

iMAZium



SEE HOY CHAN SDN. BERHAD GROUP

im

**where
I want
to be**

imAZIUM





Where Creativity Sparks

Presenting **Imazium** – a 31-storey Grade A office building developed by See Hoy Chan Sdn. Berhad Group with a creative setting for businesses to succeed in today's competitive landscape.

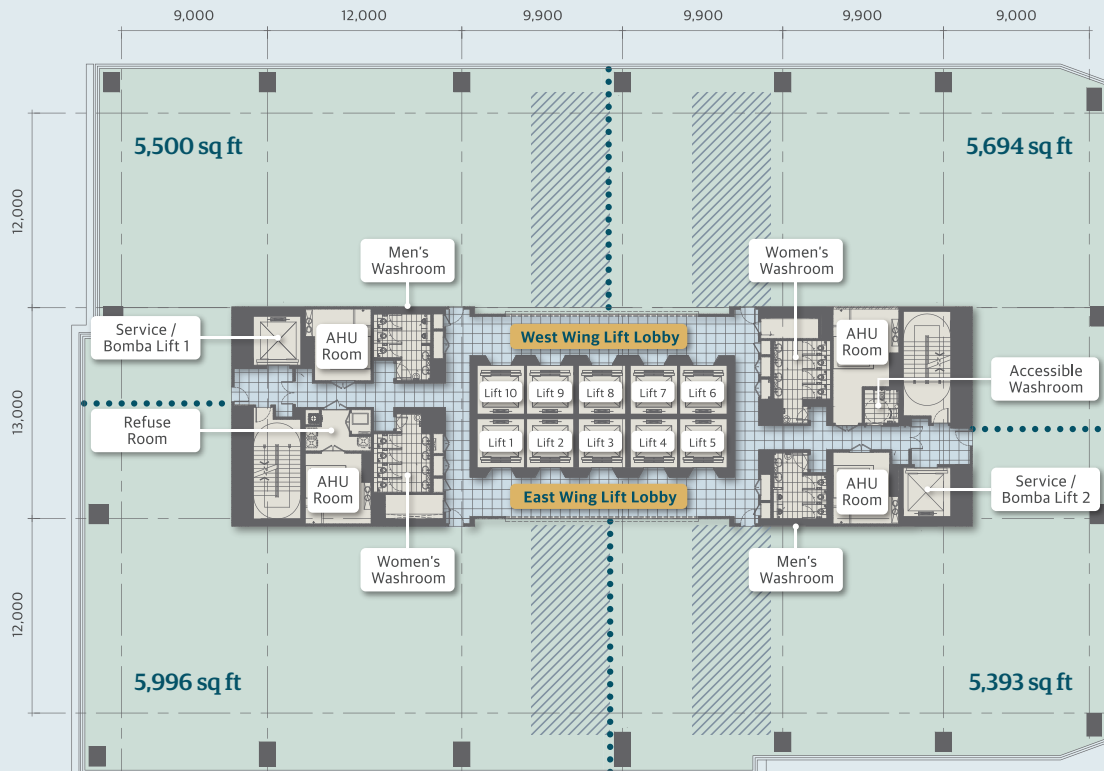
Unconventional in shape and design, this new landmark is strategically located in Damansara Uptown, the Golden Square of Petaling Jaya – a satellite commercial hub offering a wide array of eateries, retail choices, financial institutions and wellness centres.

Imazium is the final component of the integrated development of Damansara Uptown. The completed components comprise: the Starling mall; Somerset Damansara Uptown – a serviced residence managed by The Ascott Limited; office buildings Uptown 1, 2, 3 and 5; Uptown 7 carpark building; and Uptown Residences condominium.

Specification

Building Description	<ul style="list-style-type: none"> 31-storey Grade A office building 20 office floors + 1 facilities floor
Certification & Green Accreditation	<ul style="list-style-type: none"> MSC Status LEED Gold
Target Completion Date	<ul style="list-style-type: none"> Q1 2021
Net Floor Area	<ul style="list-style-type: none"> Office Floors (9th to 28th Floor): 450,000 sq ft (approx.) Commercial and Facilities Podium (Ground Floor and 1st Floor): 30,000 sq ft (approx.)
Average Floor Plate Potential Subdivision	<ul style="list-style-type: none"> 22,500 sq ft (approx.) 5,420 sq ft onwards
Office Floor-Floor Height Office Clear Ceiling Height	<ul style="list-style-type: none"> 4.150 metres 3.0 metres
Floor System For Office Space	<ul style="list-style-type: none"> 150 mm raised floor system Knock-out slab provision for inter-floor connection
Floor Loading	<ul style="list-style-type: none"> 3.5 kN/sqm Designated strengthened location with 6.5 kN/sqm
Power Loading	<ul style="list-style-type: none"> 4 DBs with 150A (3 phase) each per office floor
Air-conditioning System	<ul style="list-style-type: none"> District cooling plant supported by energy-efficient green chillers with individual Air Handling Unit (AHU) at respective floors
No. Of Lifts	<ul style="list-style-type: none"> 10 Office passenger lifts with Destination Control System 4 Car park lifts 2 Service lifts with card access system
In-Building Security	<ul style="list-style-type: none"> Destination Control System Integrated Visitor Management system with turnstile access control 24-hour CCTV surveillance connected to Integrated Operations Centre
Green Features	<ul style="list-style-type: none"> Curtain wall with high performance glazing DGU low E to reduce heat gain into office space while maximizing the external view and daylighting Photovoltaic panels for landlord's energy consumption Photosensors at perimeter to save energy on lighting when there is sufficient daylight near the windows Carbon dioxide sensors for better indoor air quality control and energy efficiency; MER13 air filters are used for the AHU to ensure good quality of fresh air Carbon monoxide sensors in basement to monitor air quality and save energy via mechanical ventilation Bicycle rack, green vehicle parking and feeder bus connecting Kelana Jaya LRT and TTDI MRT to encourage alternative transportation to create a greener ecosystem Rain water harvesting and condensate water recovery system for landscape irrigation
Car Park Allocation	<ul style="list-style-type: none"> 1,388 car park bays over 7 elevated & 3 basement levels 1 non-reserved bay: 450 sq ft (Elevated) 1 reserved bay: 5,000 sq ft (Basement)
In-Building Facilities	<ul style="list-style-type: none"> Ground Floor - Commercial services, F&B outlets 1st Floor (Idea Zone) - Gym, collaborative lounge, karaoke room, games room, energy nap room, nursing rooms, training rooms and meeting rooms
Uptown Integrated Amenities	<ul style="list-style-type: none"> Somerset Serviced Residence by The Ascott Limited The Starling mall and Uptown Square providing numerous F&B, entertainment, edutainment, financial, medical and other facilities Childcare centre at Uptown 2 Terrace
Public Transportation	<ul style="list-style-type: none"> Rapid buses, MRT feeder buses and taxis MRT: Taman Tun Dr Ismail (TTDI) station; Bandar Utama Station LRT: Kelana Jaya Station, upcoming station at Kayu Ara
Shuttle Services	<ul style="list-style-type: none"> Complimentary shuttle bus from the Starling mall to Taman Tun Dr Ismail (TTDI) MRT and Kelana Jaya LRT stations

Typical Office Floor Plan



Creatively designed private lift lobbies allow exclusive access for companies that occupy half or full floors.

Imagine walking out the lift to be greeted by your reception or office frontage.

Average floor plate is approximately **22,500 sq ft**.

.... **Potential subdivision** into 4 offices per floor.

Knock-out slab provision for **inter-floor connection**.

Traffic Flow Map



LEGEND

Entry

Exit

Overhead Ramp To SPRINT / NKVE

Pedestrian Bridge

Covered Walkway

Pedestrian Tunnel To The Starling

Bus Stop

Taxi Stand

Taxi Call Point

Pedestrian Links to The Starling

Building Highlights



Grade A office
designed for MSC
& LEED Gold



Well-crafted
shared facilities



High efficiency
floor plate



Raised
floor system



Generous
car park allocation
1 bay : 450 sq ft



3-tier
security system



Fibre To The
Premises (FTTP)



Dual 12-metre
open office frontages



Provision
for inter-floor
connectivity

Leasing, Asset Management
& Retail

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Another prestigious project by



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