

*From the desk of Amy Ho*

**For RENT: PREMIUM 2<sup>nd</sup> FLOOR RETAIL SPACE @ MENARA HAP SENG 3**

Unit : 2.02, Level 2, Menara Hap Seng 3  
Rental : MYR 29,600/month | MYR 10p sf  
Size : 2,960 ft<sup>2</sup>

Unit : 2.03A, Level 2, Menara Hap Seng 3  
Rental : MYR 4,200/month | MYR 10 psf  
Size : 420 ft<sup>2</sup>

Remarks : Include Service Charge and Centralized Air-Conditioning

Located on the 2<sup>nd</sup> Floor of Menara Hap Seng 3, these two retail spaces are easily accessible via escalator. Unit 2.02 offers views of Jalan P Ramlee and the Shangri La Hotel. Perfectly suited for high-end beauty/health/sports clinics or exclusive bars.

Menara Hap Seng 3 is a vibrant 26-story Grade-A office tower in the heart of Kuala Lumpur's Golden Triangle. As part of Plaza Hap Seng, it accommodates over 5,000 professionals and is slated for further expansion by 2024, connecting to the Hyatt Century Hotel and The Weld.

**Key Features**

- 5 levels of luxury retail and F&B
- Exclusive rooftop F&B zone
- 20 floors of office space with eco-friendly LED lighting and raised floors.
- Full-floor (10,108 ft<sup>2</sup>) and partitioned (3,109 ft<sup>2</sup> & 5,094 ft<sup>2</sup>) options on levels 5 & 6

**Certifications**

- GBI & LEED Gold Certified
- Located in MSC Zone

**Amenities**

Easy access to public transit and essential services, all within walking distance

**Unique Element**

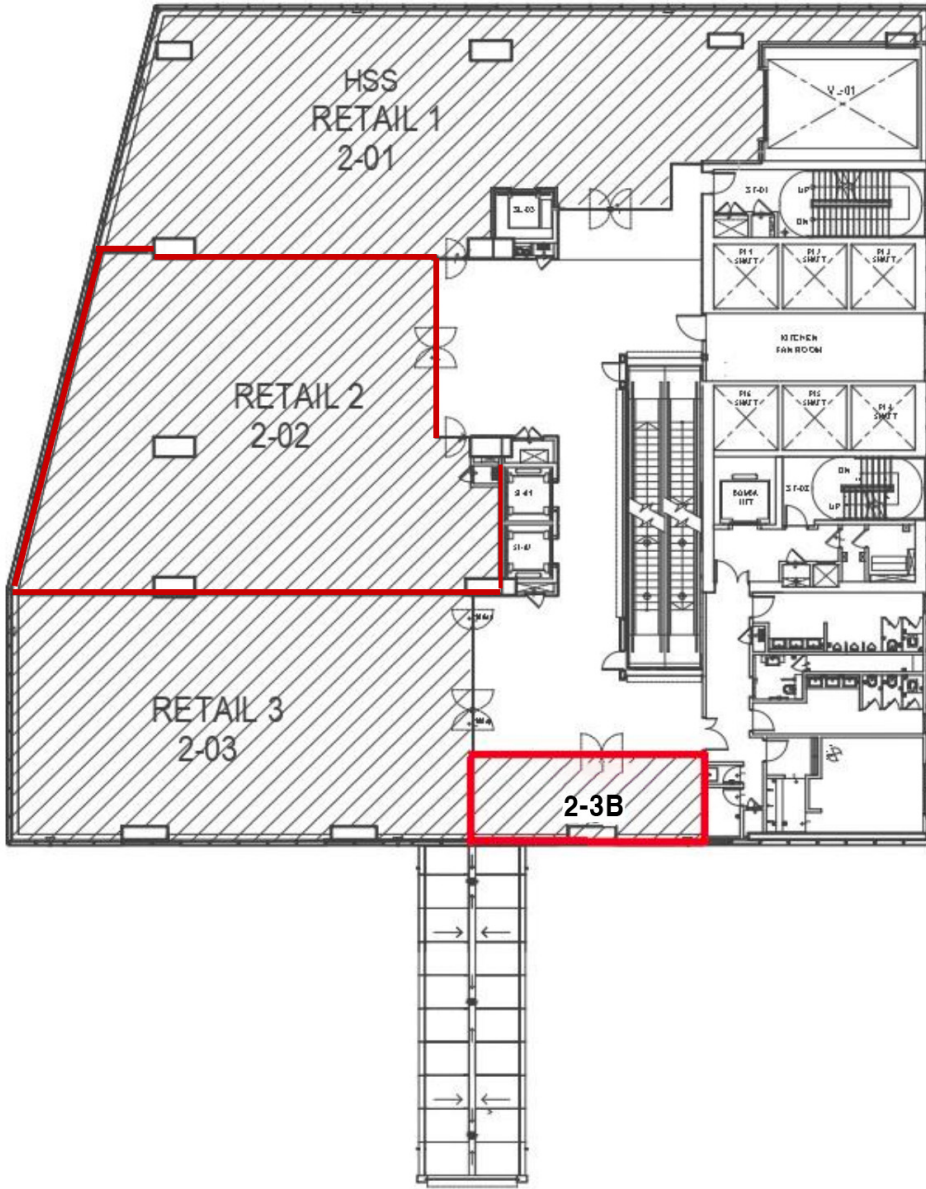
Experience Malaysia's first vertical green wall—adding vibrance and energy to the workspace.

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



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LEVEL 2 FLOOR PLAN





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UNIT 2-02, LEVEL 2



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UNIT 2-3A, LEVEL 2





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MENARA HAP SENG 3 COMMON AREA



MAIN LOBBY



MAIN LOBBY



LINK BRIDGE



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PLAZA HAP SENG

All three Menara Hap Seng buildings (1-3) are interconnected, with occupancy rates ranging from 80% to 100% (Menara Hap Seng 2).



MENARA HAP SENG 3