

A low-angle, night-time photograph of the Exchange Tower, a tall skyscraper with a grid of windows. The building is illuminated from within, with some windows glowing. The sky is dark, and there are some light artifacts and lens flares. The text 'Exchange Tower' is overlaid in a large, white, serif font, and 'A WORLD-CLASS COMMERCIAL LANDMARK' is overlaid in a smaller, white, sans-serif font below it.

Exchange Tower

A WORLD-CLASS COMMERCIAL LANDMARK

In the heart of Bangkok's bustling commercial center,

EXCHANGE TOWER STANDS TALL & PROUD.

A striking 42-floor Grade A office building with a three-floor basement, has been a symbol of modern design and prime location since the opening in 2006. Spanning a total area of 80,944 square meters, the tower offers a net leasable area of 42,954 square meters as of December 2024. This includes 35,210 square meters of premium office space and 7,115 square meters of retail space.

More than just a building, this impressive 42-story skyscraper, alongside its bustling five-story retail mall, is the top choice for multinational businesses, where Bangkok's commercial life thrives with energy and ambition..





IT'S NOT JUST A ***LOCATION.*** IT'S ***RECOGNITION.***

The Office Tower, is one of the city's most recognisable and distinguished landmarks, the 42-storey edifice dominates the Sukhumvit skyline, with an unmistakable stature and world-class regality.

With bold, neat lines and an elegant granite finish, the Exchange Tower's façade exudes the grace of a classic **New York City skyscraper.** The covered entrance at the driveway provides a grand welcome for both tenants and visitors which is extended into an impressive main lobby with an elegant reception counter and lounge, and details such as textured wall finishes, artwork and ambient lighting.

Design

Distressed Copper Ceiling



Between 1890 and 1930, approximately forty-five companies in the United States marketed metal ceilings; most were in Ohio, Pennsylvania, and New York

Curved Ceiling



Curved ceilings add flow, spaciousness, and a modern touch, perfectly complementing today's trend of organic shapes.

Floor medallion marble



Timeless and classical, medallions have long been worn as symbols of devotion and self-discovery.

A New York-style commercial building entrance



A New York-style commercial building entrance typically features sleek, industrial elements like large glass windows, metal frames, and bold geometric lines, often combined with classic brick or concrete facades for a modern yet timeless urban feel.



PRIME LOCATION

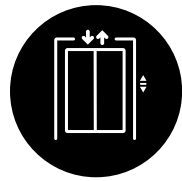


Exchange Tower is located at 388 Sukhumvit Road, Khlongtoey district, at Asoke intersection, one of the busiest intersections in Bangkok. Exchange Tower is connected with the interchange station of BTS Asoke station and MRT Sukhumvit station via link bridge, offering extreme convenience and great accessibility to the building.

Strategically located within Bangkok's Central Business District Prime Location at the Sukhumvit-Ratchadapisek-Asoke intersection. Surrounded by office buildings, residential and hotels it becomes a convenient point for working professionals to shop, recharge and relax.

A 3-Minute Walk through Direct BTS link to BTS Asoke Station and connecting to MRT Sukhumvit Station.

UTILITIES



ELEVATOR & ESCULATOR

Four elevator zones serving different office levels. One service elevator, two retail and car park elevators, and ten escalators connecting all retail levels.



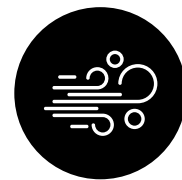
EMERGENCY POWER

Emergency power supply for essential common services



FIRE CONTROL

- Automatic fire alarm and detection system
- Two sets of emergency exit staircases



AIR-CONDITIONING

- Variable Air Volume (VAV) system for air-conditioning control in typical office premises
- Constant Air Volume (CAV) system for air-conditioning control in retail units



CAR PARK

615-car capacity



SECURITY

Close-circuit TV cameras at designated public areas 24-hour security control throughout both office tower and retail mall



BUILDING MANAGEMENT SYSTEM

Computer-based



SPECIFICATION

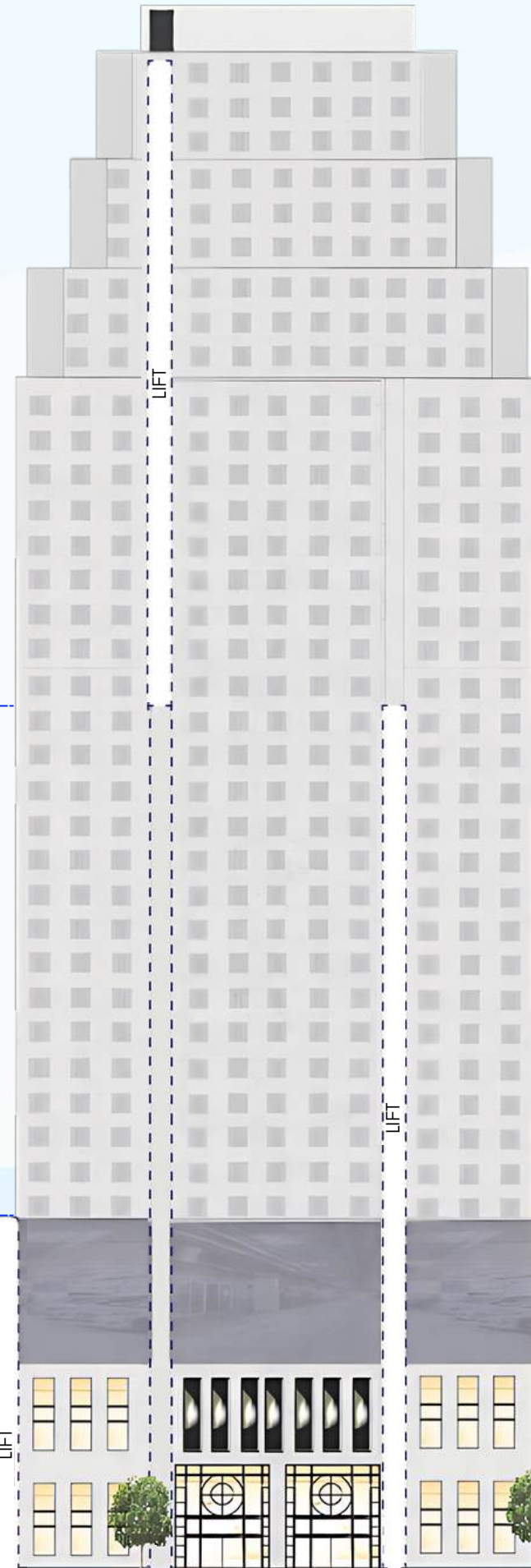
OFFICE
HIGH ZONE
26 - 42

OFFICE
LOW ZONE
11 - 25

CAR PARK
5-10

RETAIL
LG-4

CAR PARK
B2-B3



CERTIFICATIONS



Consumers can be confident that SCG Green Choice products, services and solutions, are environmentally sound and benefiting their quality of life.



LEED (Leadership in Energy and Environmental Design) is the world's most widely used green building rating system. LEED certification provides a framework for healthy, highly efficient, and cost-saving green buildings, which offer environmental, social and governance benefits.



The WELL Health-Safety addresses safety and acute health issues within buildings through operations and management policies. Any business seeking to proactively plan for the future and to support the long-term health and safety needs of their people, has been proven through applications.



WiredScore certification is the global standard for digital connectivity. It recognizes and promotes the best-in-class digitally connected buildings across the globe. Being certified by WiredScore demonstrates that the building has gone through rigorous third party verification.



The BCA Green Mark Certification from Building and Construction Authority (BCA), Singapore, shows concrete proof of the reduction in water and energy bills and the improvement of indoor environmental quality for healthy living.



MEA Energy Awards is a project that promotes energy efficiency improvements in buildings, encouraging buildings to work together to reduce energy consumption for future sustainability.



Bureau Veritas offers certification to ISO 27001, an Information Security Management System, that ensures the confidentiality, integrity and security of the company's information.



The certification of Exchange Tower as Platinum at the THE BUILDING INSPECTORS ASSOCIATION, BSA Building Safety Awards 2024 represents a significant accomplishment. The Building Safety Awards (BSA) are a prestigious recognition within the construction and real estate sectors, honoring buildings that exhibit exceptional standards of safety, sustainability, and innovation in design and operational management.

OFFICE



OFFICE KEY TENANTS:

AEON, FUJITSU, HANESBRANDS, JICA MEAD JOHNSON, STARBUCKS COFFEE, REGUS

TOTAL LETTABLE AREA

35,136 Sq.m

FLOOR SIZES

100 Sq.m - 1,300 Sq.m

FLOOR TO CEILING HEIGHT

2.6 Meters

TELEPHONE LINE INSTALLATION CHARGE

Baht 8,000.- per line - One off payment to the Lessor

TELEPHONE LEASED LINE AND FIBER OPTIC LINE CHARGE

Baht 100,000.- Per line

Subsequent lines at Baht 50,000.- per line - One off payment to the Lessor

All the telephone facilities, the tenant shall contact Nation Telecom or True directly to apply the Telephone lines and all associated cost will be borne by tenant

PARKING

non fixed lot @allocation ratio of 100 Sq.m per lot

SEASON CARPARK CHARGE

Baht 2,800. per lot (exclusive of VAT)

(subject to availability and approval by the Lessor)

UTILITIES CHARGE

Electricity @ Baht 6.00 per kilowatt-hour

Water @ Baht 20.- per cubic metre

AIR CONDITION

Provided Chilled water air-conditioning from 08:00 a.m. - 06:00 p.m.

on weekday excluding Saturdays, Sunday and Public Holidays

OVER TIME AIR CONDITION CHARGE

Mondays Fridays:

- 06:01 p.m. - 10:00 p.m.: Baht 1.50 / Sq.m / hr.

(Minimum charge Baht 1,000. - / hr.)

- 10:01p.m. - 07:59 a.m.: Baht 2.50/Sq.m / hr.

(Minimum charge Baht 2,000.- / hr.)

Saturdays, Sundays & Holidays:

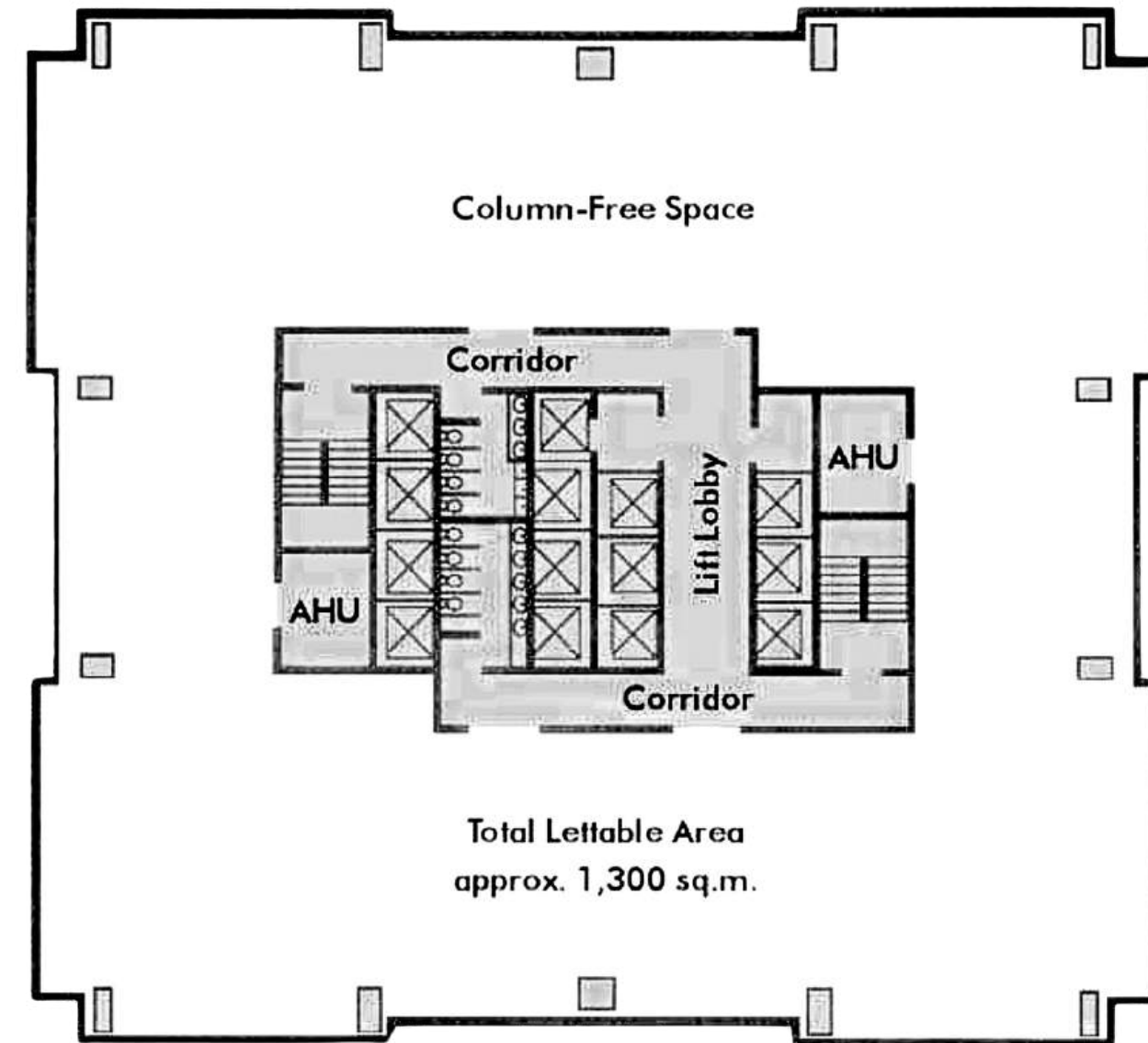
- Baht 2.5/Sq.m / hr. (Minimum charge Baht 2,000.- / Unit / hr.)



OFFICE FLOOR PLAN



Typical Office Floor (Single tenant)



Typical Office Floor Space

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