

SUBLEASE OPPORTUNITY

World Trade Center 2

Jl. Jenderal Sudirman Kav. 29, Jakarta



SUBLEASE

28 - Storey Office Towers

Rental Price: Below Market Price

Property Highlights

World Trade Centre 2 (WTC 2) is strategically located within Jakarta Land's WTC Complex, fronting Jl. Jend. Sudirman, placing it in the prime business area of Jakarta's CBD Golden Triangle. This highly sought-after location is ideal for companies looking to establish a presence in one of Jakarta's key commercial zones.

Designed and built by an internationally respected developer, the building offers world-class facilities. Power interruptions are not a concern, as the building is equipped with generators that provide 100% backup power. Additionally, there are provisions for tenant-dedicated generators and chillers to cater to individual business needs. The building also features five levels of basement parking and adjacent surface parking to accommodate tenants and visitors.

World Trade Centre 2 holds the prestigious Singapore Building Construction Authority Green Mark Gold Certification, reflecting its commitment to sustainability and eco-friendly construction practices. The complex is known for its high standard of security management, with CCTV-monitored security checkpoints ensuring the integrity of the premises. Professional security guards supervise the entrances to all office buildings, ensuring a safe environment for all tenants.

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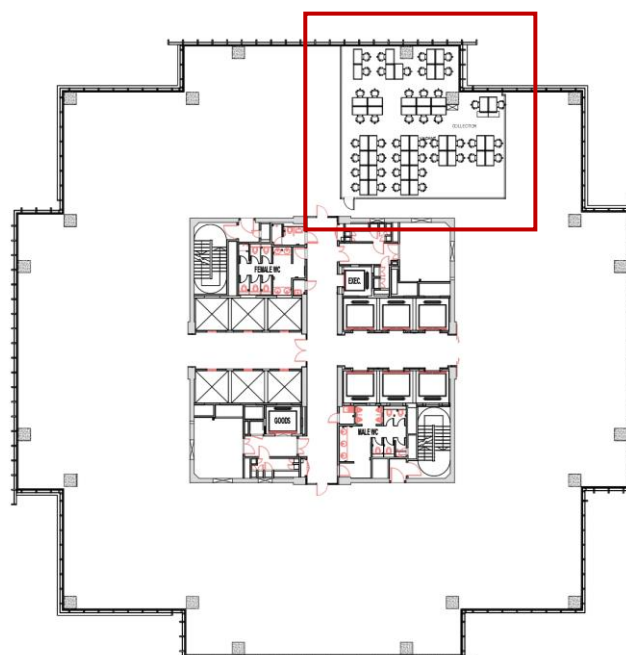
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BUILDING INFORMATION	
BUILDING COMPLETION	2012
NUMBER OF FLOORS	28 Floors office building 5 Levels basement
LAND AREA	80,000 m2
LETTABLE AREA	60,000 m2 semi gross

TERMS & CONDITIONS	
UNIT OFFERED	L 3 – 151.2 m2
BASE RENT	Below market price
SERVICE CHARGE	IDR 128,000 /m2 (excluding VAT) Service charge inclusive AC, 24hr security, building maintenance, water, cleaning of common areas and building service during normal office hour. Electricity is separately metered.
PAYMENT TERM	Quarterly in advance
SUBLEASE COMMENCEMENT DATE	Target July 2026 onwards, subject to final negotiation. <i>(Earlier dates can be accommodated upon request)</i>
INITIAL LEASE PERIOD	Sublease Commencement Date until 31 July 2028
SECURITY DEPOSIT	3 (three) months Gross rental refundable at the end of the lease.
TELEPHONE	Deposit IDR 3,500,000 /line Fully refundable at the end of the lease. Activation IDR TBA /line
PARKING	Reserved IDR 25,000,000 /car/year Unreserved IDR 15,000,000 /car/year Motorcycle IDR 250,000 /month
OFFICE HOUR	Monday – Friday 7:00 – 18:00 Saturday 7:00 – 12:00 Sunday / PH Off
OVERTIME	AC IDR 700,000 /hour/floor

BUILDING SPECIFICATION	
TYPICAL FLOOR	2,000 m2 semigross
PARKING	1,000 car lots
LIFTS	6 Low Zones 6 High Zones 3 Podium Lifts 1 Service Lift 1 Executive Lift
AIR CONDITIONING	Centralized chiller with AHU with VAV controls
POWER	TBA kVA (PLN), 100% generator backup.
CEILING HEIGHT	Ground Floor TBA meter Typical Floor 2.75 meter
FIRE SAFETY	Fire alarms, sprinklers, smoke & heat detector, fire hydrants, fire hoses & extinguisher, emergency stairs.
LOADING CAPACITY	Typical 250 kg/m2
SECURITY	X-ray and metal detector screening, 24-hours CCTV monitoring at all main entrances, public areas, and car park, Security turnstiles
IT & TELECOMM	Fiber optic infrastructure for broadband internet. Leased Line, ISDN.
FACILITIES & SERVICES	Variety of cafes and restaurants, food court, and a range of complementary retail facilities, e.g. mini-market, pharmacy, bakery etc. Wet pantry and restroom are provided on typical floors.



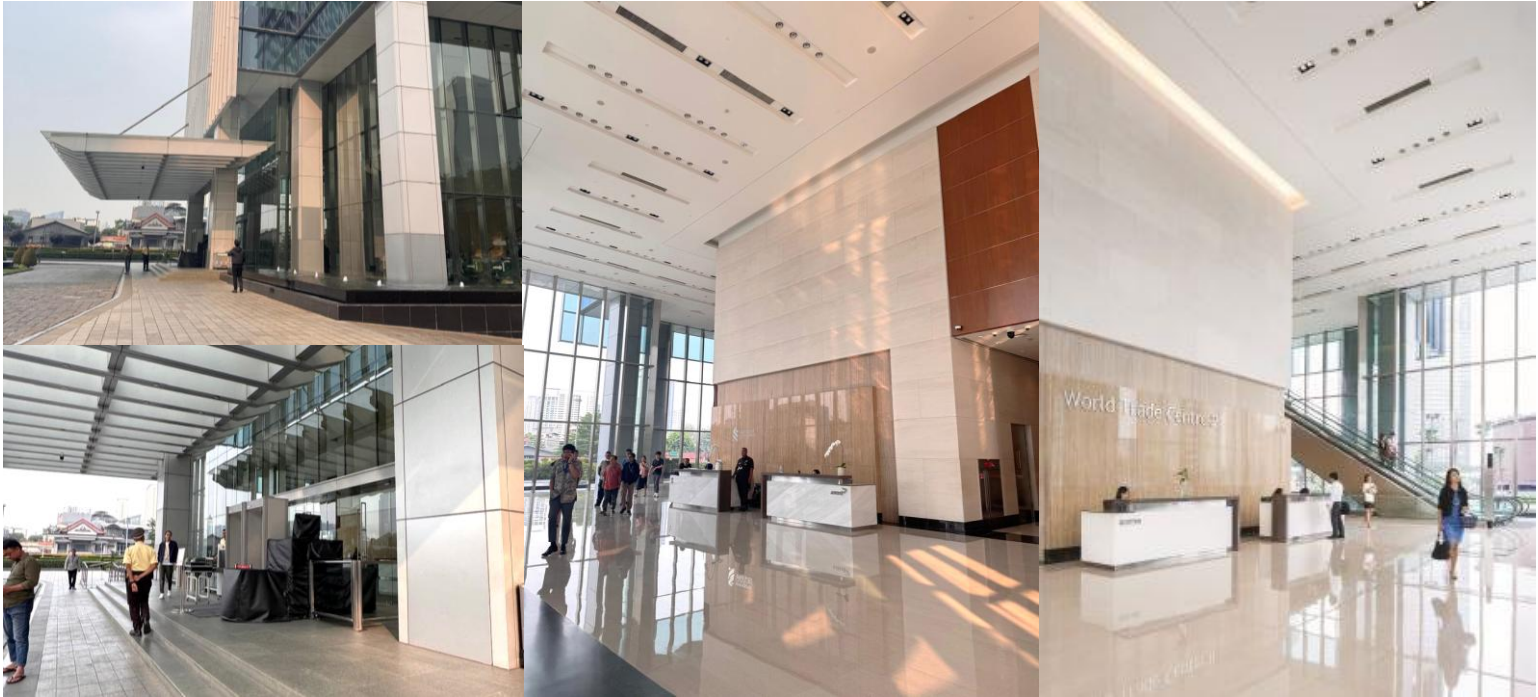
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Building Drop-Off and Lobby Conditions



Access to Unit



Unit Offered Conditions

