

# THE ANNEX



## Property Information



**SPACE PROPOSAL**

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

**June 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 Plaza 33.

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

For usage :

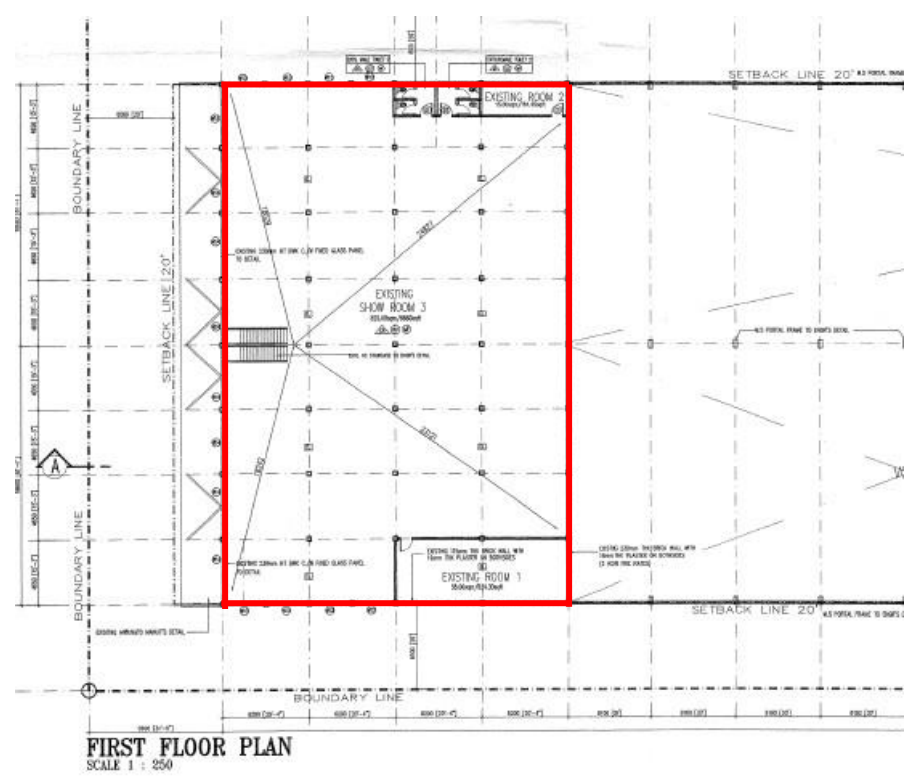
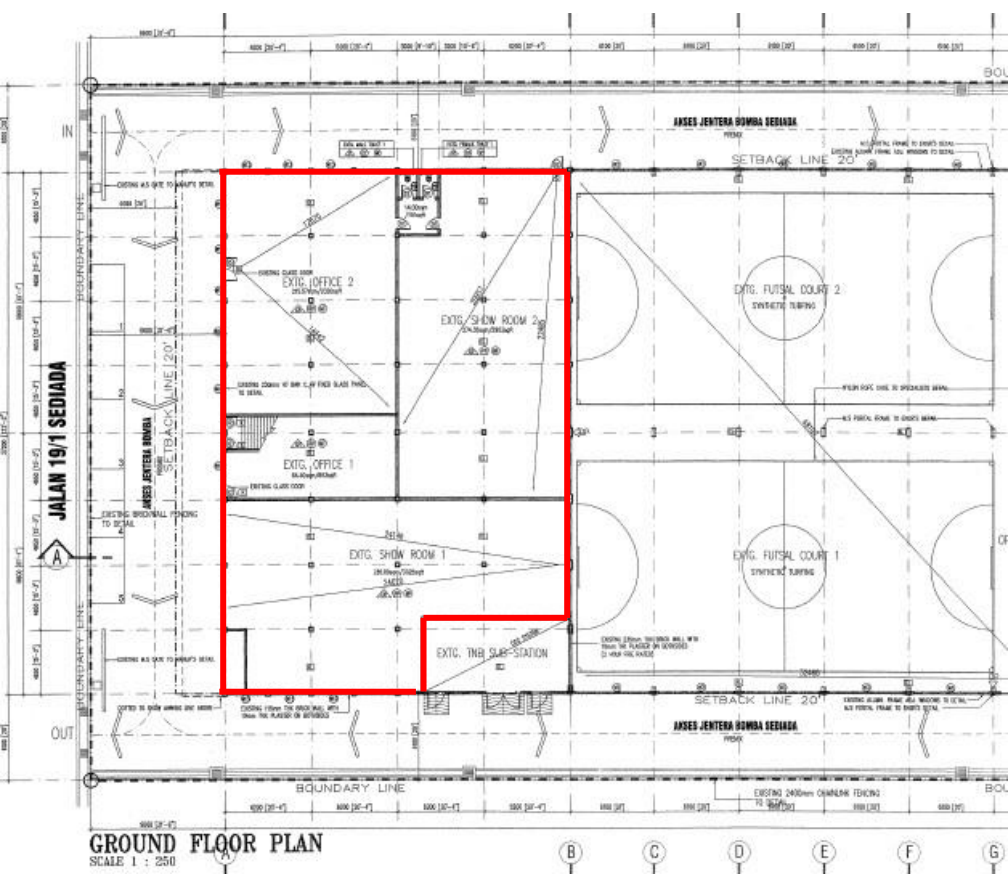
- Showroom
- Office space

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.



# 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



# 1<sup>st</sup> 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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