

From the desk of Amy Ho

CIMB HUB @ Jalan Sultan Ismail, Kuala Lumpur

from **MYR 6.00** per sq. ft.

Introducing CIMB Hub: Kuala Lumpur's 22-Storey Office Jewel in the Heart of the Golden Triangle

Situated on Jalan Sultan Ismail, CIMB Hub—previously known as Kenanga International—presents over 140,000 sq. ft. of prime office space across its 22 towering floors and an additional 3 ½ level podium annex.

Strategically positioned, CIMB Hub boasts dual frontage access. This ensures seamless connectivity to iconic destinations like KLCC and Pavilion KL through a sheltered walkway. Additionally, three pivotal LRT/MRT stations are conveniently accessible. Jalan Sultan Ismail features a row of bus stops just a brief 5-minute stroll from the building. Furthermore, the Raja Chulan Monorail, Bukit Bintang MRT, and KLCC LRT Station are all within a comfortable walking distance. For those driving, major thoroughfares such as the AKLEH Expressway, Maju Expressway (MEX), and Lebuhraya Sultan Iskandar provide easy entry.

Amenities at this contemporary office complex include 634 parking spaces, advanced turnstile card access, centralized air-conditioning, an inviting lobby, a cafeteria, and a surau.

Please contact Amy Ho @ +6012-3321188 to schedule a viewing appointment today!



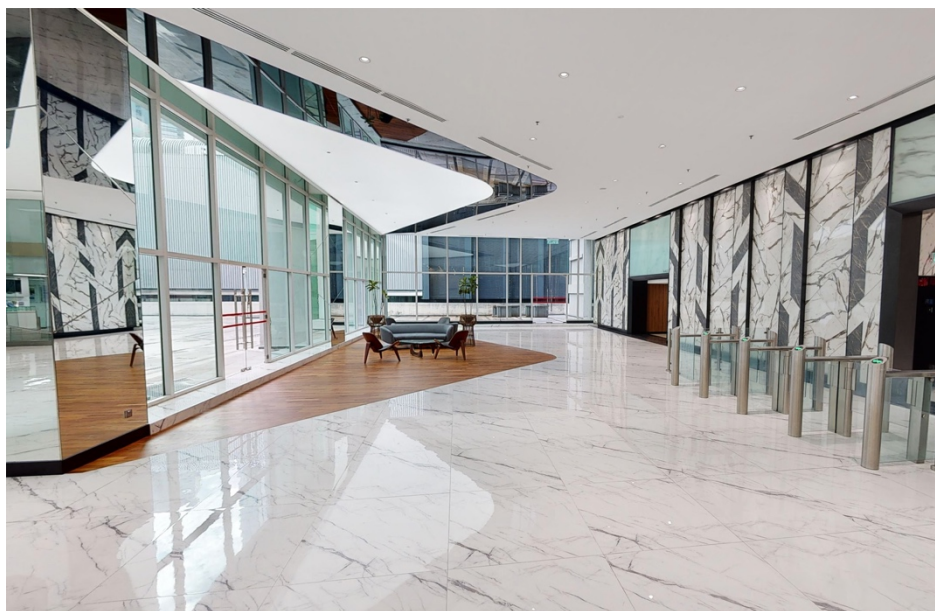
AVAILABLE SPACE

AVAILABLE LEVEL	SIZE sq. ft.	FURNISHING	RENTAL RATE	RENTAL, MYR	REMARKS
PODIUM BLOCK					
Ground Floor	5,387	Bare unit	MYR 10.00	MYR 53,870	Retail
Ground (Duplex)	3,368	Showroom/Banking/Dining	MYR 13.00	MYR 43,784	F & B, Bank or Showroom
Mezzanine Floor	4,596	Bare unit	MYR 6.00	MYR 27,576	Retail
Level 1	9,352	Bare unit	MYR 6.00	MYR 56,112	Office Whole Floor
Level 2	3,327	Bare unit - storage	MYR 4.00	MYR 13,308	Office Whole Floor
TOWER BLOCK					
Ground Floor	169	Bare unit		MYR 3,000	F & B Outlet
Ground Floor	1,393	Bare unit	MYR 8.00	MYR 11,144	Clinics; Dentist; Logistic Services
Mezzanine Floor	8,474	Bare unit	MYR 6.00	MYR 50,844	Retail Can be subdivided into 3
Level 1	11,418	Bare unit	MYR 6.00	MYR 68,508	Whole Floor
Level 2	5,221	Bare unit	MYR 6.00	MYR 31,326	Can be sub-divided
Level 3	9,510	Bare unit	MYR 6.00	MYR 57,060	Whole Floor
Level 4	15,845	Bare unit	MYR 6.00	MYR 95,070	Whole Floor
Level 13	3,859	Fully Furnished	MYR 8.50	MYR 32,802	Part Floor
Level 16	15,850	Bare unit	MYR 6.00	MYR 95,100	Whole Floor
Level 17	8,747	Bare unit	MYR 6.00	MYR 52,482	Whole Floor
Level 19	15,849	Bare unit	MYR 6.00	MYR 95,094	Whole Floor
Level 20	14,194	Bare unit	MYR 6.00	MYR 85,164	Whole Floor

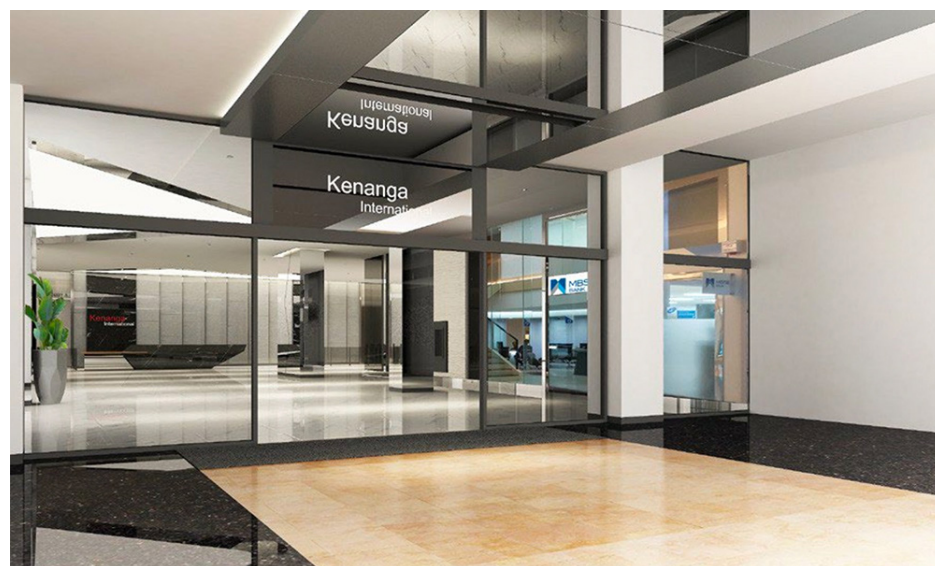


LOBBY & WAITING AREA

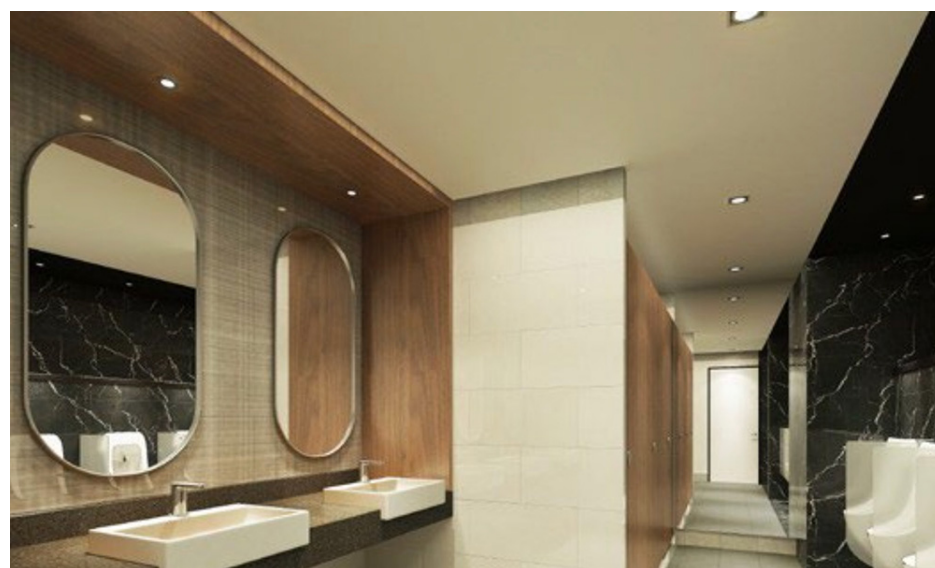
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LOBBY



LOBBY



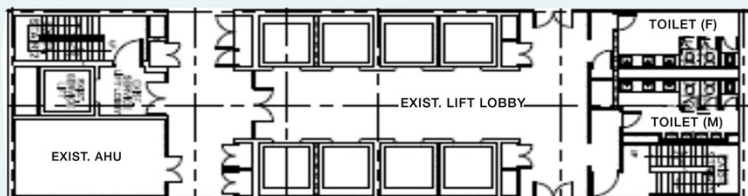
MENS' TOILET

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TYPICAL OFFICE SPACE

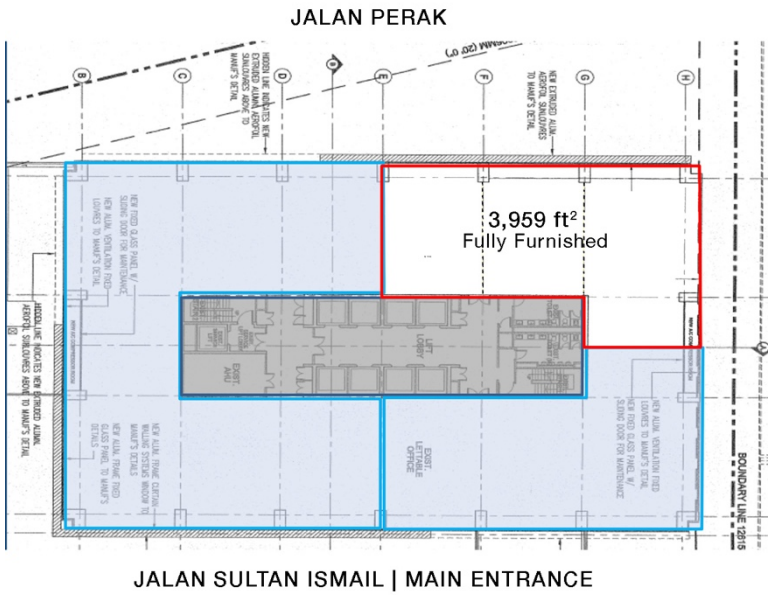


Size: 15,800 sq. ft.

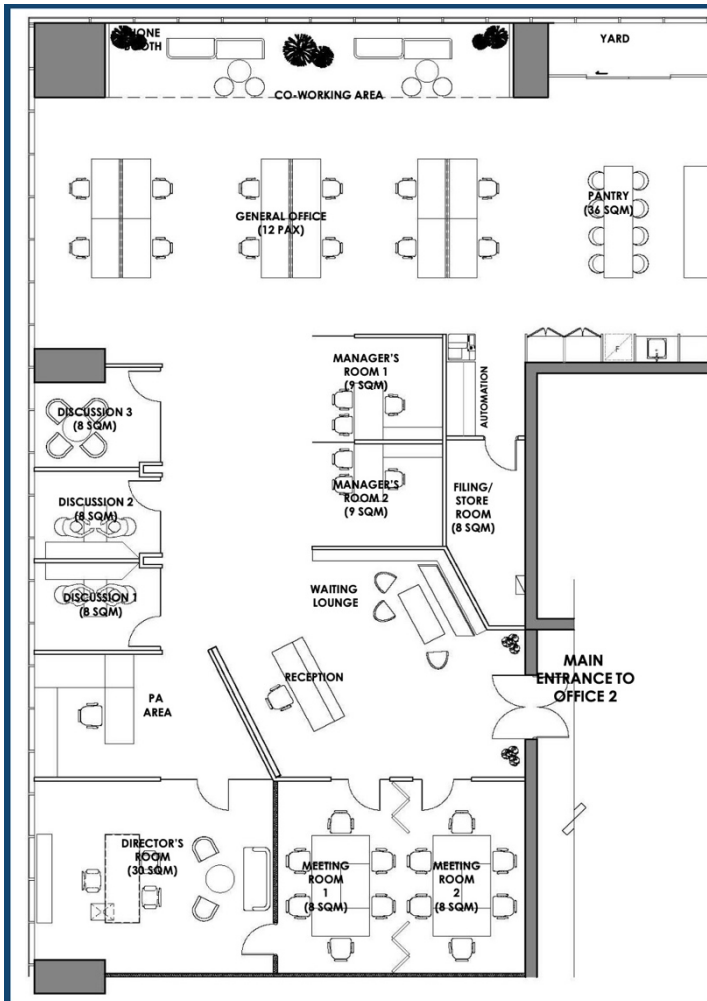


TYPICAL FLOOR
PLAN

LEVEL 13 | FULLY FURNISHED UNIT



FURNITURE PLAN



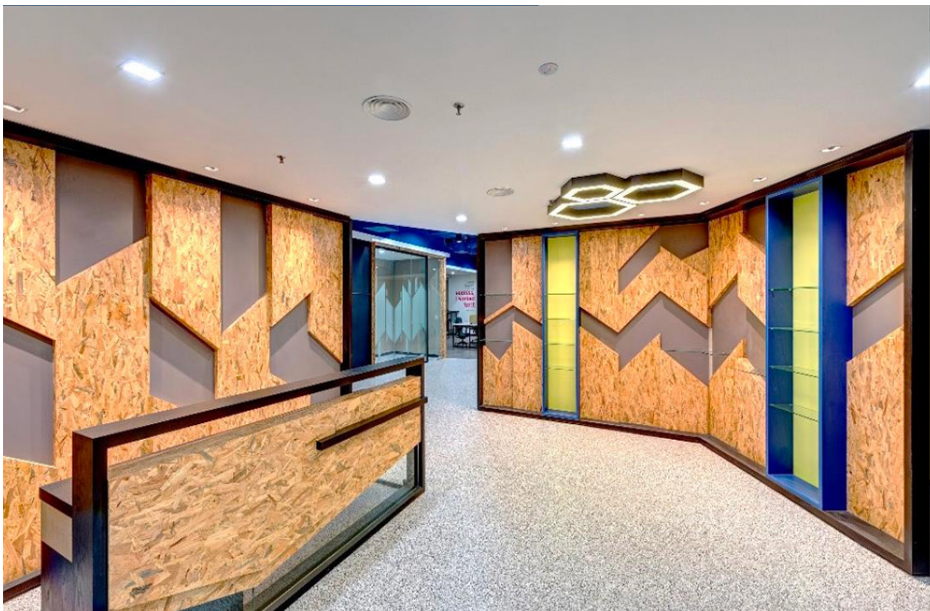
- | | |
|--------------------------|--------|
| 1. Director's Room | 1 set |
| 2. PA's Workstation | 1 set |
| 3. Manager's Workstation | 2 sets |
| 4. General Workstation | 12 pax |
| 5. Discussion Room 1 & 2 | 10 pax |
| 6. Discussion Room 3 | 4 pax |
| 7. Meeting Room 1 & 2 | 12 pax |
| 8. Co-working Area | 12 Pax |
| 9. Waiting Lounge | 6 pax |
| 10. Refreshment area | 8 pax |
| 11. Reception Counter | 1 no |
| 12. Filing Rooms | 1 no |

Total Workstations : 16 pax
Co-Working Area : 12 Pax

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RECEPTION



RECEPTION



PANTRY

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WORKSTATION



WORKSTATION

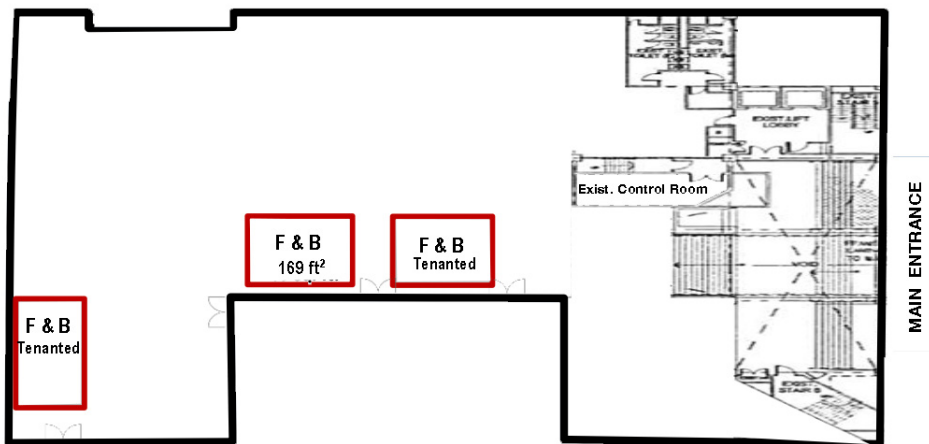


GENERAL OFFICE

GROUND FLOOR & MEZZANINE FLOOR | F&B and RETAIL SPACES

from **MYR 6.00** per sq. ft.

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GROUND FLOOR

View of Jalan Perak



View of Jalan Sultan Ismail

MEZZANINE FLOOR