

From the desk of Amy Ho

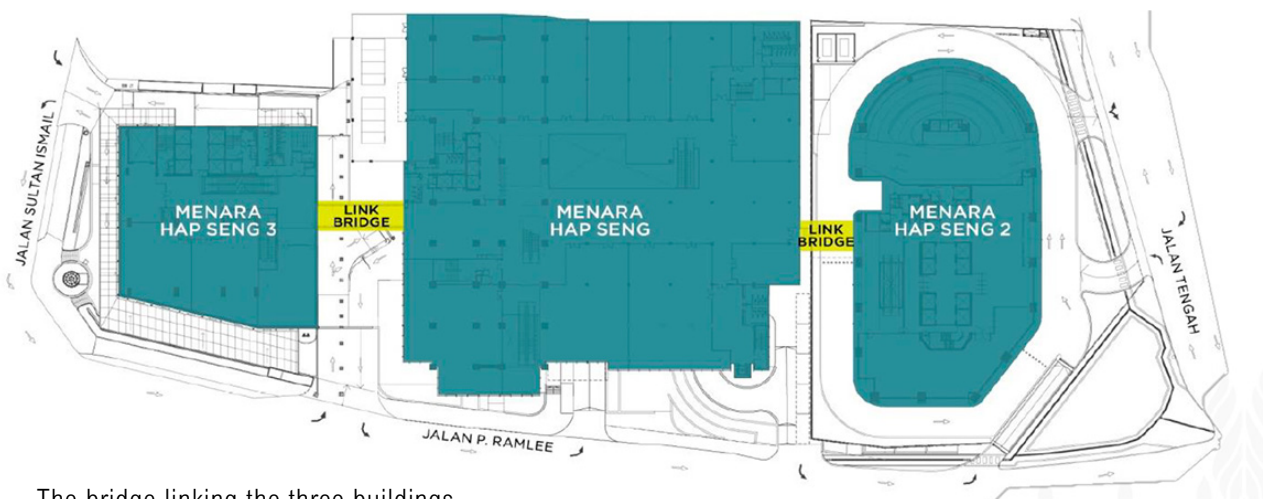
MENARA HAP SENG @ Jalan P. Ramlee, Kuala Lumpur

MYR 6.00 per sq. ft.

Discover Menara Hap Seng: a modern 22-story office haven situated on Jalan P. Ramlee, in Kuala Lumpur's Golden Triangle. Formerly known as MUI Plaza, this award-winning hub offers three levels of curated retail, alfresco dining, and banking amenities. With approximately 13,000 sq ft per floor, the space is engineered for ultimate functionality.

Nestled among city icons like the KLCC Twin Tower and KL Tower, and within steps from luxury hotels like Shangri-La, The EQ, and Concorde Hotel, the location couldn't be more prestigious. Plus, with MRT and Monorail stations within walking distance, accessibility is a breeze.

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



The bridge linking the three buildings.

AVAILABILITY CHART

| UNIT NO | SIZE sq. ft. | FURNISHING | RENTAL RATE | RENTAL, MYR |
|------------------------|--------------|-------------|-------------|-------------|
| 3.08, LEVEL 3 | 947 | BARE UNIT | MYR 6.00 | MYR 5,682 |
| 4.05 & 6, LEVEL 4 | 2,350 | BARE UNIT | MYR 6.00 | MYR 14,100 |
| 5.02A, LEVEL 5 | 791 | BARE UNIT | MYR 6.00 | MYR 4,746 |
| 5.03, LEVEL 5 | 1,582 | BARE UNIT | MYR 6.00 | MYR 9,492 |
| 5.06, LEVEL 5 | 947 | BARE UNIT | MYR 6.00 | MYR 5,682 |
| 5.08, LEVEL 5 | 947 | BARE UNIT | MYR 6.00 | MYR 5,682 |
| 7.07, LEVEL 7 | 904 | BARE UNIT | MYR 6.00 | MYR 5,424 |
| 9.01, 2A & 8, LEVEL 9 | 4,432 | BARE UNIT | MYR 6.00 | MYR 26,592 |
| 9.05, LEVEL 9 | 4,300 | BARE UNIT | MYR 6.00 | MYR 25,800 |
| 9.07, LEVEL 9 | 904 | BARE UNIT | MYR 6.00 | MYR 5,424 |
| 11.02, LEVEL 11 | 1,582 | BARE UNIT | MYR 6.00 | MYR 9,492 |
| 11.03, LEVEL 11 | 1,582 | BARE UNIT | MYR 6.00 | MYR 9,492 |
| 11.06, LEVEL 11 | 947 | BARE UNIT | MYR 6.00 | MYR 5,682 |
| 11.08, LEVEL 11 | 947 | BARE UNIT | MYR 6.00 | MYR 5,682 |
| 13.04, 5 & 6, LEVEL 13 | 5,238 | BARE UNIT | MYR 6.00 | MYR 31,428 |
| 15.01, LEVEL 15 | 13,390 | BARE UNIT | MYR 5.80 | MYR 77,662 |
| 16.01, LEVEL 16 | 13,259 | BARE UNIT | MYR 5.80 | MYR 76,902 |
| 5.07, LEVEL 5 | 904 | FITTED UNIT | MYR 6.00 | MYR 5,424 |
| 17.07, LEVEL 17 | 904 | FITTED UNIT | MYR 6.00 | MYR 5,424 |

RETAIL SPACE | AVAILABILITY CHART

| UNIT NO | SIZE sq. ft. | FURNISHING | RENTAL RATE | RENTAL, MYR |
|----------------|--------------|---------------------|-------------|-------------|
| 1.19A, LEVEL 1 | 2,346 | BARE UNIT | MYR 8.00 | MYR 18,768 |
| 1.19B, LEVEL 1 | 840 | SEATING AREA BARE | MYR 5.00 | MYR 4,200 |

Rates quoted above include:

- Fitted ceilings with lightings and centralized Air-cond.
- Service Charge and Centralized Air-Conditioning (8:30 am - 5:30 pm)

Terms & Conditions:

Lease Terms: 3-Year Term

Deposits:

- 3 Months' Security Deposits
- ½ Month Utility Deposit (1 month for Retail Space)
- 1 Month Advance Rental
- Fit-out Deposit of MYR 5,000 (Refundable upon completion of renovation)

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DROP-OFF ZONE



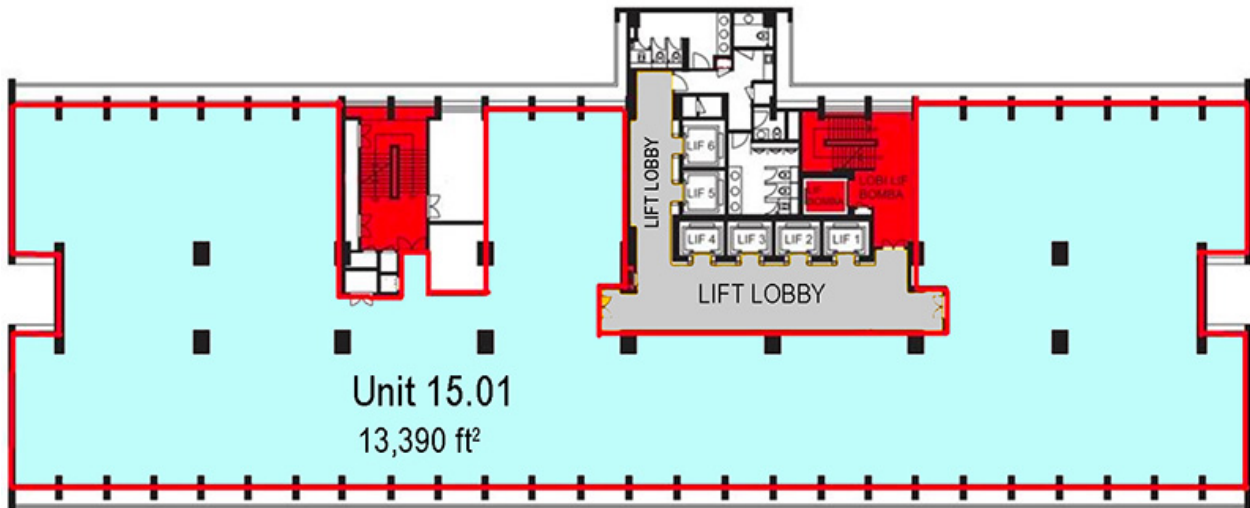
RETAIL FLOORS



CAFÉ ON LEVEL 1

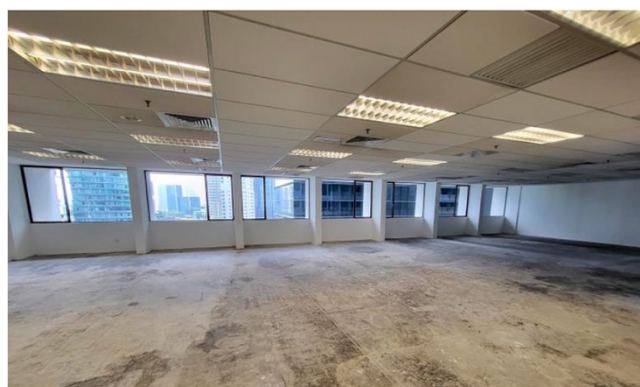
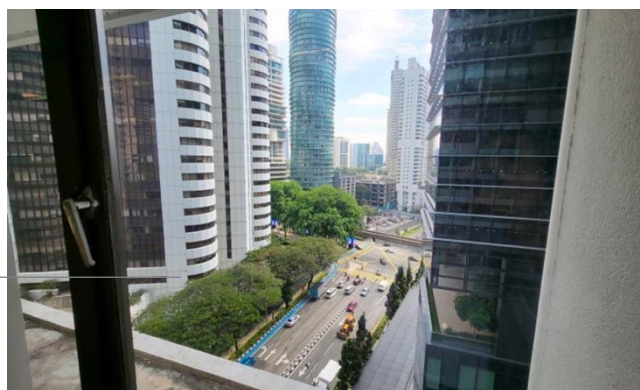
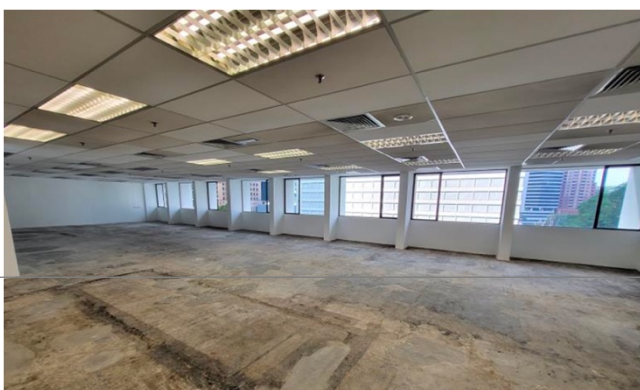
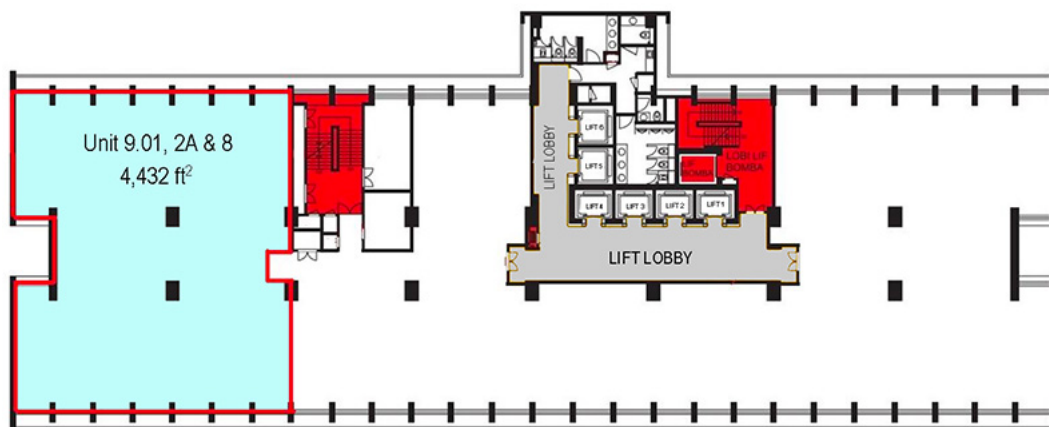
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UNIT 15.01 | Size: 13,390 ft² | Rental: MYR 77,662 (MYR 5.80/ft²)



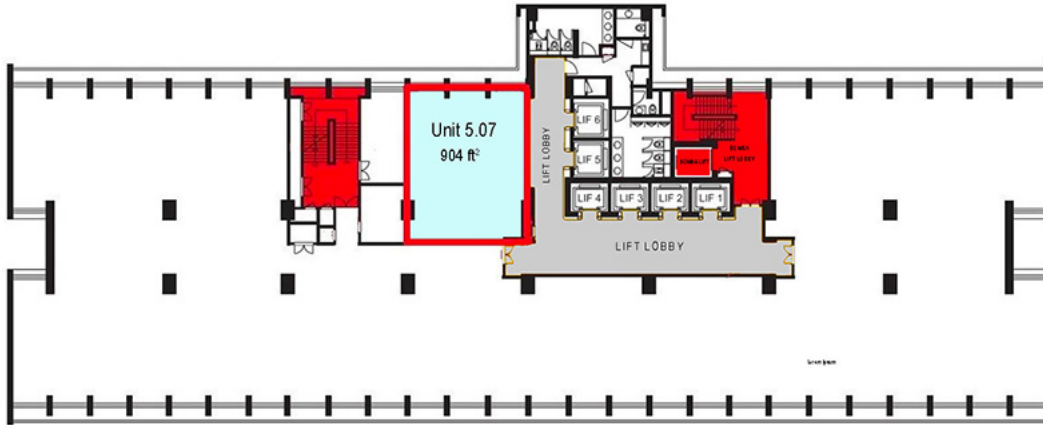
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UNIT 9.01, 2A & 8 | Size: 4,432 ft² | Rental: MYR 26,592 (MYR 6.00/ft²)



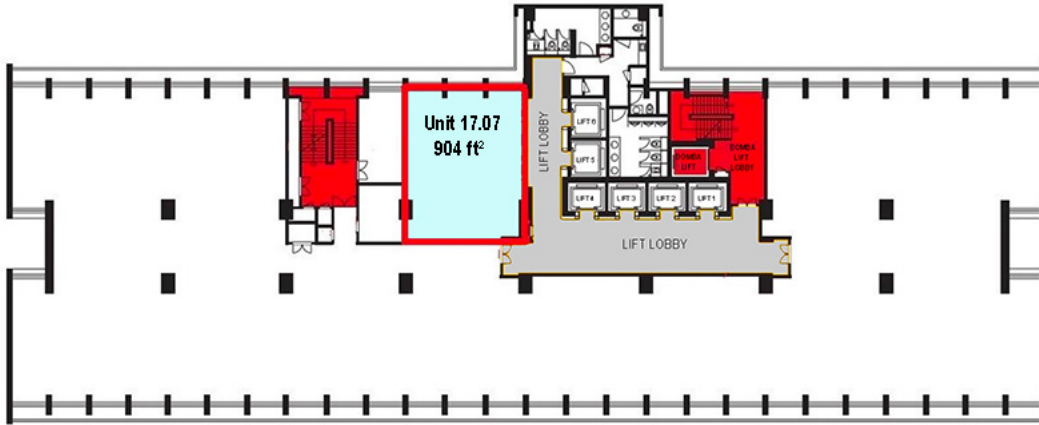
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UNIT 5.07 | Size: 904 ft² | Rental: MYR 5,424 (MYR 6.00/ft²) | Partly Fitted unit.

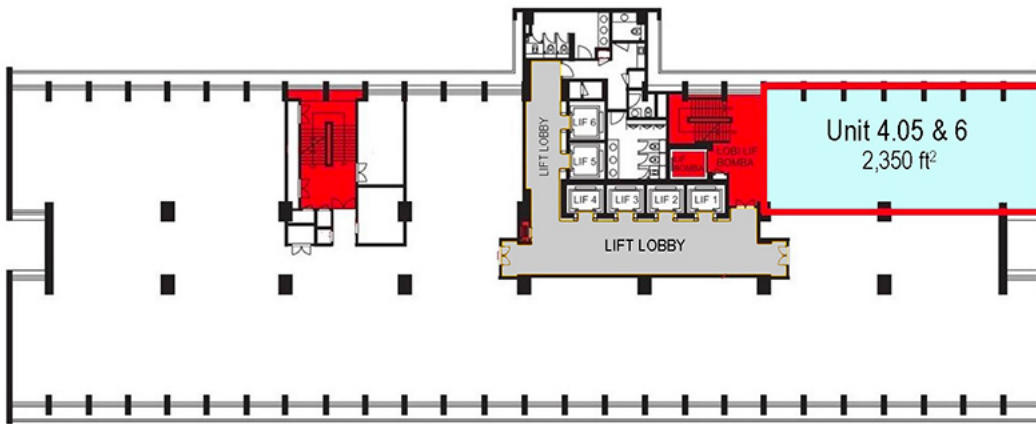


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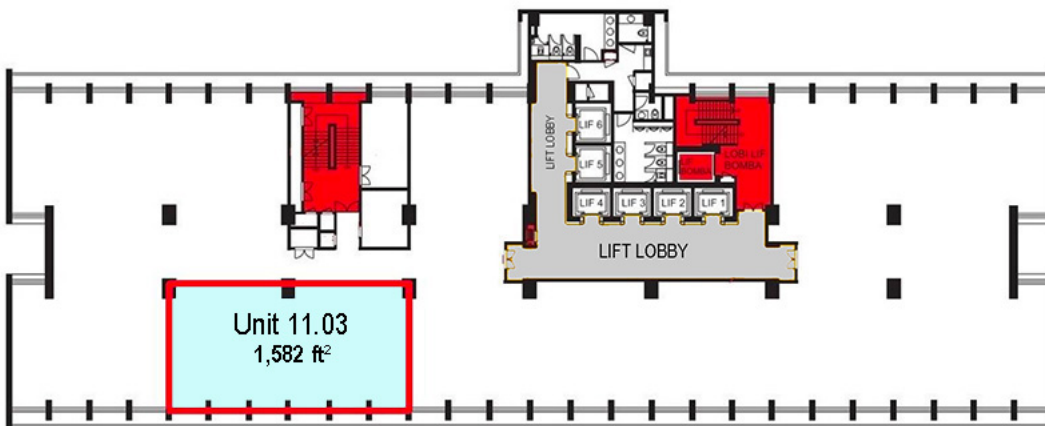
UNIT 17.07 | Size: 904 ft² | Rental: MYR 5,424 (MYR 6.00/ft²) | Partly Fitted unit.



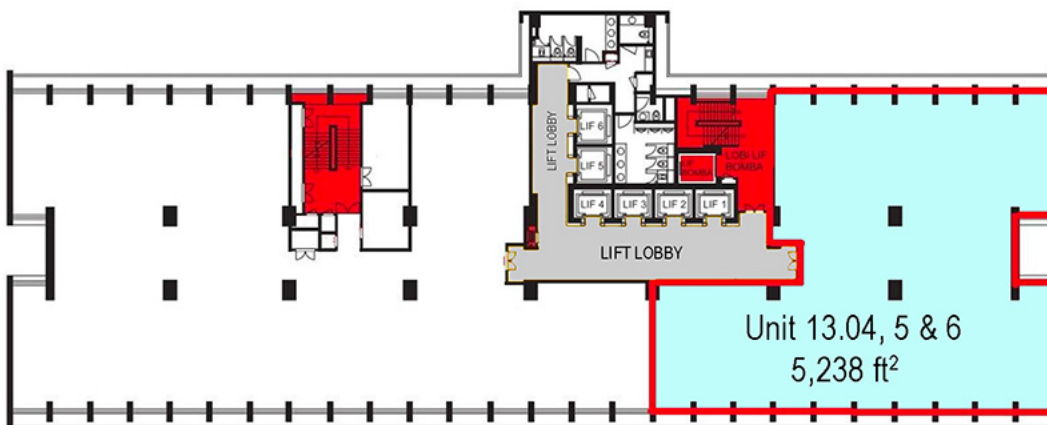
UNIT 4.05 & 4.05 | Size: 2,350 ft² | Rental: MYR 14,100 (MYR 6.00/ft²)



UNIT 11.03 | Size: 1,582 ft² | Rental: MYR 9,492 (MYR 6.00/ft²)



UNIT 13.04 - 06 | Size: 5,238 ft² | Rental: MYR 31,428 (MYR 6.00/ft²)



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MENARA HAP SENG

