

THE ANNEX



Property Information



SPACE PROPOSAL

No. 4, Jalan 19/1, 46300 Petaling Jaya

January 2023

ABOUT THE ANNEX

The existing property is strategically located in the heart of the thriving Section 19, Petaling Jaya which has seen a move from industrial towards commercial, residential and retail over the past few years.

Prominent neighboring buildings include UMW Toyota Sales & Service Center, 3 Two Square, Wisma Kemajuan, Open University Malaysia, The Otomotif College (TOC), Jaya One and Jaya 33.

The property have high visibility on Jalan 19/1 and hence suitable

For usage :

- Showroom
- Office space

The property currently housed a futsal and basketball sports centre. The double storey showroom cum office space of 18,000 sq. ft. located in front of the property is available for lease.

PUBLIC TRANSPORT

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- LRT Taman Paramount and LRT Asia Jaya are located 1.5 km and 2 km away from the property.
- Rapid Bus T790 from LRT Taman Paramount and T787 from LRT Asia Jaya stop is in front of the building.

F&B FACILITIES

- Ample F&B outlets and food stalls in the vicinity and neighbourhood of SS2, Seapark, Section 14 and Section 17.
- Walking distance to 3 Two Square (which accommodates a number of F&B outlets) and food stalls along the roadsides.

Klang Valley Integrated Rail System



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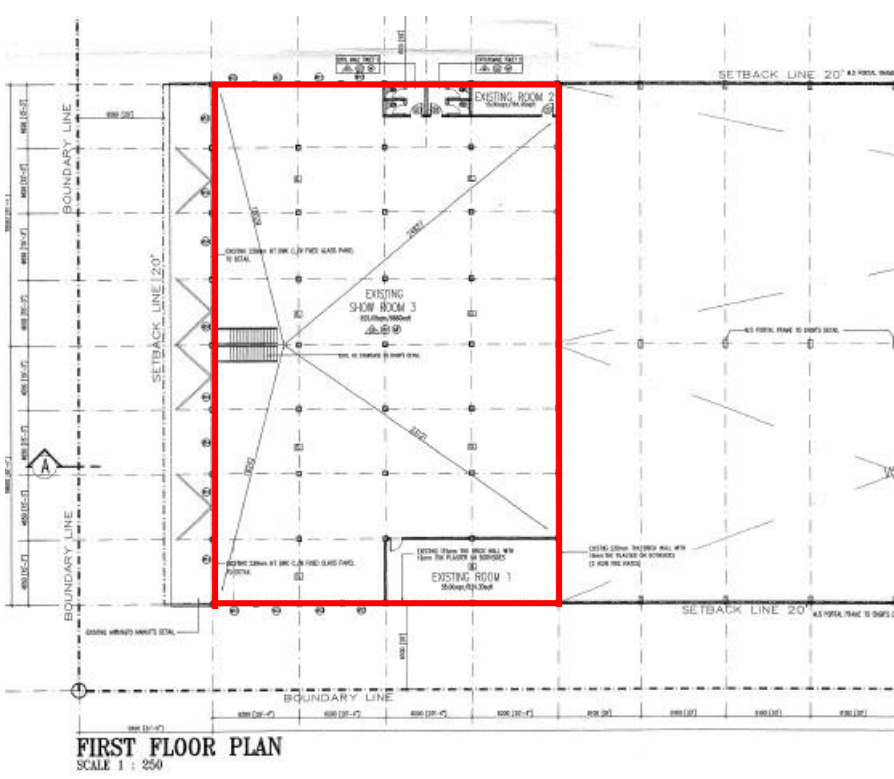
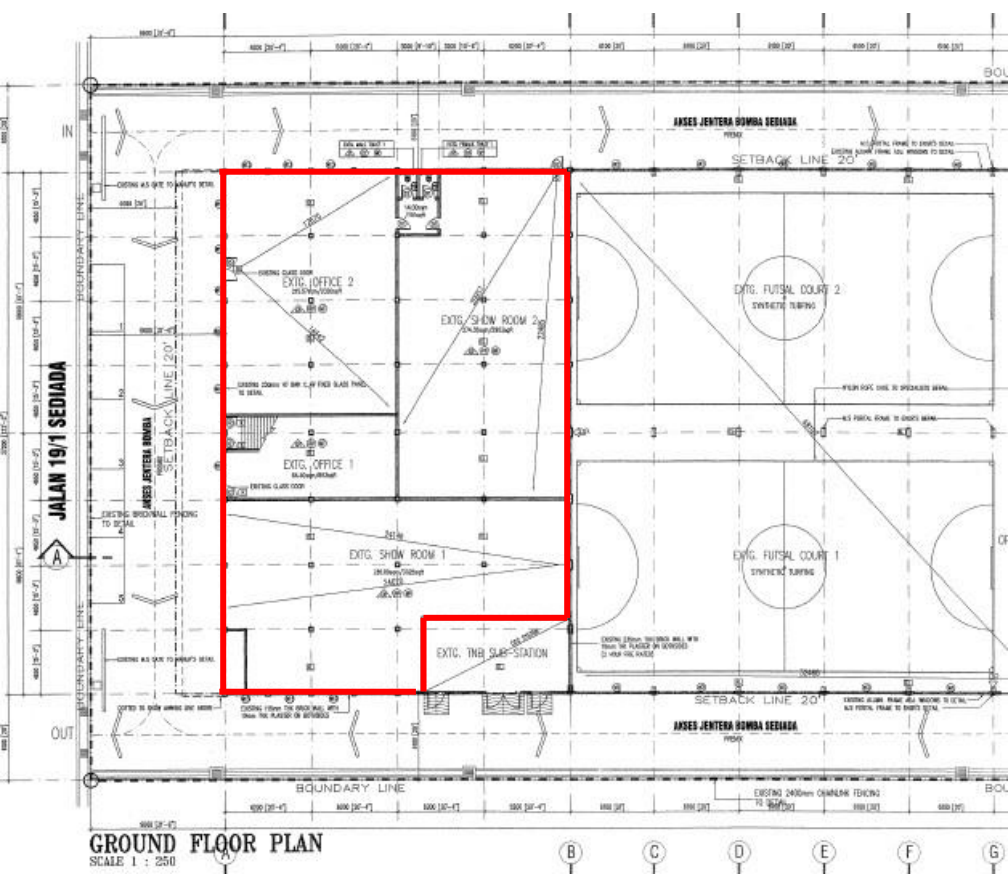


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FLOOR PLANS

Level	Areas	Ceiling Height	Floor loading	Use
Ground & Level 1	18,000sqft.	9 feet	50lbs per sqft.	Retail/Showroom/Office



GROUND FLOOR PHOTO



1st FLOOR PHOTO



WHY CHOOSE AXIS-REIT

WHY CHOOSE AXIS-REIT?

- ✓ Malaysia's leading Real Estate Investment Trust with over 12,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for FUJIFILM Business Innovation, Konica Minolta, DHL, Philips, Schenker, LF Logistics, Hitachi eBworx, Nestle, Fonterra, Emerson, Upeca Aerotech and other MNCs.
- ✓ Interest to establish long term business relationships with tenants.
- ✓ Able to provide a customized facility that offers flexibility and functionality.
- ✓ Professionally managed by Axis REIT Managers Berhad with a dedicated team of facility managers to oversee each property.
- ✓ Setting standards as a world class asset management company.
- ✓ Leveraging on technology & sustainability.
- ✓ A growing portfolio of commercial/ industrial and warehouse facilities to choose from for expansion/ relocation exercises.

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