



# AIA CONNECT

Connect work with life



**AIA** CONNECT

### **Green Building & ESG**

- Environmentally friendly
- Energy saving systems
- Water management systems
- Waste management systems
- Health related features



AIA CONNECT



# AIA CONNECT



## LEGEND

1. SITE PLOT A1
2. AIA CAPITAL CENTER
3. MRT – CULTURAL CENTER STATION
4. FUTURE MRT STATION
5. FUTURE DEVELOPMENT



PROJECT SUMMARY		
GFA	110,400	m <sup>2</sup>
Total Lettable Area	58,000	m <sup>2</sup>
Building	34	Storeys
Basement	2	Floors

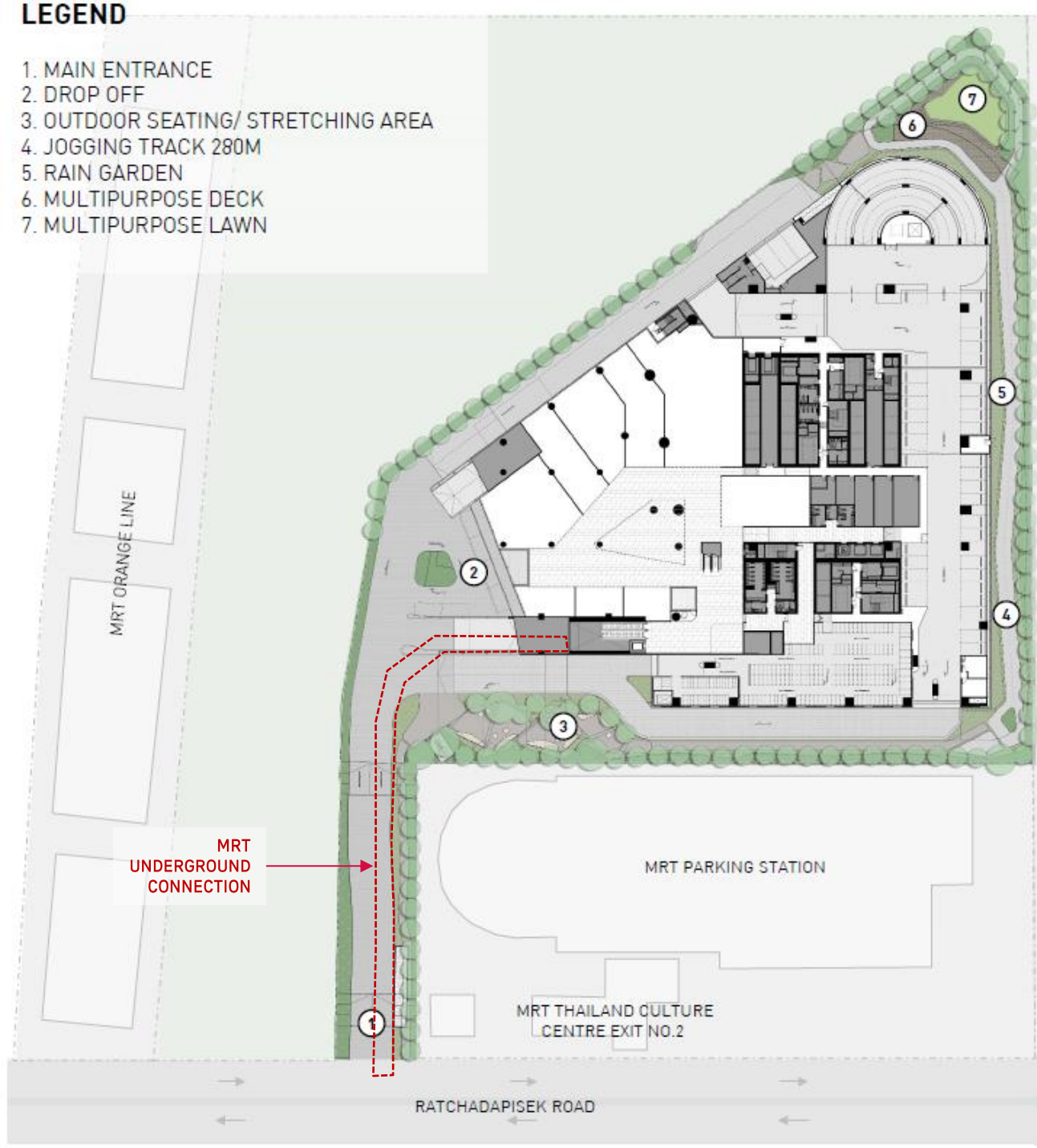
OFFICE AREA		
Net Lettable Area	53,500	m <sup>2</sup>
Floor Plate	2,380 – 2,630	m <sup>2</sup> /Floor
Core-to-Window	19	Meters
Ceiling Height	3	Meters

RETAIL AREA		
Net Lettable Area	4,500	m <sup>2</sup>
Number of Retail Floors	5	Floors

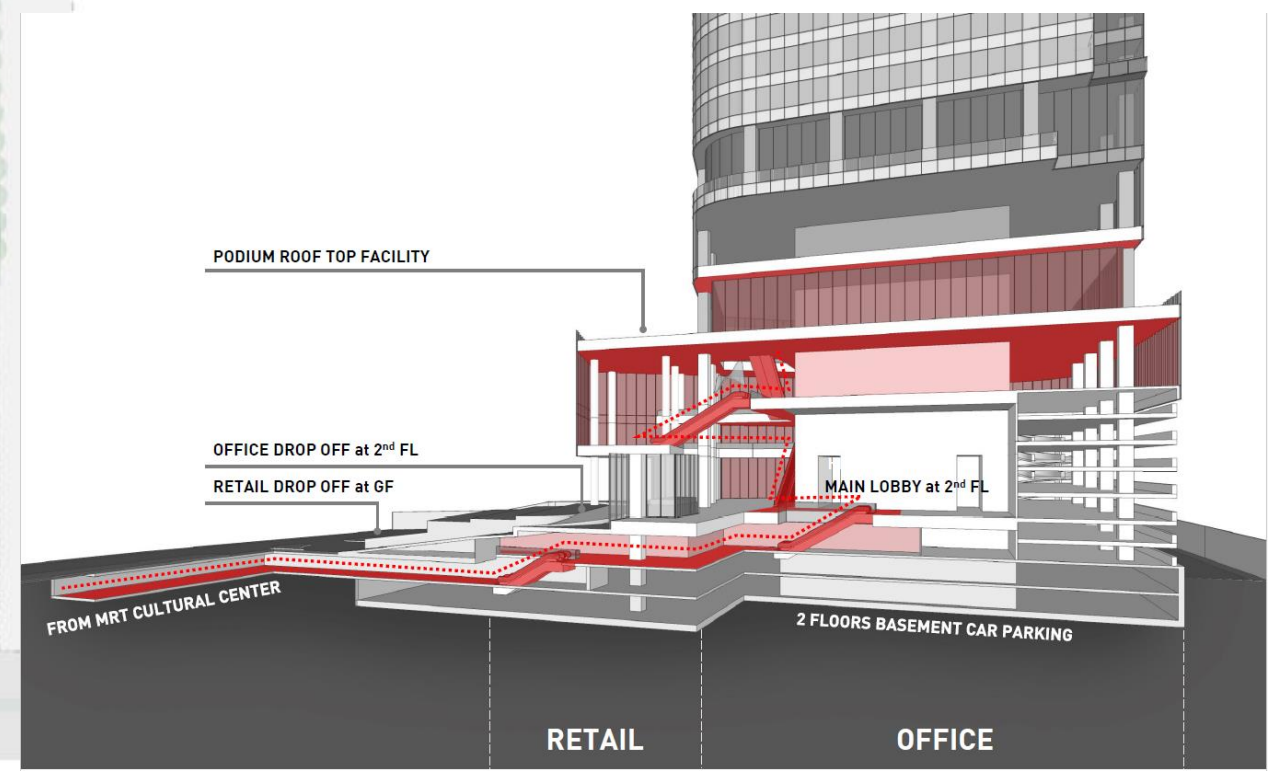
PARKING AREA		
Car Parking	787	Lots
Motorcycle Parking	140	Lots
Bicycle Parking	36	Lots
Parking Floor	9	Floors

# LEGEND

- 1. MAIN ENTRANCE
- 2. DROP OFF
- 3. OUTDOOR SEATING/ STRETCHING AREA
- 4. JOGGING TRACK 280M
- 5. RAIN GARDEN
- 6. MULTIPURPOSE DECK
- 7. MULTIPURPOSE LAWN



MRT THAILAND CULTURE CENTRE EXIT NO.2



# MRT Connectivity

## TAP INTO TOURIST & EXPAT MARKETS

Experience seamless access to Bangkok's vibrant core.

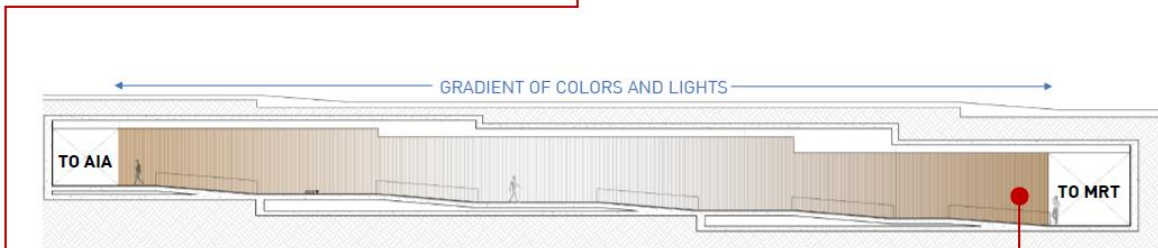
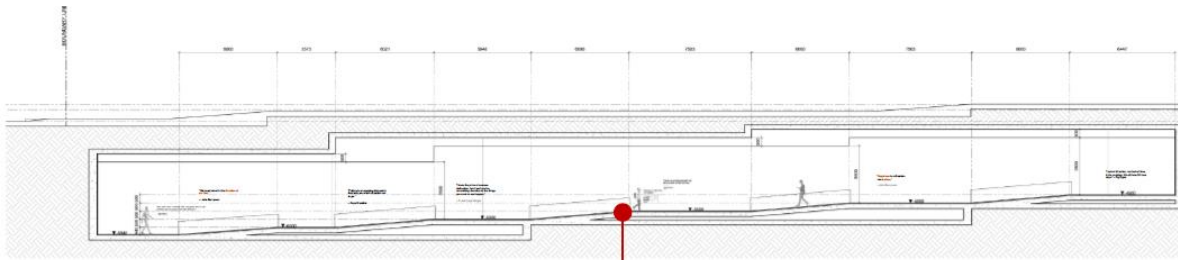
**AIA Connect** is ideally situated, few steps from **Thailand Cultural Centre's** MRT station. This direct link to the city's expansive metro network guarantees your business benefits.



## Seamless Commutes, Reduced Parking Needs

### LESS OPERATIONAL COSTS : FUTURE-PROOF OF YOUR BUSINESS

- **Easy Commutes:** Employees and clients can effortlessly reach your location from anywhere in Bangkok, maximizing convenience and reducing travel time.
- **Increased Foot Traffic:** Capitalize on the constant stream of MRT passengers, boosting your brand's visibility and attracting new customers
- **Prime Positioning:** Establish your business in a highly desirable location, sought after by companies prioritizing connectivity and accessibility.



GRAPHICS + TEXT encouraging health + wellness + active work place



ACOUSTIC FELT WALL PANEL to create good acoustic level through the tunnel and reduce noise pollution.

# WELL PRE-CERTIFIED – TARGETING GOLD LEVEL



URBAN CASCADED TERRACE



TERRESTRIAL JOGGING TRACK



SKYLINE DECK



STRETCHING AND WARM-UP AREA



Air



Water



Light



Nourishment



Fitness



Comfort



Mind



# LEED PRE-CERTIFIED – GOLD LEVEL



# PRIME RETAIL AND OFFICE SPACE WHERE CONNECTIVITY MEETS COMMUNITY

- Steps from MRT, connecting your business to all of Bangkok.
- Picture a retail space where easy access draws in a constant stream of customers from across the city.
- Envision all this selection of amenities designed to enhance well-being and foster a thriving community.

## OFFICE FLOOR PLATE

Core-to-Window	19.9	Meters		
Ceiling Height	3	Meters		
Low Zone	8 <sup>th</sup> – 23 <sup>rd</sup>	Floors	1,845-2,105	m <sup>2</sup> /Floor
Transfer	24 <sup>th</sup>	Floor	1,745	m <sup>2</sup> /Floor
High Zone	25 <sup>th</sup> – 34 <sup>th</sup>	Floors	1,745-2,010	m <sup>2</sup> /Floor

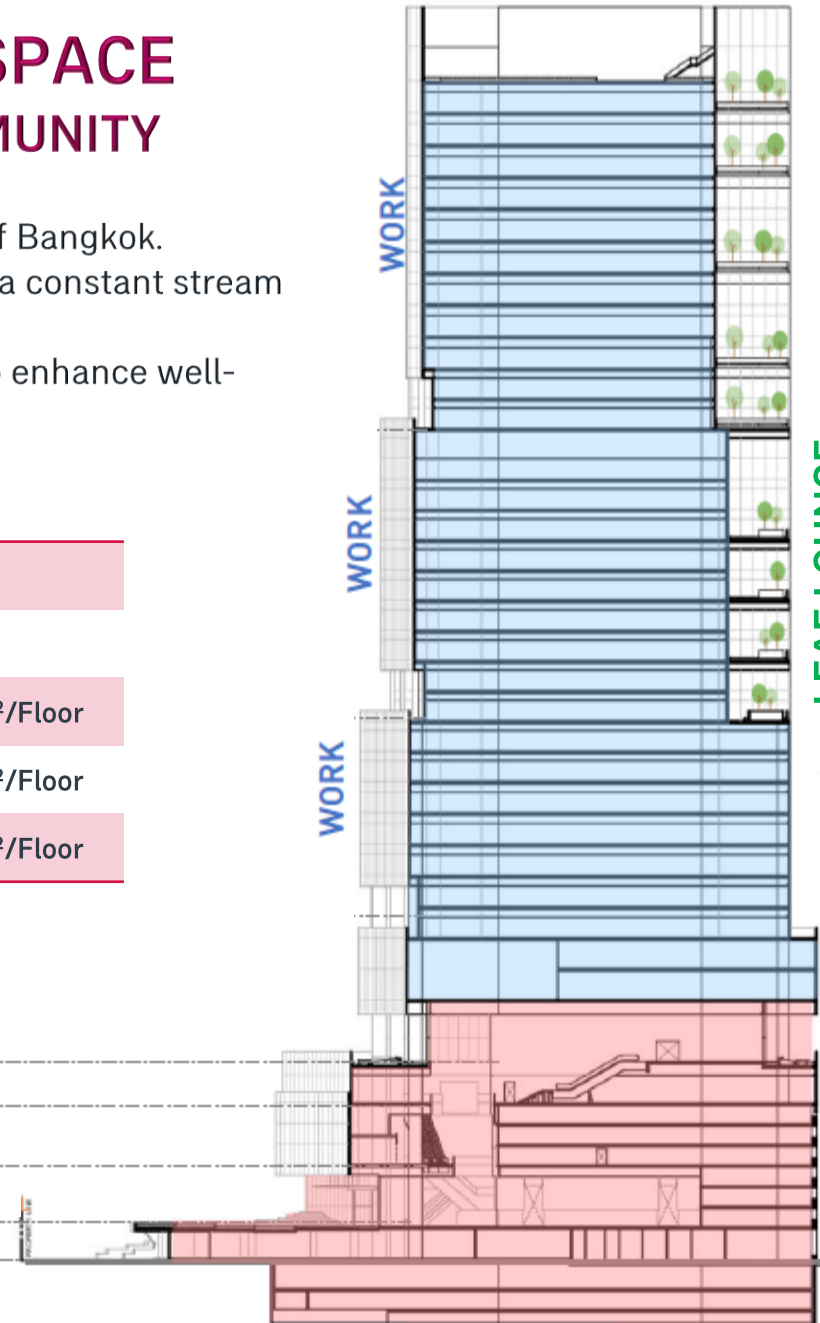
Rooftop: Sky Deck – Urban Oasis

FL. 4: Rejuvenation Hub

FL. 3: The Wellness Wing

FL. 2: The Atrium (Main Lobby)

G Floor: The Market Hall



**OFFICE ZONE**  
**25 FLOORS**

DESIGNED FOR PRODUCTIVITY  
AND COLLABORATION

WORK-LIFE BALANCE  
REDEFINED

**RETAIL ZONE**  
**5 FLOORS**

## LEGEND

1. RETAIL DROP OFF
2. ENTRANCE FROM MRT
3. RETAIL (1,465 SQ.M.)
4. PARKING
5. BOH
6. OUTDOOR PLANTER
7. ESCALATOR TO 2<sup>ND</sup> FLOOR



# GROUND FLOOR



RETAIL REFERENCES IMAGES

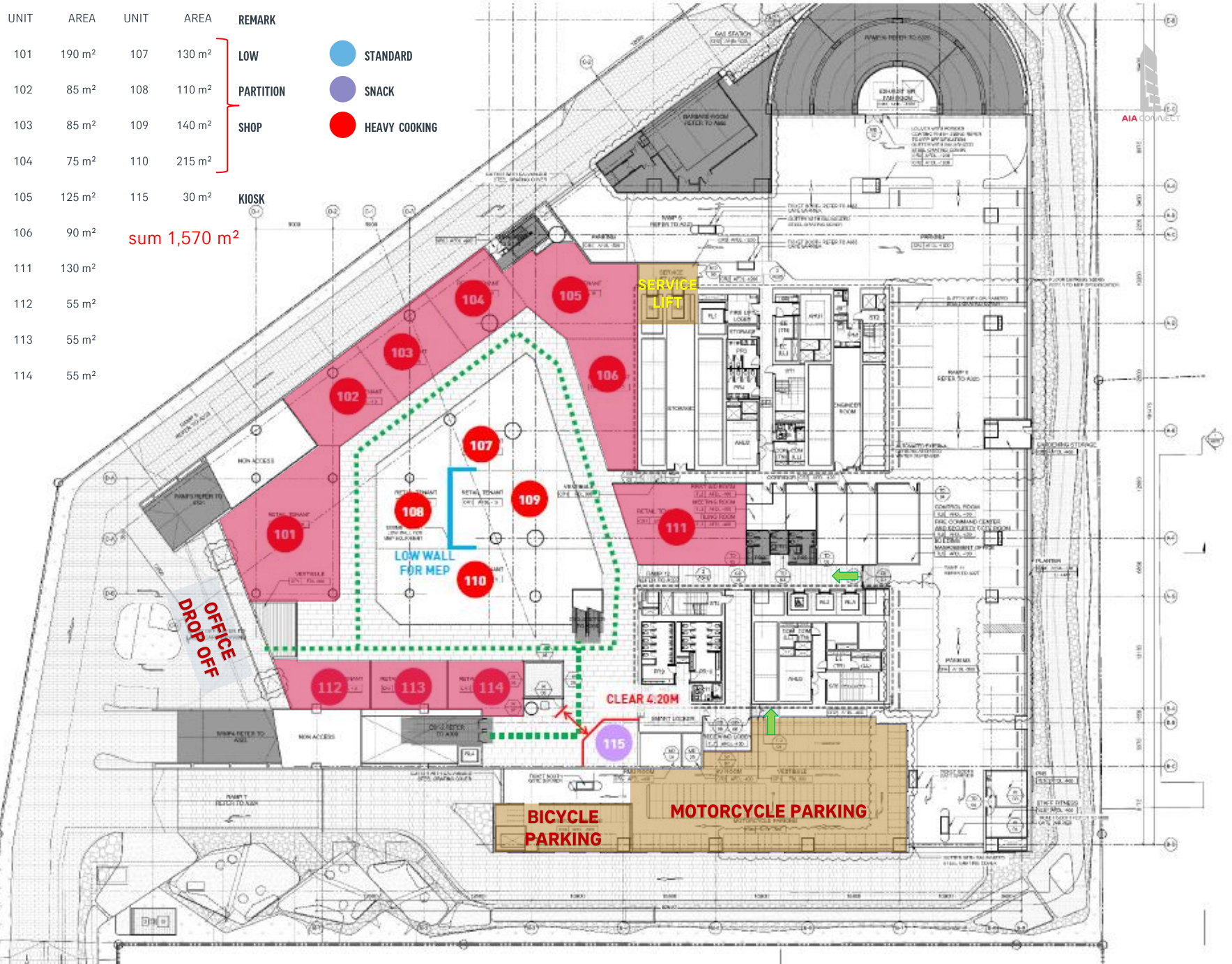


# GROUND FLOOR



UNIT	AREA	UNIT	AREA	REMARK
101	190 m <sup>2</sup>	107	130 m <sup>2</sup>	LOW
102	85 m <sup>2</sup>	108	110 m <sup>2</sup>	
103	85 m <sup>2</sup>	109	140 m <sup>2</sup>	PARTITION
104	75 m <sup>2</sup>	110	215 m <sup>2</sup>	
105	125 m <sup>2</sup>	115	30 m <sup>2</sup>	SHOP
106	90 m <sup>2</sup>			KIOSK
111	130 m <sup>2</sup>			sum 1,570 m <sup>2</sup>
112	55 m <sup>2</sup>			
113	55 m <sup>2</sup>			
114	55 m <sup>2</sup>			
114	55 m <sup>2</sup>			

- STANDARD
- SNACK
- HEAVY COOKING



# 2<sup>nd</sup> FLOOR

UNIT AREA

201 110 m<sup>2</sup>

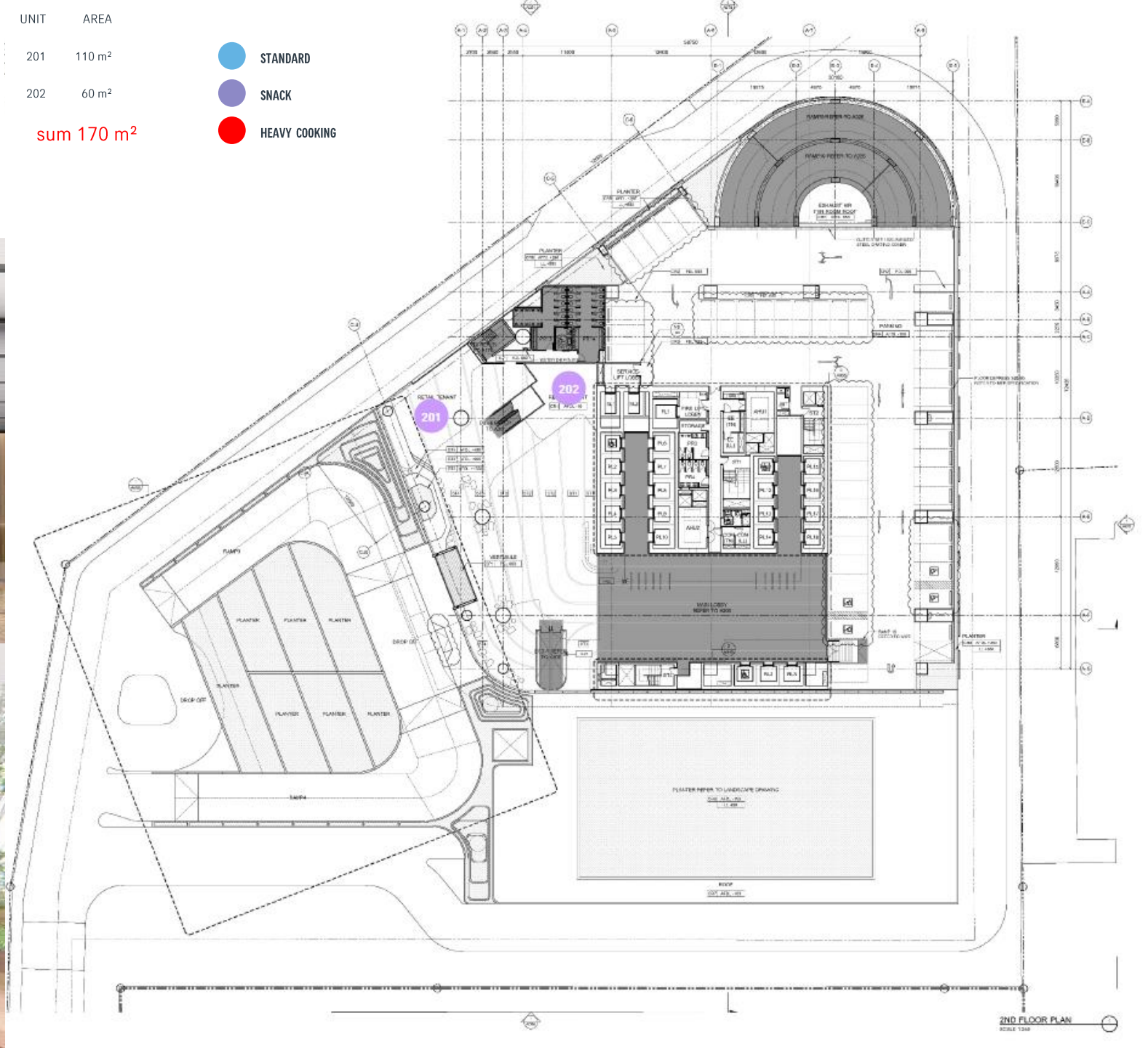
202 60 m<sup>2</sup>

sum 170 m<sup>2</sup>

● STANDARD

● SNACK

● HEAVY COOKING





02

2nd FLOOR  
RECEPTION  
LIFT LOBBY  
RETAIL  
MC  
BOOK-OUT

TOWER  
A

107  
122

02

02

02 02

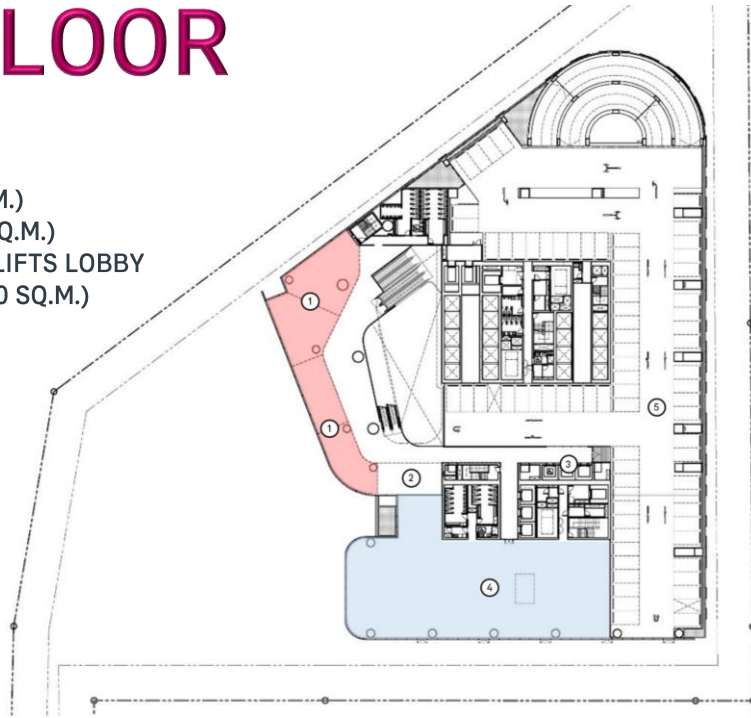




# 3<sup>rd</sup> FLOOR

## LEGEND

1. RETAIL (75-120 SQ.M.)
2. RETAIL: KIOSK (60 SQ.M.)
3. RETAILS/ PARKING LIFTS LOBBY
4. OFFICE TENANT (880 SQ.M.)
5. PARKING

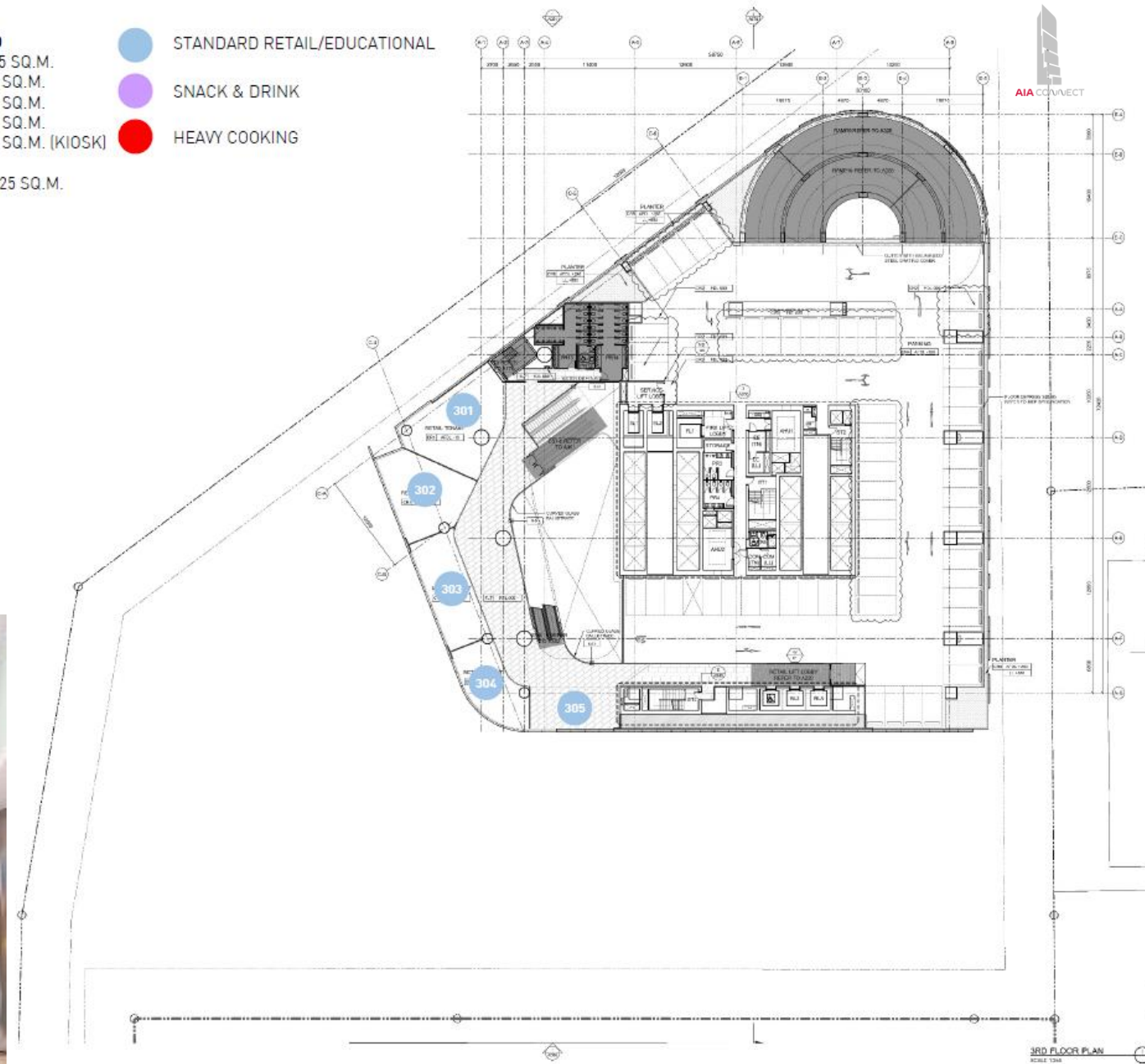


## LEGEND

- 301 = 115 SQ.M.
- 302 = 95 SQ.M.
- 303 = 85 SQ.M.
- 304 = 70 SQ.M.
- 305 = 60 SQ.M. (KIOSK)

SUM = 425 SQ.M.

- STANDARD RETAIL/EDUCATIONAL
- SNACK & DRINK
- HEAVY COOKING



# 4<sup>th</sup> FLOOR

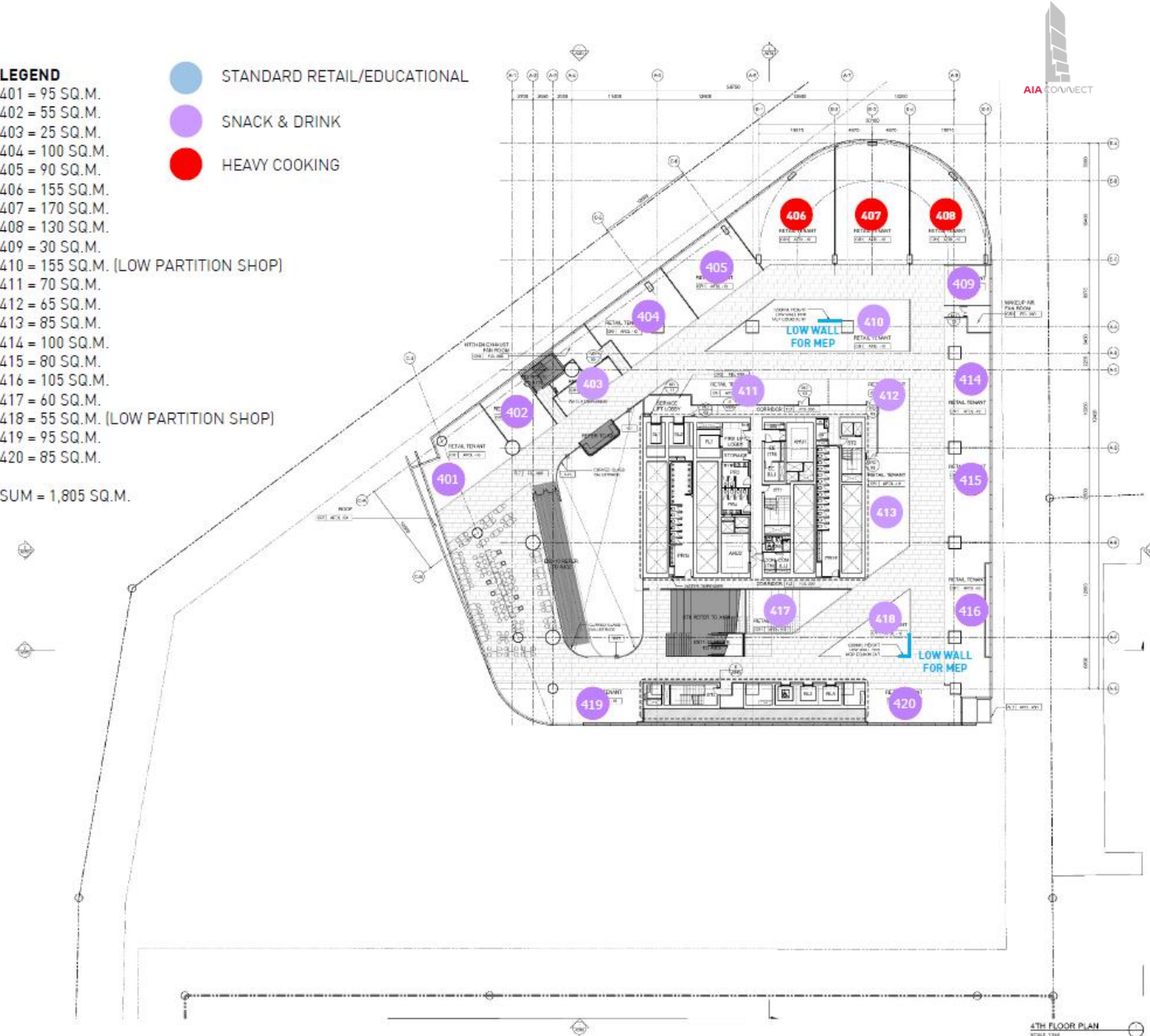


## LEGEND

- 401 = 95 SQ.M.
- 402 = 55 SQ.M.
- 403 = 25 SQ.M.
- 404 = 100 SQ.M.
- 405 = 90 SQ.M.
- 406 = 155 SQ.M.
- 407 = 170 SQ.M.
- 408 = 130 SQ.M.
- 409 = 30 SQ.M.
- 410 = 155 SQ.M. (LOW PARTITION SHOP)
- 411 = 70 SQ.M.
- 412 = 65 SQ.M.
- 413 = 85 SQ.M.
- 414 = 100 SQ.M.
- 415 = 80 SQ.M.
- 416 = 105 SQ.M.
- 417 = 60 SQ.M.
- 418 = 55 SQ.M. (LOW PARTITION SHOP)
- 419 = 95 SQ.M.
- 420 = 85 SQ.M.

SUM = 1,805 SQ.M.

- STANDARD RETAIL/EDUCATIONAL
- SNACK & DRINK
- HEAVY COOKING



# 5<sup>th</sup> FLOOR



OUTDOOR SEATING WITH LANDSCAPE



## LEGEND

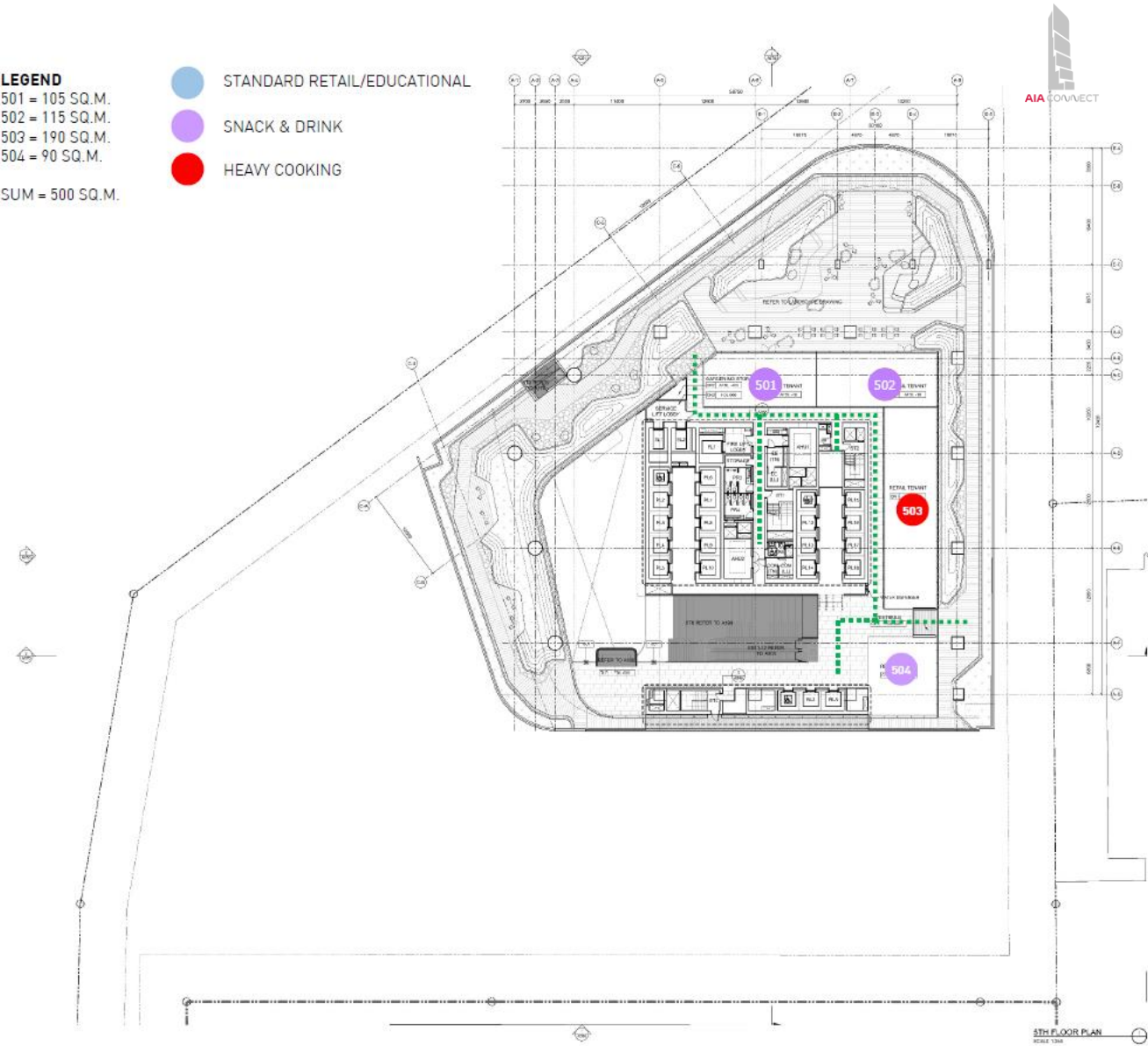
501 = 105 SQ.M.  
502 = 115 SQ.M.  
503 = 190 SQ.M.  
504 = 90 SQ.M.

SUM = 500 SQ.M.

● STANDARD RETAIL/EDUCATIONAL

● SNACK & DRINK

● HEAVY COOKING





# 10 FLOOR – SHOW UNIT







12



AA

AB

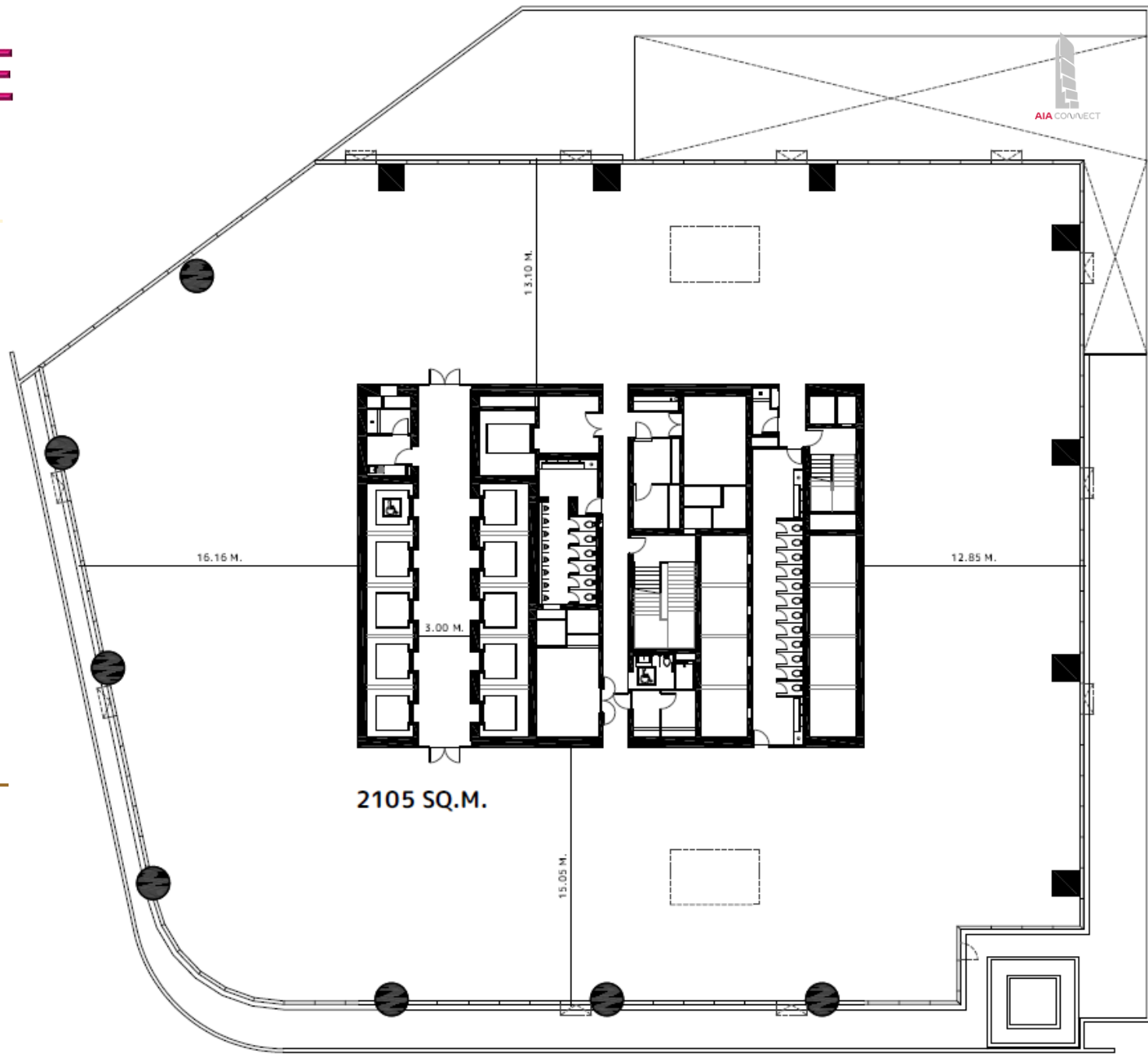
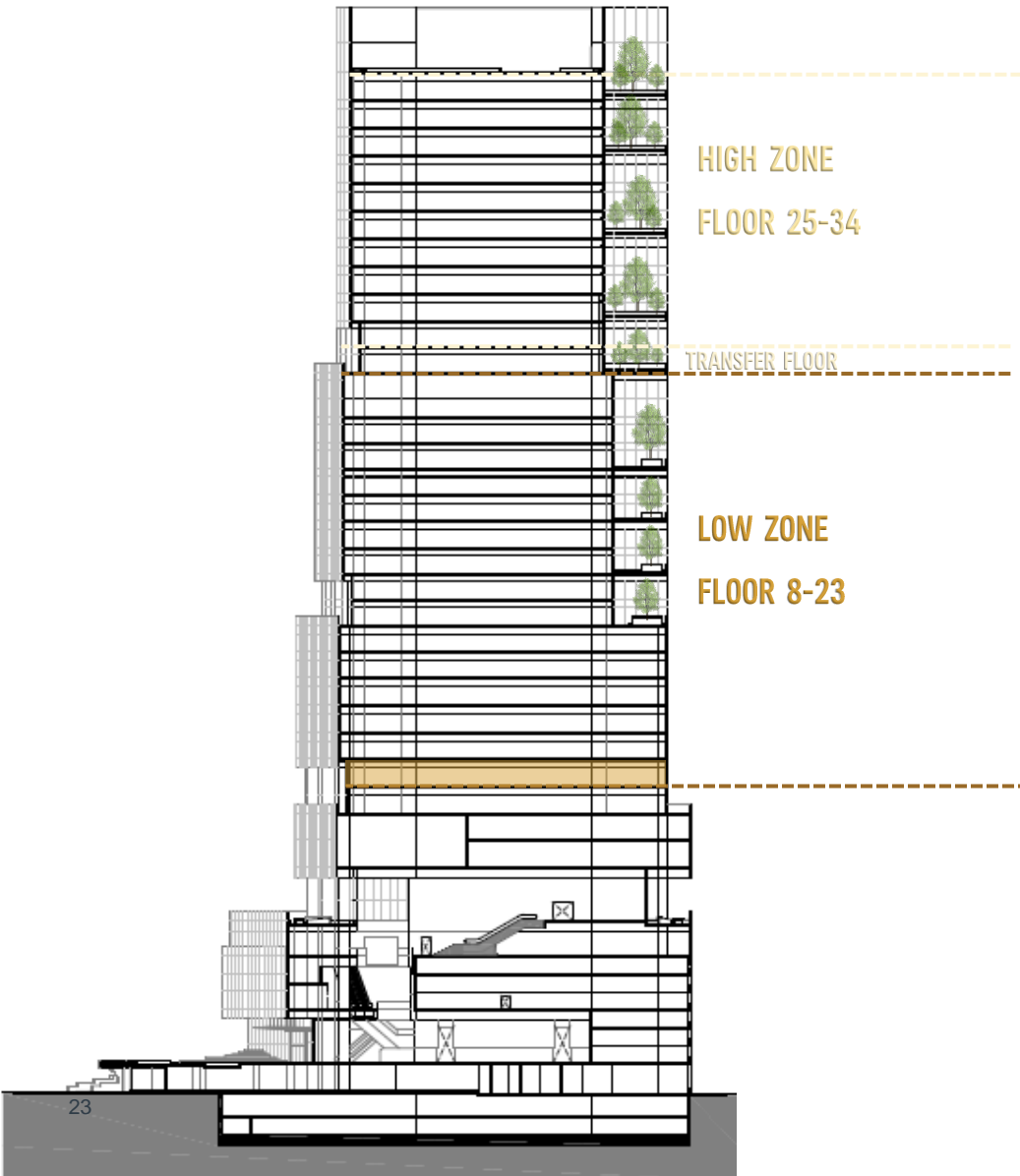
J1

J2

A

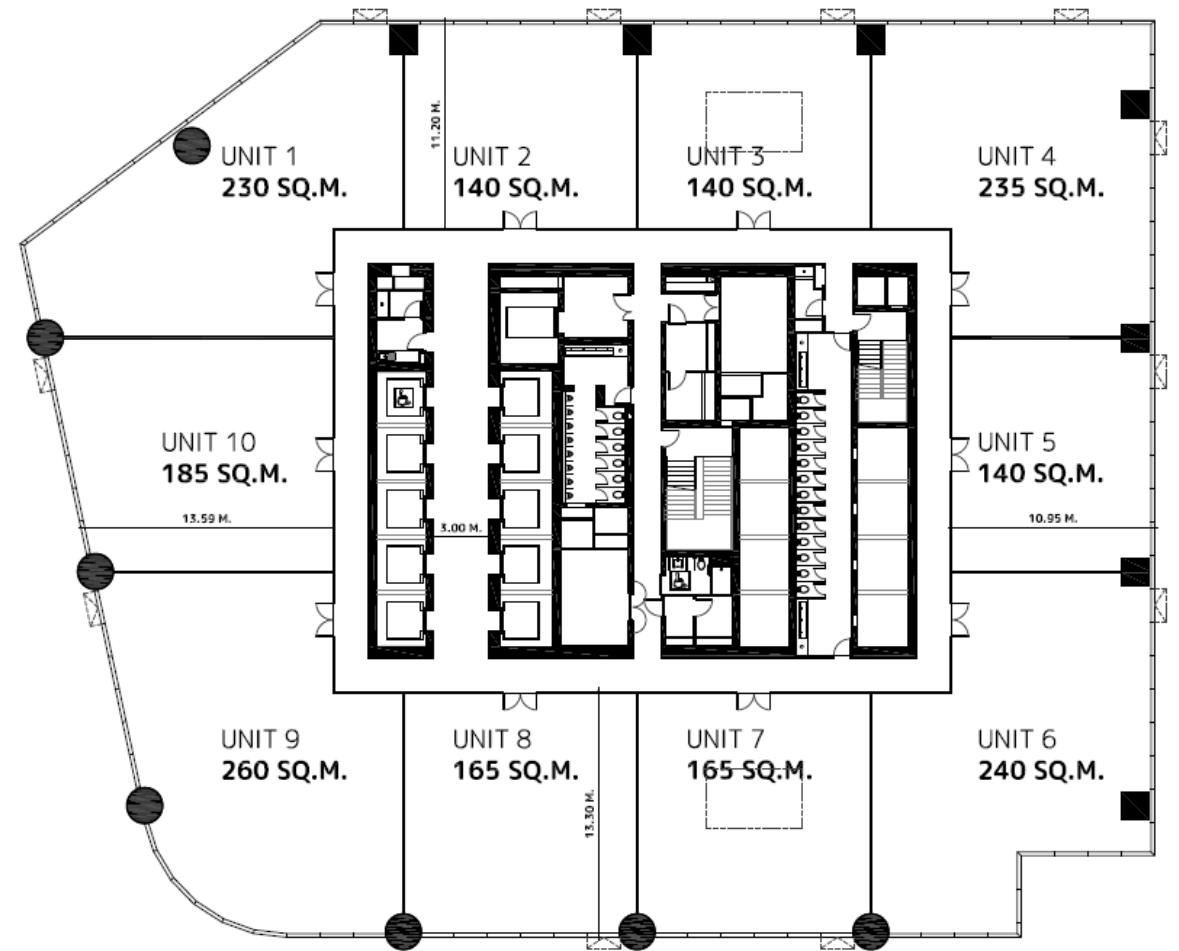
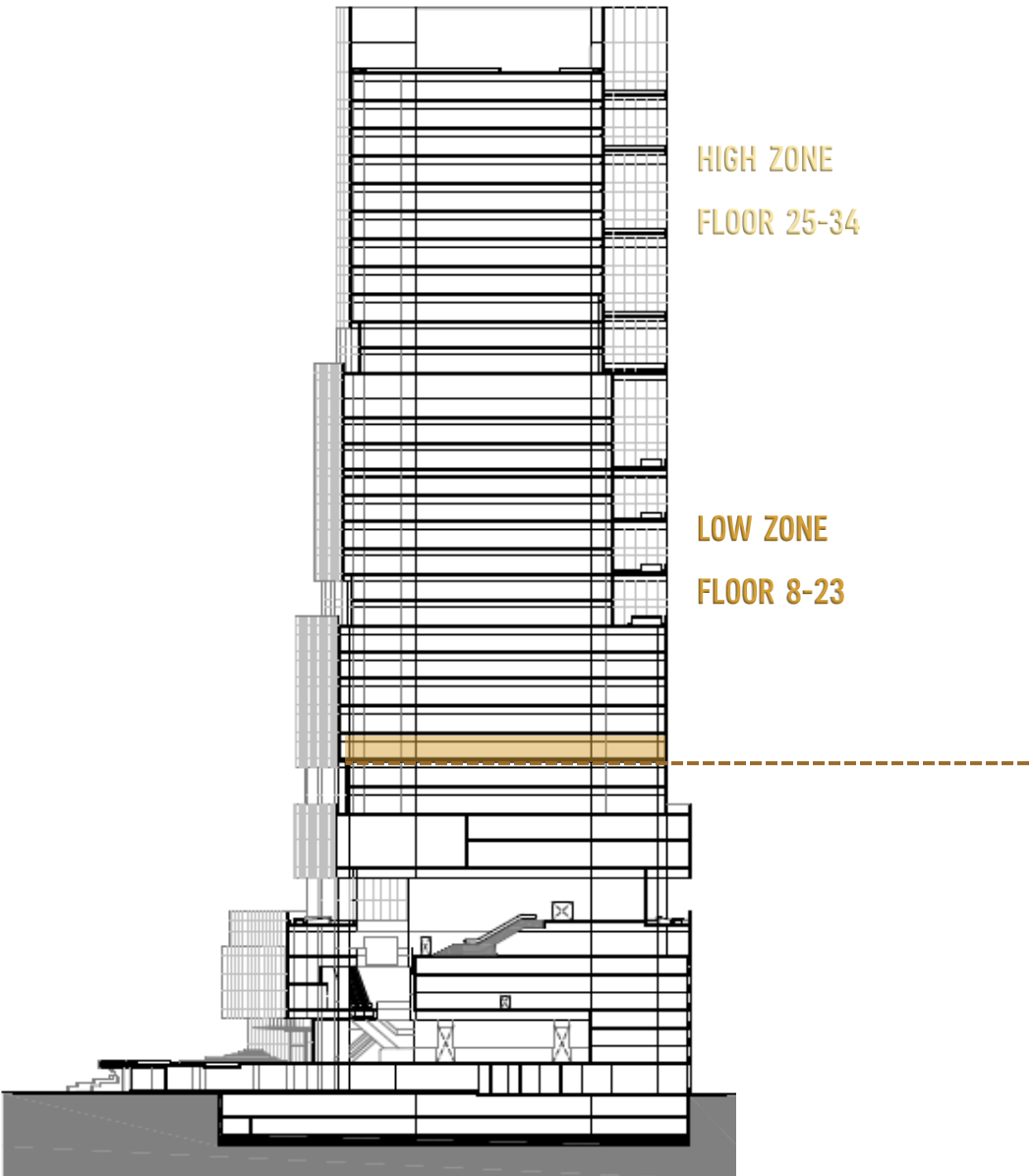
AIA

# 8<sup>th</sup> FLOOR – LOW ZONE

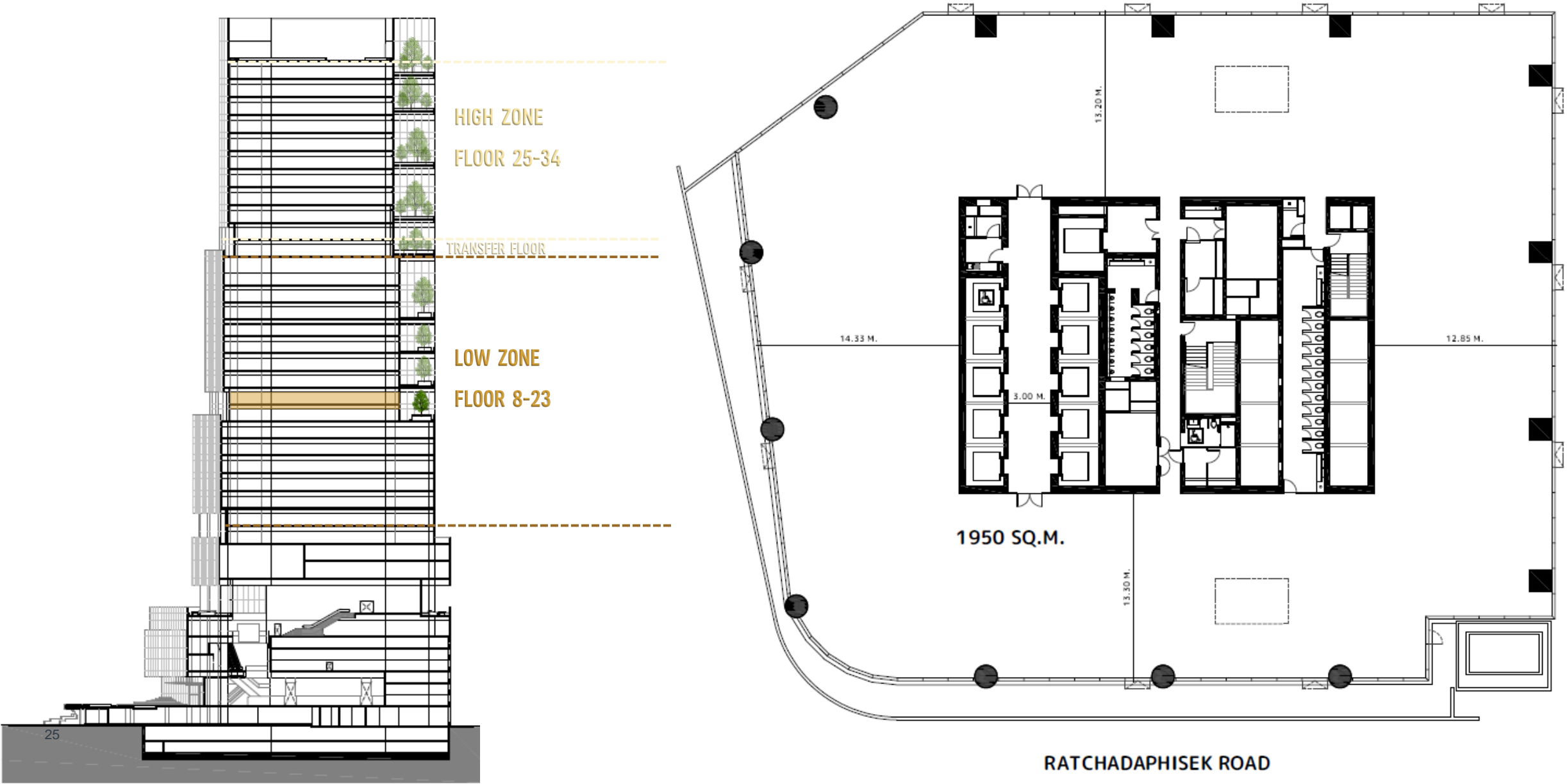


RATCHADAPHISEK ROAD

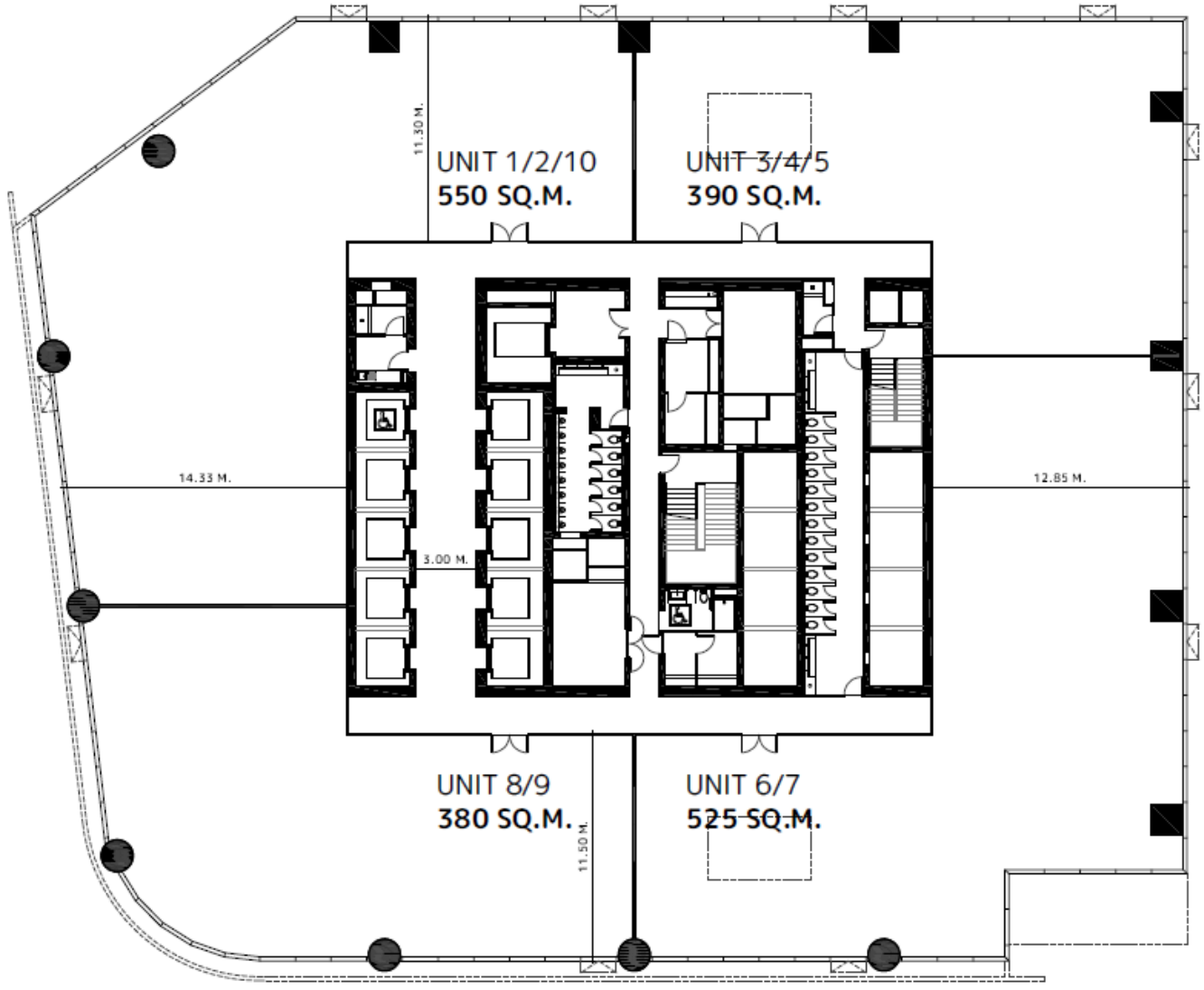
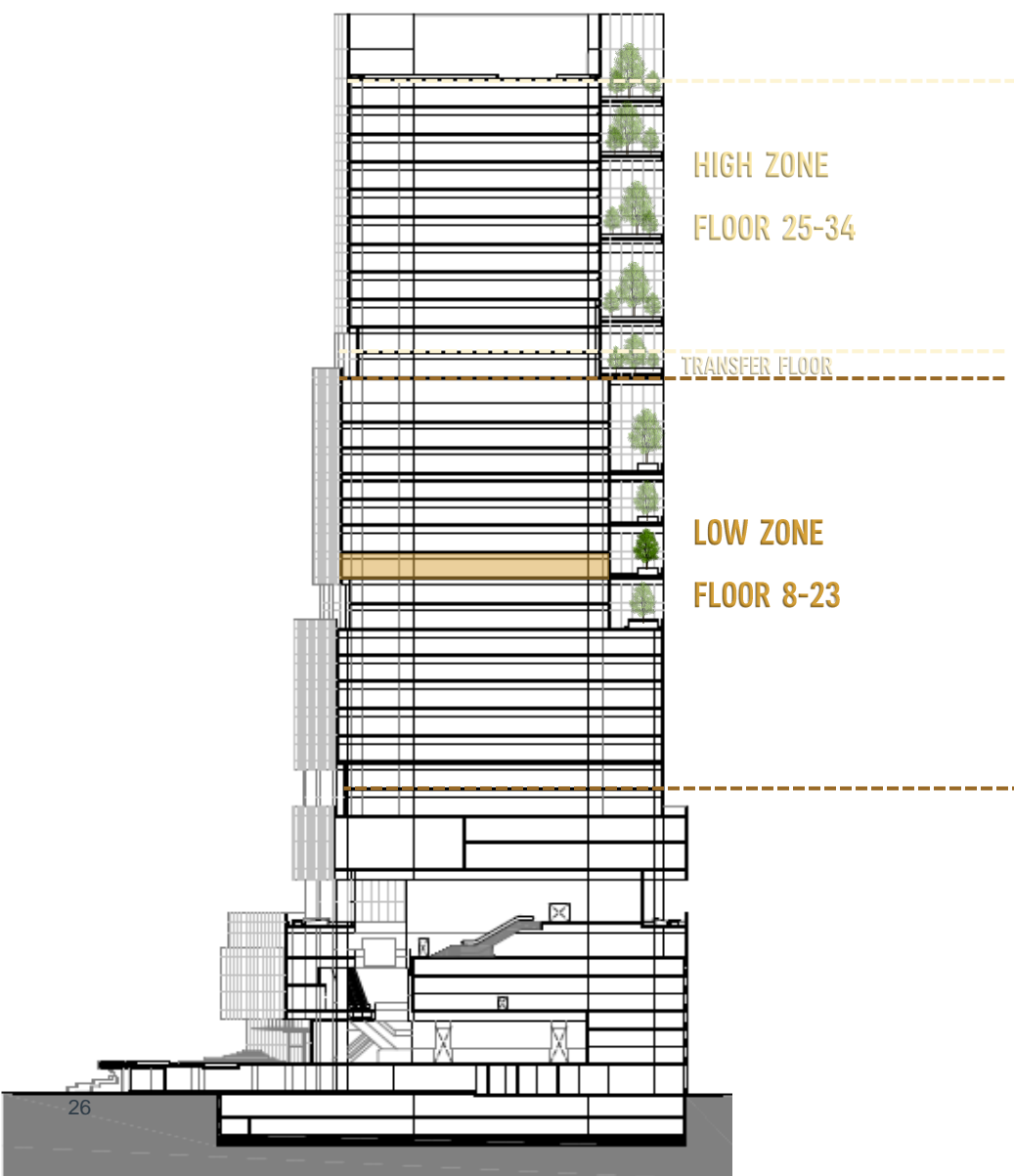
# 9<sup>th</sup> FLOOR – LOW ZONE



# 15<sup>th</sup> FLOOR – LOW ZONE

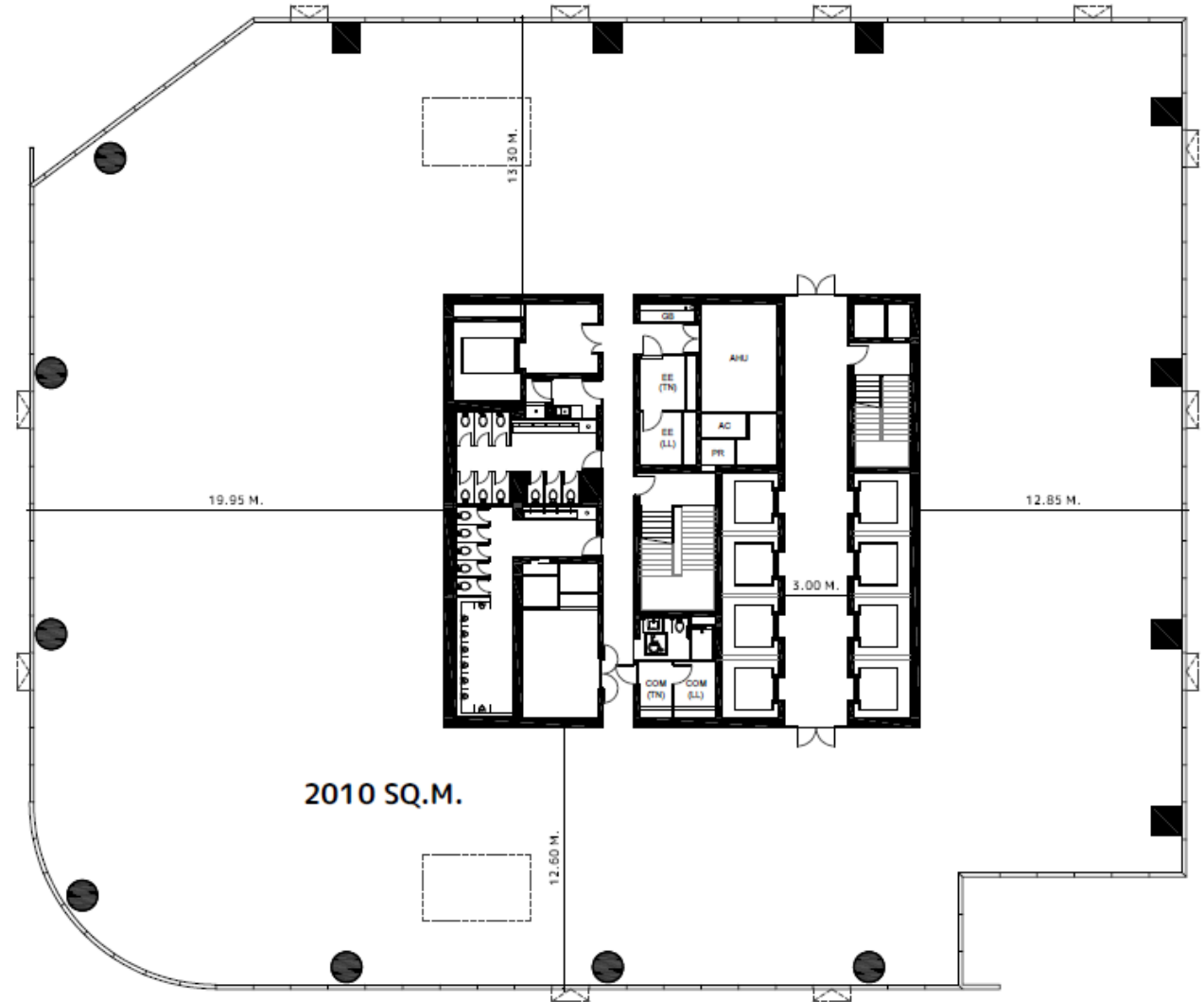
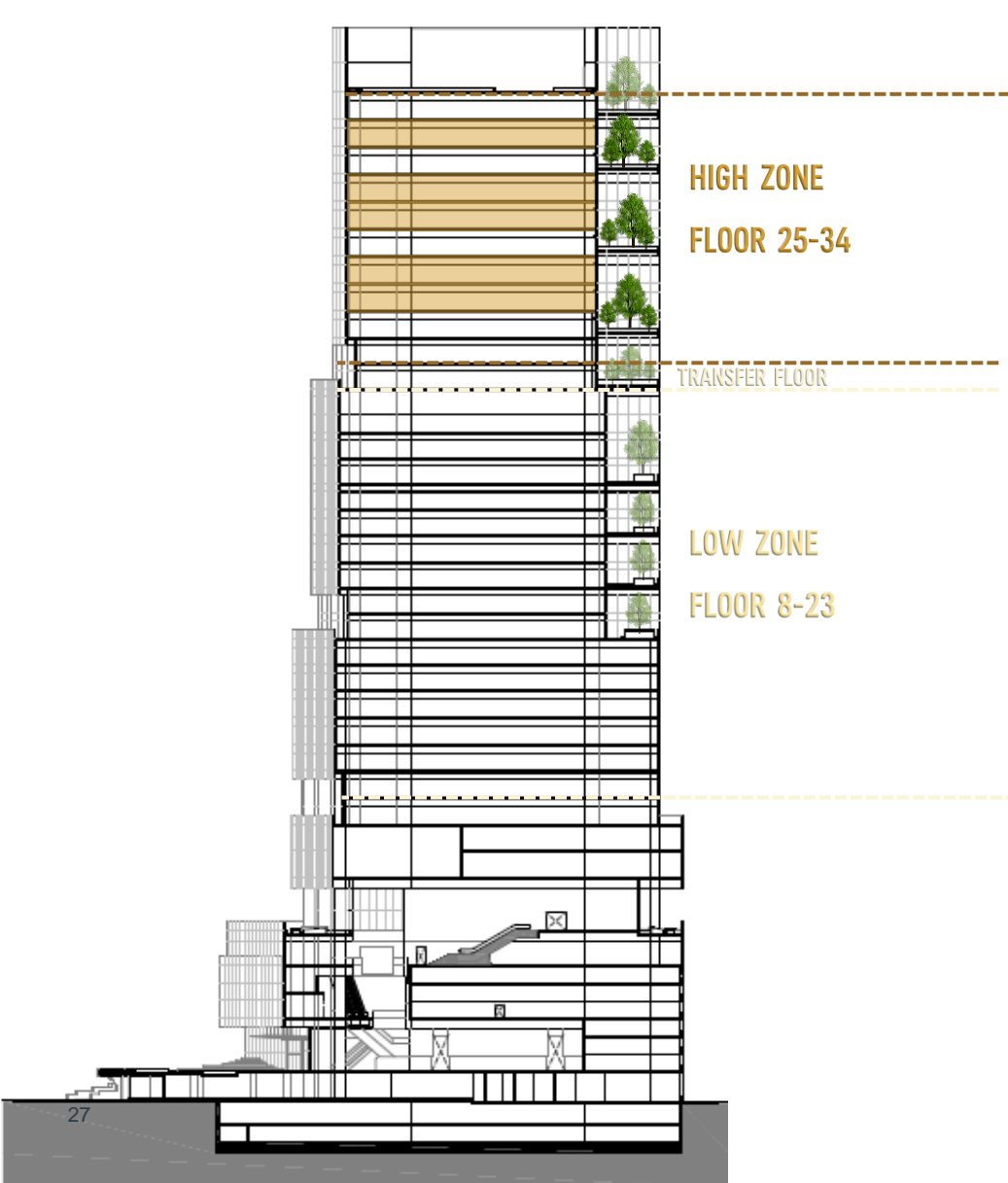


# 16<sup>th</sup> FLOOR – LOW ZONE



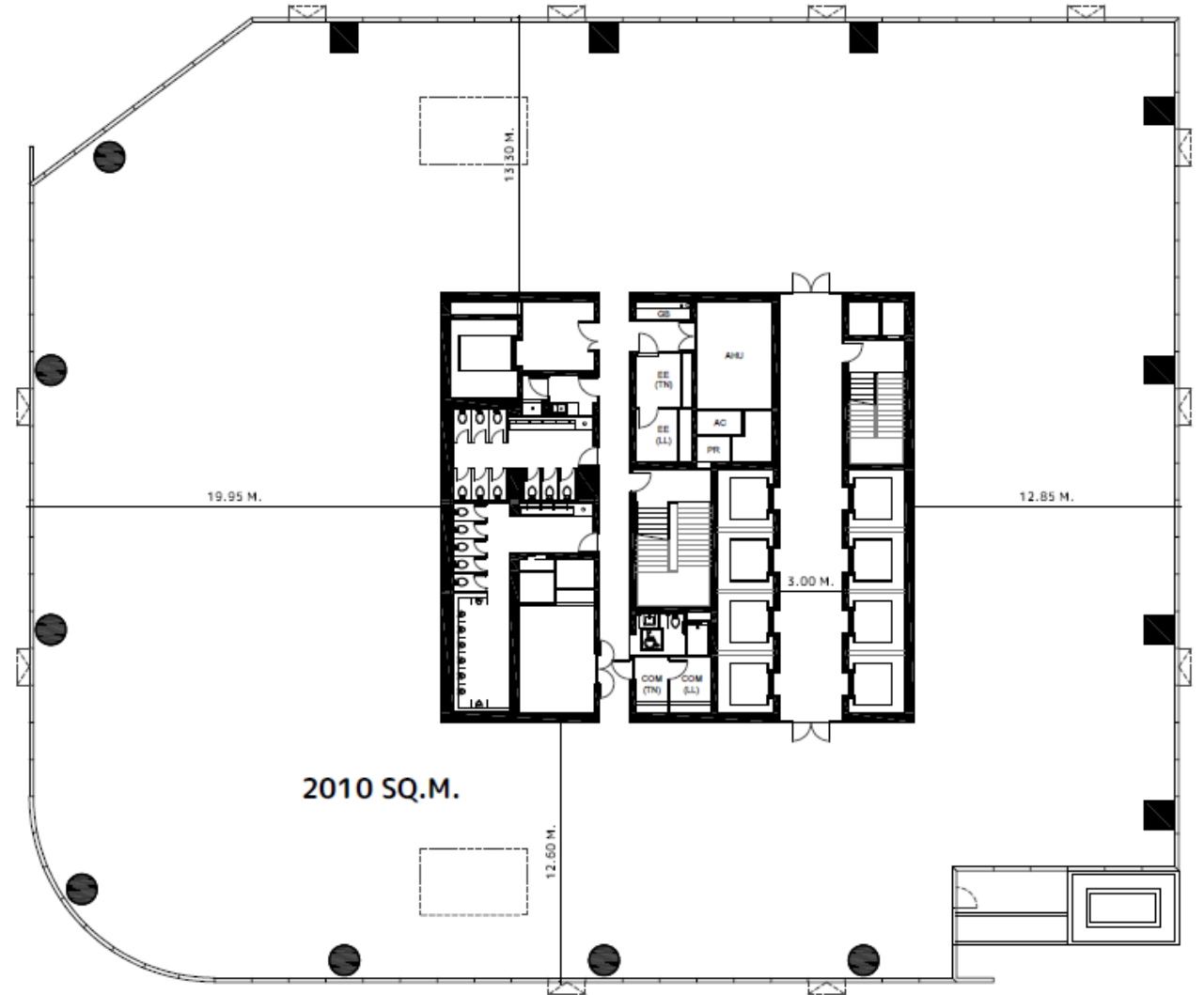
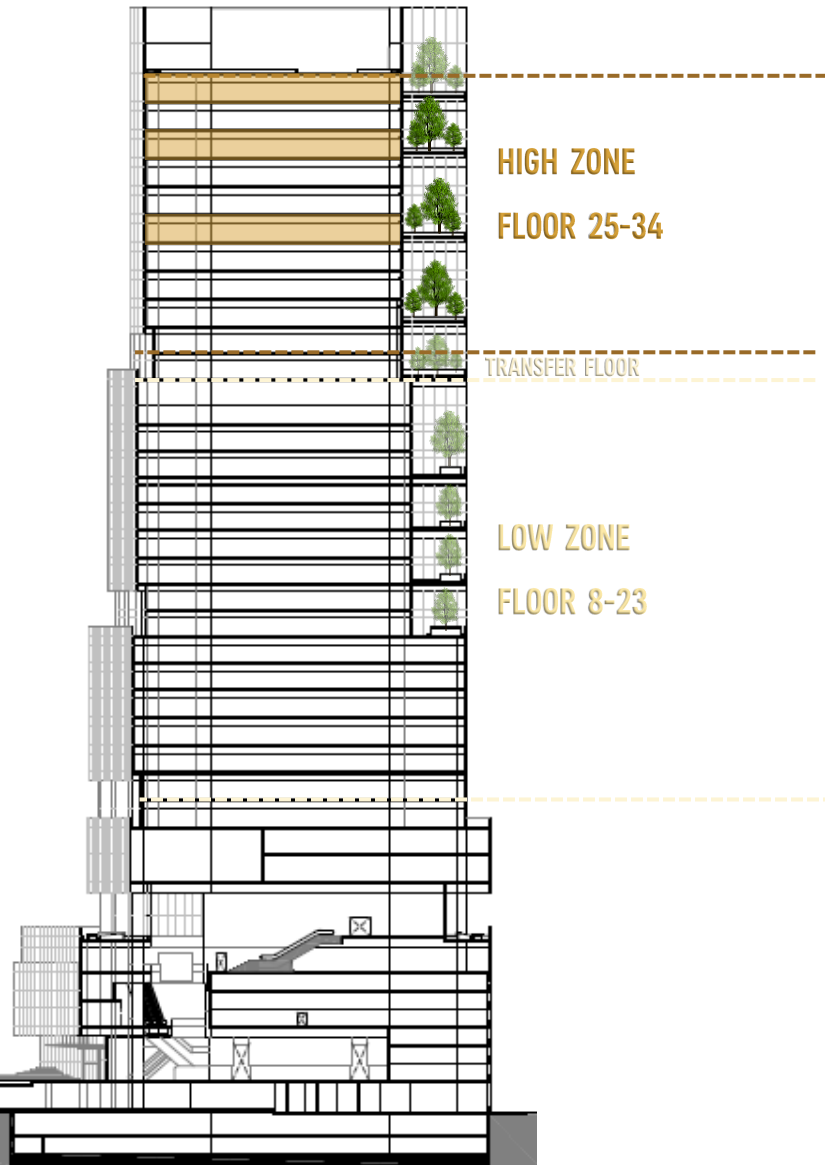
RATCHADAPHISEK ROAD

# HIGH ZONE: FL. 27, 28, 30, 31, 33



RATCHADAPHISEK ROAD

# HIGH ZONE: FL. 29, 32, 34



RATCHADAPHISEK ROAD



Thank you