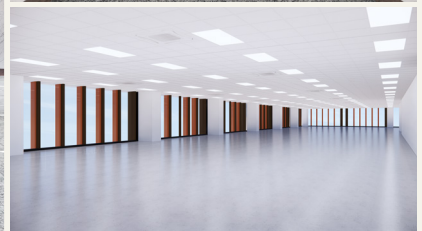


A Home For
The Future Of Work



STATE OF THE ART SYSTEMS & TECHNOLOGY

Smart access, security, vertical transportation and hygiene are seamlessly integrated to enhance the visitor experience



TYPICAL FLOOR PLATE

Full-height glass / 3 meter floor to ceiling height/Inter-floor connectivity / Column-free spaces / Optimal floors sizes of 100 - 2,200 sqm



SIAM PATUMWAN HOUSE

ELEGANT FUNCTION

Refined interior designed, underpinned by state of the art technology, enhancing comfort, efficiency and productivity.



WiredScore
PRE-CERTIFIED

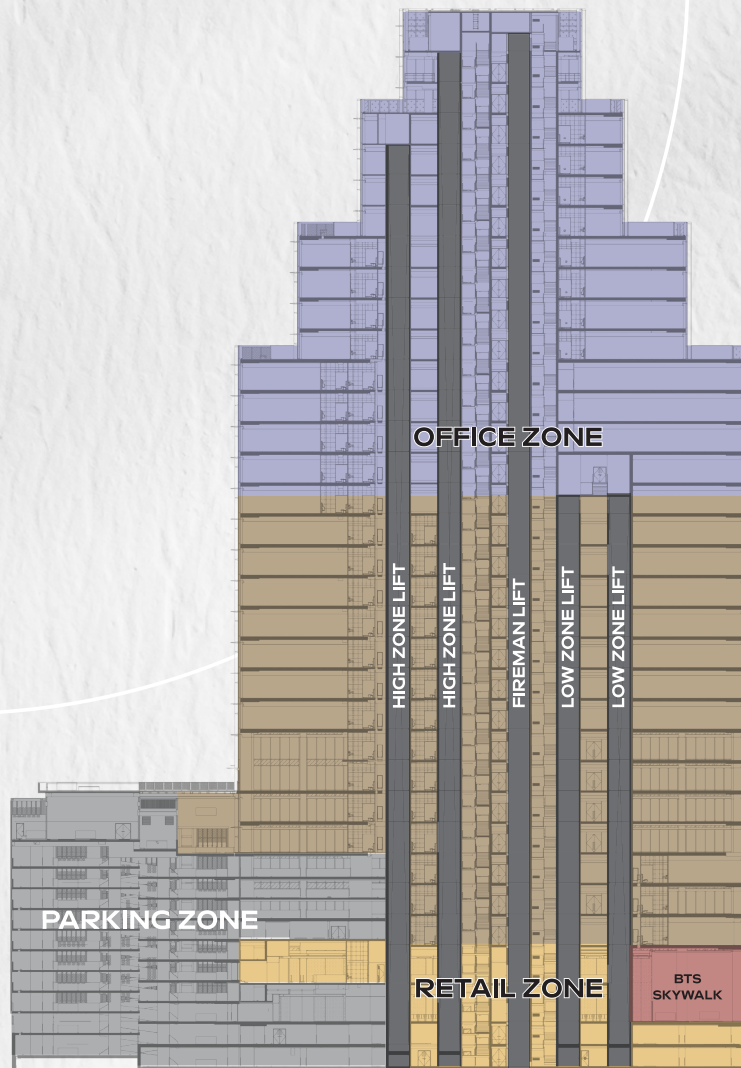


SmartScore
PRE-CERTIFIED



CROSS SECTION

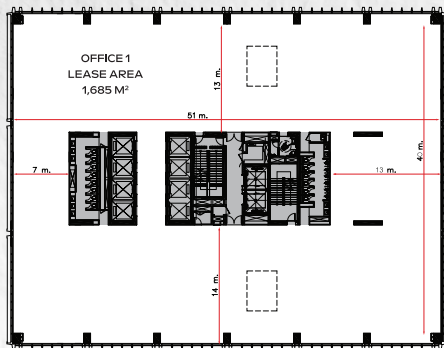
- High Zone
- Low Zone
- Parking Zone
- Retail Zone
- BTS Skywalk
- Elevator



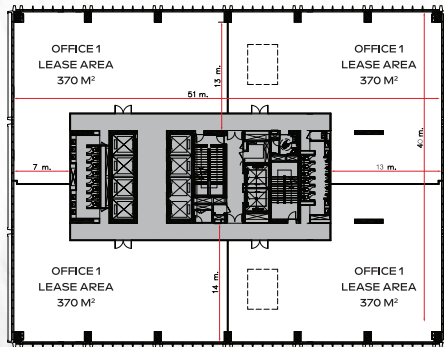
HIGH ZONE FLOOR PLAN



TYPICAL HIGH ZONE SINGLE TENANT FLOOR



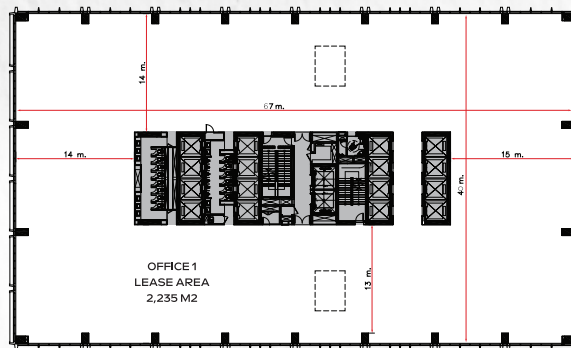
TYPICAL HIGH ZONE MULTI-TENANT FLOOR



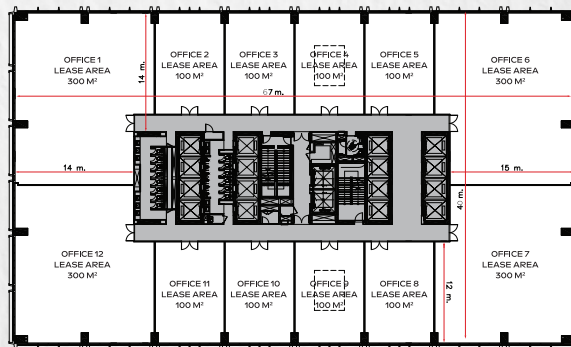
LOW ZONE FLOOR PLAN



TYPICAL LOW ZONE SINGLE TENANT FLOOR



TYPICAL LOW ZONE MULTI-TENANT FLOOR



Art & Design



Entertainment



HUB OF MODERN LIFESTYLE

Dining Destination



Shopping Destination



BUILDING SPECIFICATIONS

BUILDING FEATURES

Building Security System

- Hitachi's Smart Building Platform provides state-of-the-art access controls with facial recognition and smart card readers, electromagnetic locking and closed circuit camera systems

Fire Protection

- NFPA standard sprinkler & fire hose cabinet systems
- Passive systems include smoke detectors, heat detectors, emergency call points and manual fire alarm switches
- Active systems include Fire Alarm, water sprinklers, fire hose cabinets, FM200 in MEP rooms, fire curtain, pressurized fire exits and 2 fireman lifts

Air-conditioning and Filtration

- Daikin VRV Air Conditioning & Fresh Air Treatment, specifications to ASHARE standards
- VRV-Duct Type, offering tenant power and temperature control
- G4 filter (equivalent to MERV7 filter) at all source (FCU)
- F9 filter (equivalent to MERV13) at OAU
- CO2 sensor and reporting

Energy Efficiency

- Daylight & Human Sensor by Lighting Control System
- Light sensors around floor perimeter adjust artificial lighting sensors throughout the day
- Common Area Lighting automated and controlled by motion sensors (e.g., in corridors and restrooms)
- All LED panels and digital signage
- Double glazed low-emissivity (low-e) coated glass windows
- Heat exchanger at OAU
- EV Charger Service

Water Management

- Recycled Water Plant
- Rainwater collection tank for irrigation and parking area cleaning
- Water saving and use reducing sanitary ware
- Water retention tank surplus drains to public sewage system
- Plant to treat all soil, water and kitchen waste for public sewage drainage

Sustainability and Technologies

- LEED Gold sets solar reflective index (SRI) and façade light pollution standards
- Fitwel 1 star certification
- Drip irrigation system per LEED Gold standards
- Low (chemical) Emitting Material (LOW VOC and CDPH)
- Smart Connectivity Technologies : WiredScore SmartScore

Pantry

- Common pantry, with sink and cabinetry on each tenant floor
- potable water point in each pantry

Completion

by Q3, 2023



GENERAL INFORMATION

Address:

Land Area
Height of Building
Office Area:
Retail Shops
Canteen
Amenity Zone

414 Phayathai Road, Wang Mai,
Pathumwan, Bangkok
4-3-60.9 Rai (7,843.6 sqm)
33 floors with 2 basements (136 m. tall)
Around 51,000 sqm leasable area
On 1st, 3rd, and 5th Floors
On 6th Floor
11th floor

OFFICE WORKSPACE DETAILS

Floor plates
Low-Zone (Floors 8-19)
High-Zone (Floors 20-32)
Floor to Ceiling Height
Floor to Floor Height
Core to Window Depth
Parking Capacity

Around 2,200 sqm
Around 2,300 sqm
3.0 meters
4.1 meters
Between 10-14 meters
724 lots

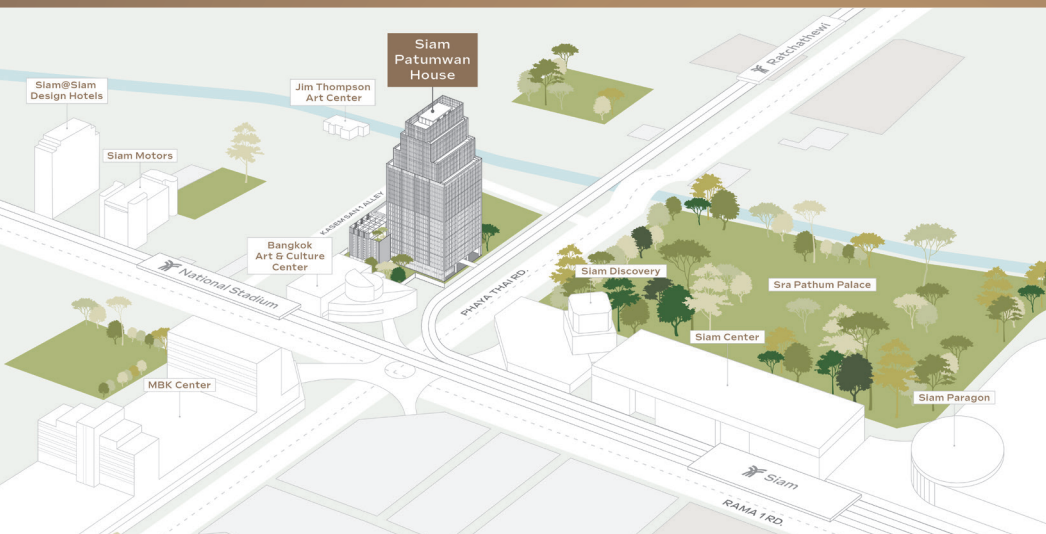
DEVELOPMENT TEAM

Developer
Architectural Design Consultant
Architectural Designer
Interior Designer
Landscape Designer
MEP Engineer

Structural Engineering Consultant
Architectural Contractor
MEP Contractor
Property Management

Siam Motors Co., Ltd.
The Office Of Bangkok Architects Co., Ltd.
The Office Of Bangkok Architects Co., Ltd.
The Office Of Bangkok Designers Co., Ltd.
A Plus L Co., Ltd.
Thai Semcon Co., Ltd.
Exm Consultant Co., Ltd.
Ceda Co., Ltd.
SMCC (Thailand) Co., Ltd.
SMCC (Thailand) Co., Ltd.
Jones Lang Lasalle Management limited





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Telephone : +66(0) 86-341-0404 **E-mail** : info@siampatumwanhouse.co.th **website** : siampatumwanhouse.co.th

TRANSPORTATION



BTS National Stadium Station
240 m walk in 3 mins.



Bangkok Airport Rail Link
(Phayathai Station) 1.6 km



Si Rat Expressway
(Yommarat Entrance) 2.4 km



Don Mueang
International Airport
24.3 km



Suvarnabhumi
International Airport
28 km

LIFESTYLE LANDMARK



Bangkok Art & Culture Center
(BACC)
120 m walk in 2 mins.



MBK Center
400 m walk in 6 mins.



Siam Center
950 m walk in 12 mins.



Siam Paragon
1 km walk in 13 mins.



Siam Kempinski Hotel
1.3 km walk in 16 mins.



Property Managed By



Developed By



SIAM MOTORS