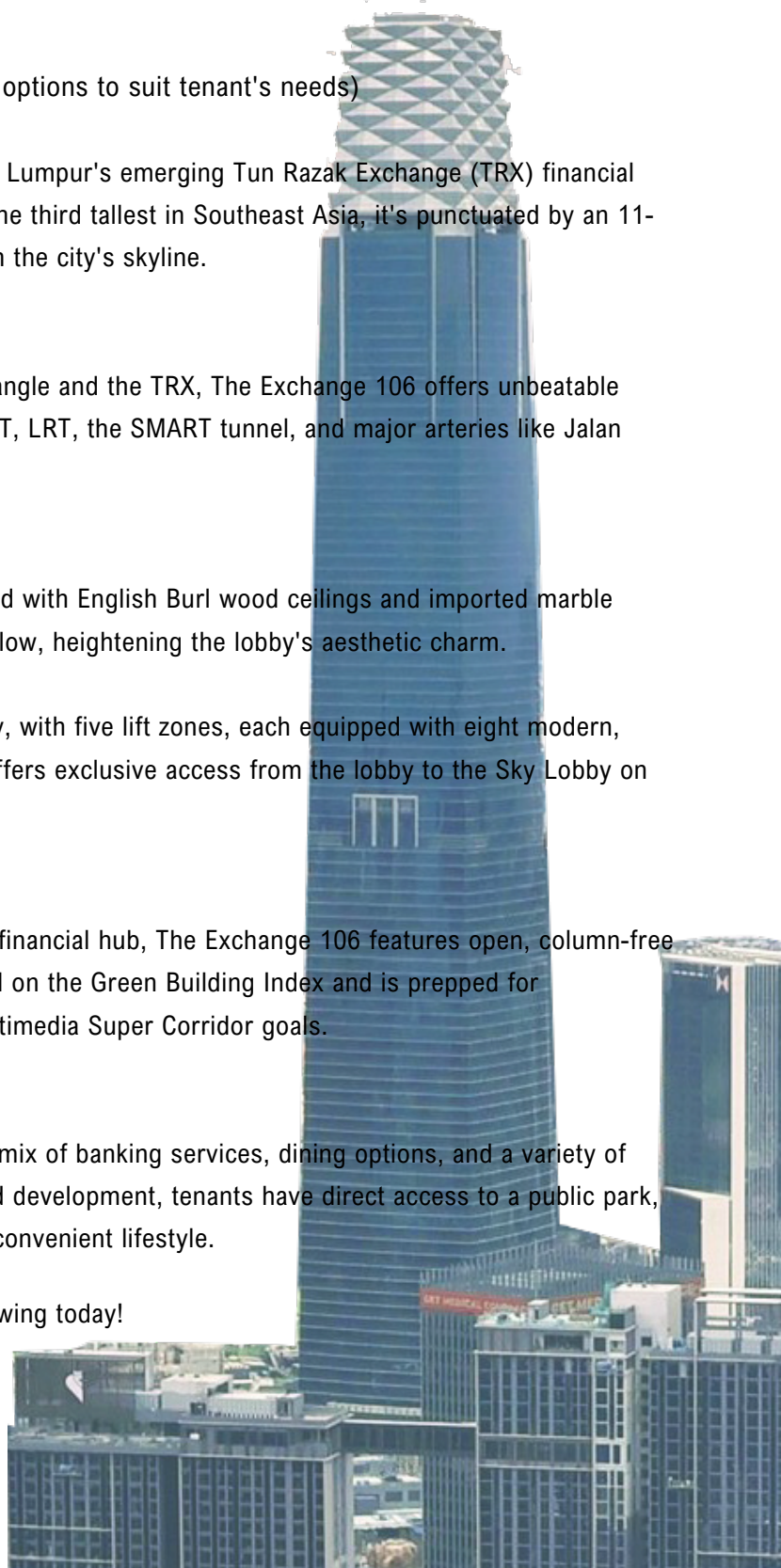
Design & Sustainability:

Architecturally conceived to complement its role as a financial hub, The Exchange 106 features open, column-free interiors for versatile layouts. It holds a Gold Standard on the Green Building Index and is prepped for Cybercentre certification, aligning with Malaysia's Multimedia Super Corridor goals.

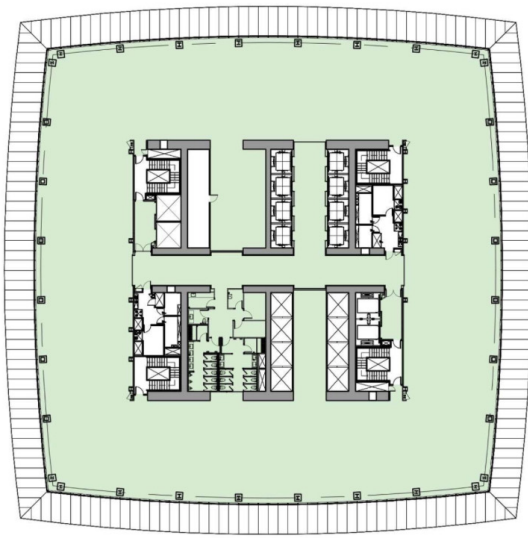
Lifestyle Features:

The podium houses retail floors that offer an eclectic mix of banking services, dining options, and a variety of local and international outlets. As part of an integrated development, tenants have direct access to a public park, retail malls, and hotels, ensuring a well-rounded and convenient lifestyle.

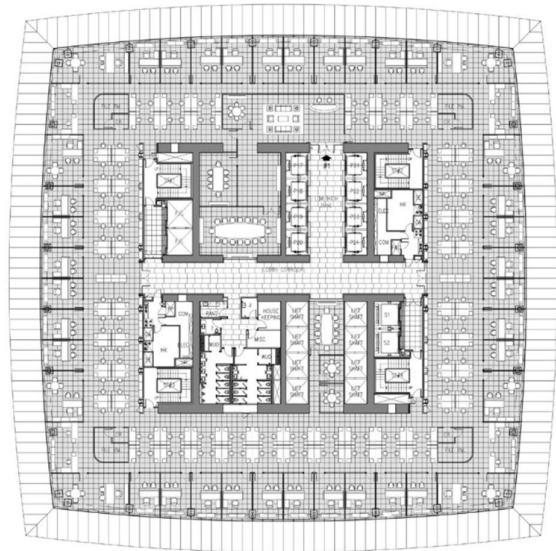
Contact Amy Ho @ +6012-332 1188 to schedule a viewing today!



FLOOR PLAN – LEVEL 53 | HIGH ZONE

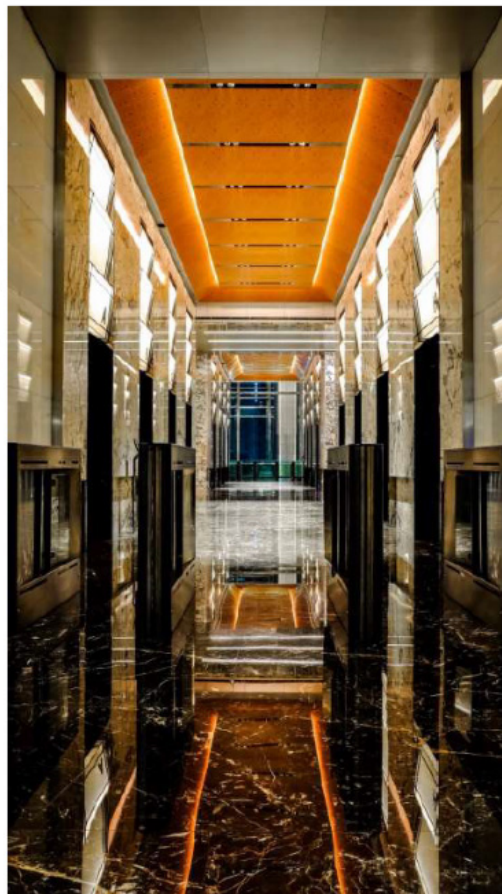
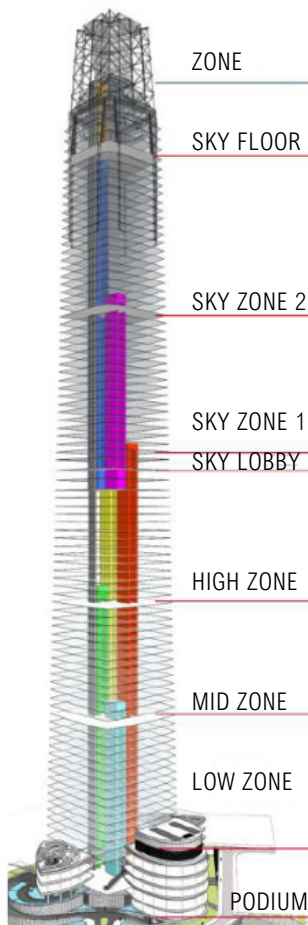


TYPICAL FLOOR PLAN (LEVEL 53)



SUGGESTED LAYOUT: 178 SEATS

STATE-OF-THE-ART ELEVATORS



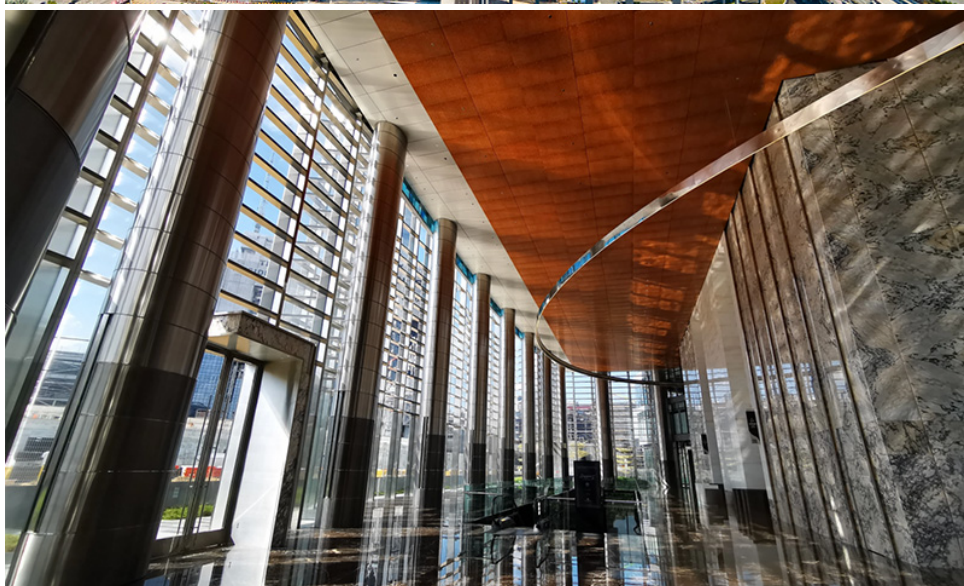
There are 5 distinctive lift zone:
LOW, MID, HIGH, SKY ZONE 1 & 2

Each zone will be served with 8 generously sized, state-of-the-art high speed lifts. An additional 8 lifts dedicated as an express connection from the lobby nonstop to the Sky Lobby at Level 57. This will ensure exclusivity for those in the Sky Zones

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THE EXCHANGE 106



THE LOBBY

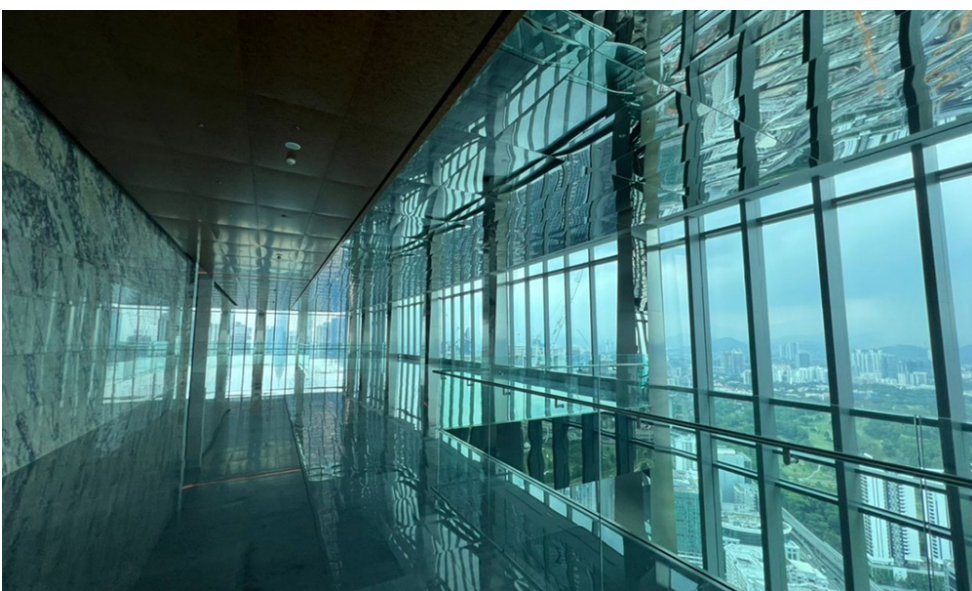


THE PODIUM TOWER

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TYPICAL OFFICE FLOOR



TYPICAL OFFICE FLOOR



THE MRT LINK