

menara PjH

Putrajaya's first commercial office green building.

2018/2019

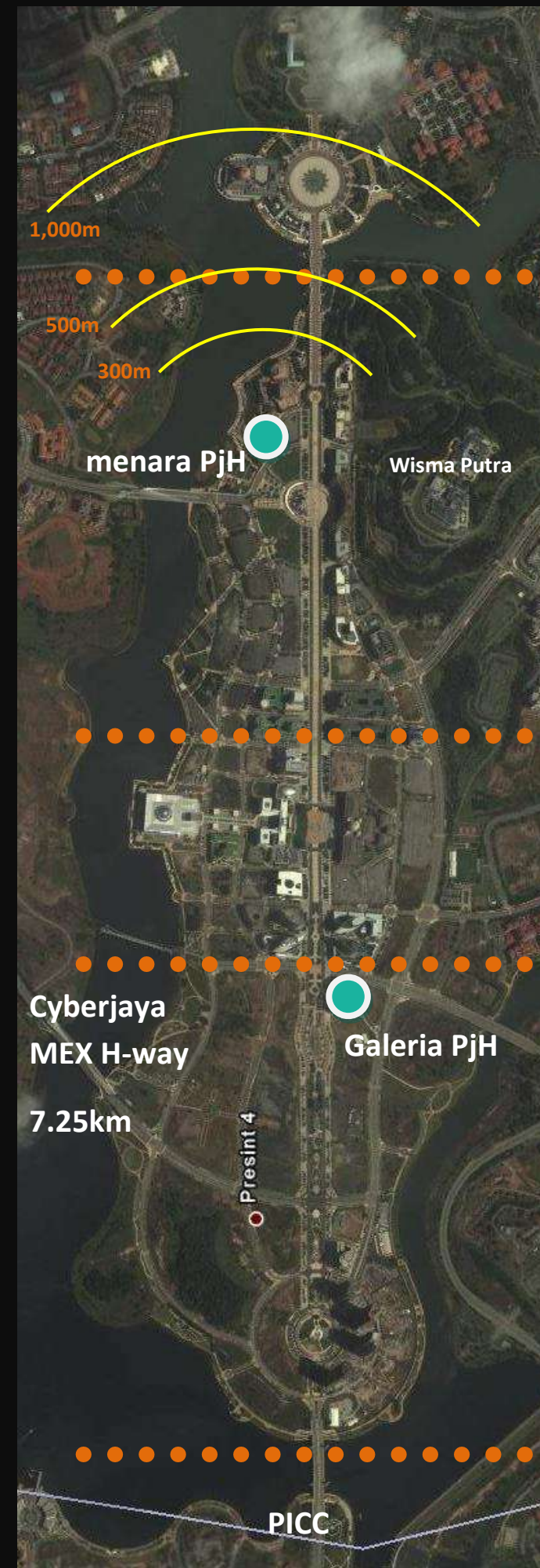
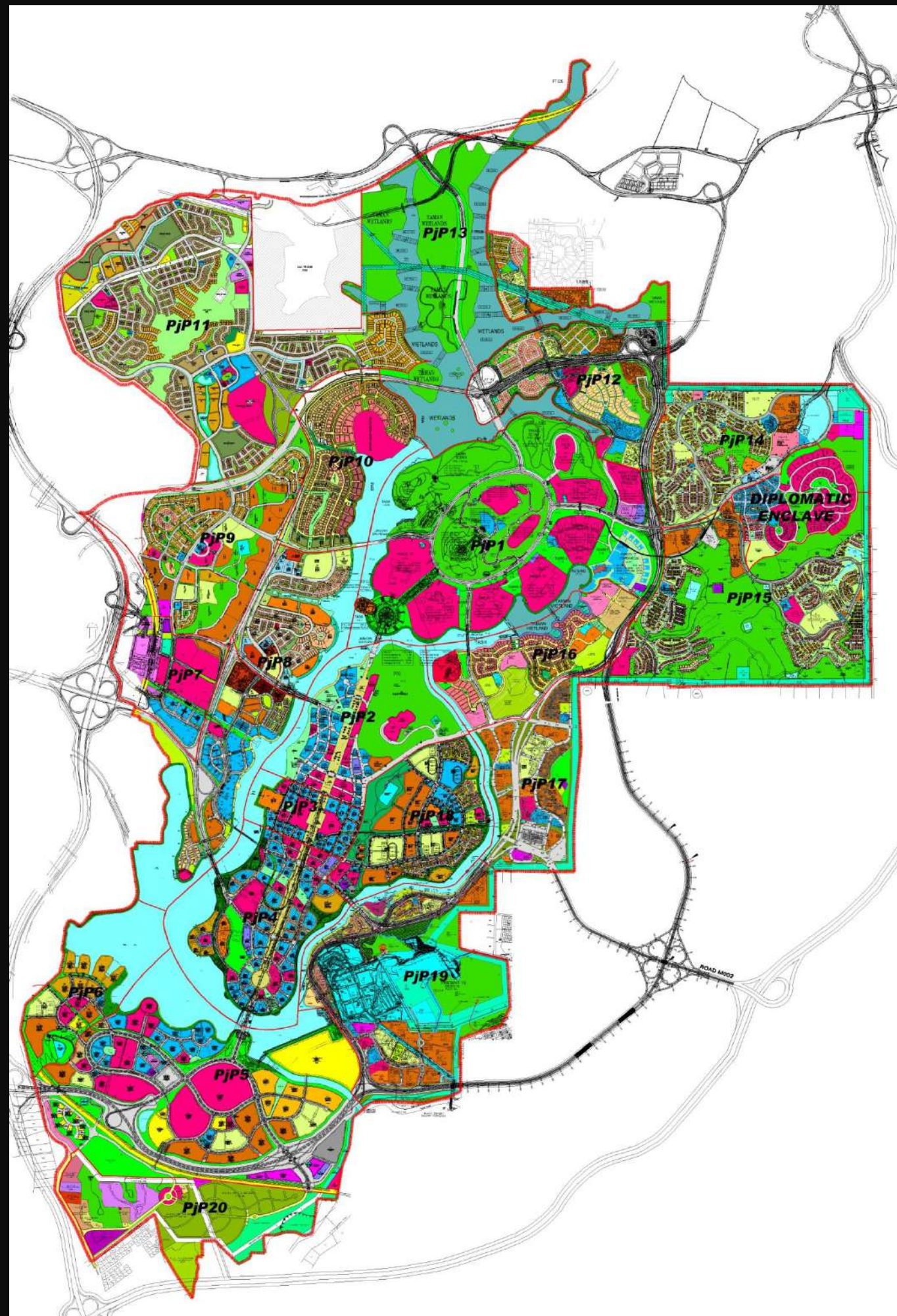
Commercial Office
2C2



Picture Credit: Peter Augustine Jadan

Menara PjH: Precinct 2

1 Block of 12 storey office tower & waterfront retail lots	
Tower Level	12 storey
Parking bays	367
USP	Awarded MSC Cybercentre Status by MOSTI A commercial office building with GBI Gold rating Waterfront commercial building



Location

- 20km from KLIA
- 25km from Kuala Lumpur

Connectivity

- North South Highway
- MEX Highway
- SILK Highway
- NKVE Highway

Support

- Government offices
- Total population about 80,000 and growing
- MSC Status
- Fibre-optic network in the city
- Intra city transport system

Precinct 2

Precinct 3

Precinct 4

**The Putrajaya
Central Business District**

- The Putrajaya
- Central Business District
- Demographic

Cyberjaya
MEX H-way

7.25km



Putrajaya Precinct 2 is connected to Precinct 7 via Bridge 9 at the centre of the Precinct and to Precinct 1 via Putra Bridge at the north. Lot 2C2 is located along the northern secondary axis that spans between Dataran Wawasan and the Promenade at the waterfront. It commands prominent views of major landmarks in Putrajaya, such as Wawasan Bridge to the west, Putra Mosque and Prime Minister Office to the east, and Selangor Palace to the north.



The site features a unique set of constraints and opportunities, resulting in the following major design objectives for the development:

- To create a modern and progressive landmark building at a prominent water front location
- To provide a design outcome which is responsive to its existing physical environment and consistent with the Detailed Urban Development Guidelines
- To activate the waterfront and create a strong connection with it and with its surrounding environment
- To reinforce the urban context of Putrajaya
- To provide an office environment with emphasis on Energy Efficiency and Environmentally Sustainable Design

FACADE

The building features four main façade types:

- Tower ends (North and South facing): High performance glass and aluminium spandrel panel curtain wall optimising views across the lake
- Tower side (East and West facing): High performance glass, aluminium spandrel panel and aluminium framed fritted glass fins providing solar control while still allowing good light penetration and views
- Podium facades (predominantly north and south facing): High performance glass, aluminium spandrel panel with horizontal aluminium louvers and aluminium vertical fins.
- Waterfront Podium facade: High performance glass and aluminium spandrel panel with balconies with frameless glass balustrade and stainless steel hand rails

Window glazing is grey tinted double glazed units, with low reflectivity to prevent glare to pedestrians and drivers, and to prevent transfer of heat to adjacent developments. External columns located at the perimeter of the buildings are clad in aluminium composite panels.

The building is generally of neutral base silver and greys, both in the glass and in the cladding. Leading edges are highlighted with silver to accentuate the horizontal lines. These elements are contrasted by the accent colours of Bronze and Teal which add clarity and a further dynamic to the architectural forms.

ENVIRONMENTALLY SUSTAINABLE DESIGN

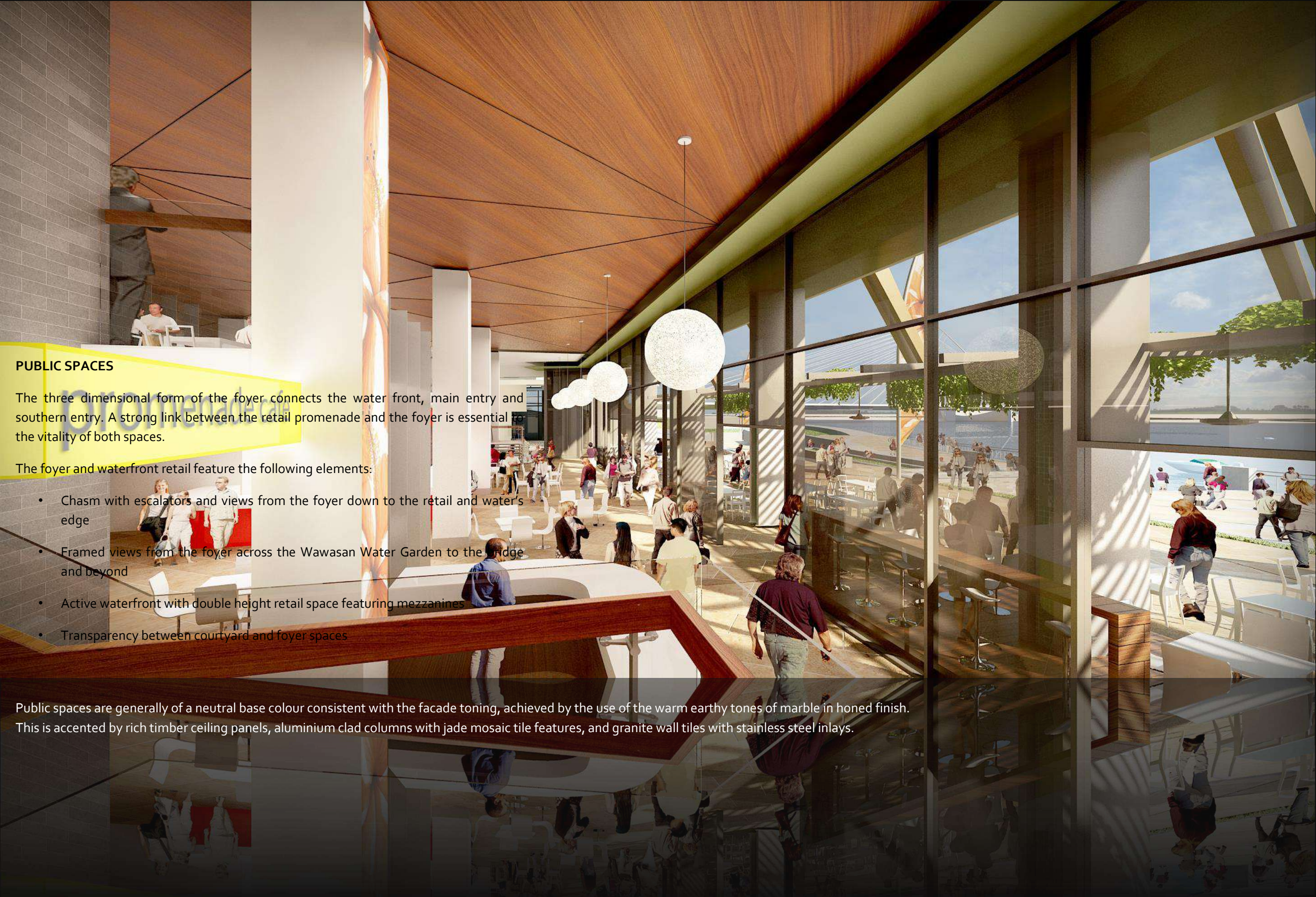
The building is designed to achieve Gold Rating under Malaysia's Green Building Index.

OFFICE SPACES

The interior office space is designed based on the open plan concept for flexibility in office planning, with overall floor efficiency at about 85%. The office floors contain underfloor trunking and junction boxes for flexible data and power connection. Office ceilings, at 2700mm height, are 1200 x 600mm mineral fibre tiles in two way grids, with appropriate noise reduction criteria. A recess is provided at the perimeter of the ceiling to allow installation of blinds as required. Office areas are acoustically protected from adjacent AHU Rooms and toilets

A typical service core consists of passenger lifts and lobby, service lift and lobby, and Bomba/Fire lift and lobby, exit stairs within the fire protected lobby, plant rooms, risers, hose reels, toilets, cleaner's room and pantry.





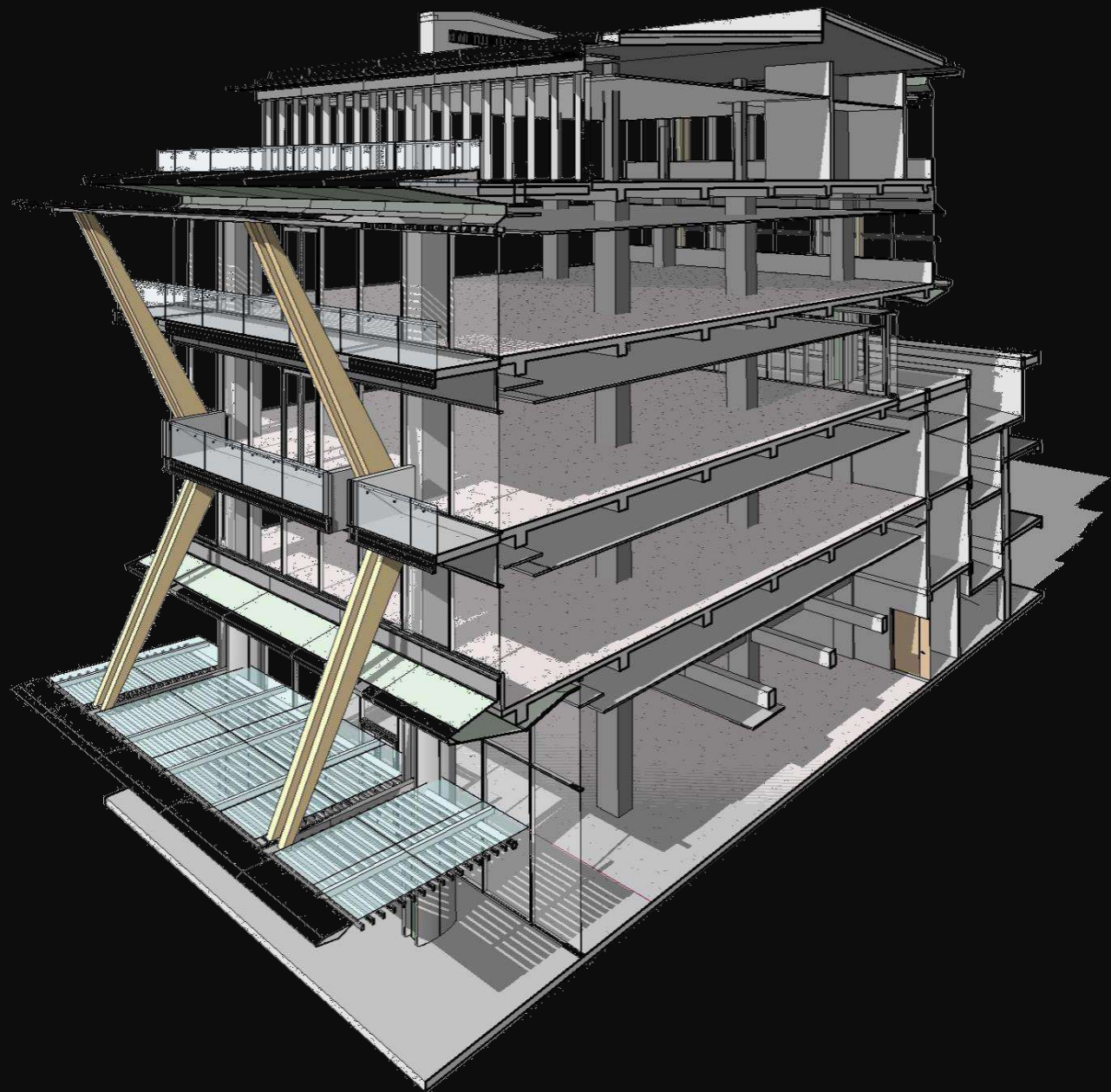
PUBLIC SPACES

The three dimensional form of the foyer connects the water front, main entry and southern entry. A strong link between the retail promenade and the foyer is essential to the vitality of both spaces.

The foyer and waterfront retail feature the following elements:

- Chasm with escalators and views from the foyer down to the retail and water's edge
- Framed views from the foyer across the Wawasan Water Garden to the bridge and beyond
- Active waterfront with double height retail space featuring mezzanines
- Transparency between courtyard and foyer spaces

Public spaces are generally of a neutral base colour consistent with the facade toning, achieved by the use of the warm earthy tones of marble in honed finish. This is accented by rich timber ceiling panels, aluminium clad columns with jade mosaic tile features, and granite wall tiles with stainless steel inlays.



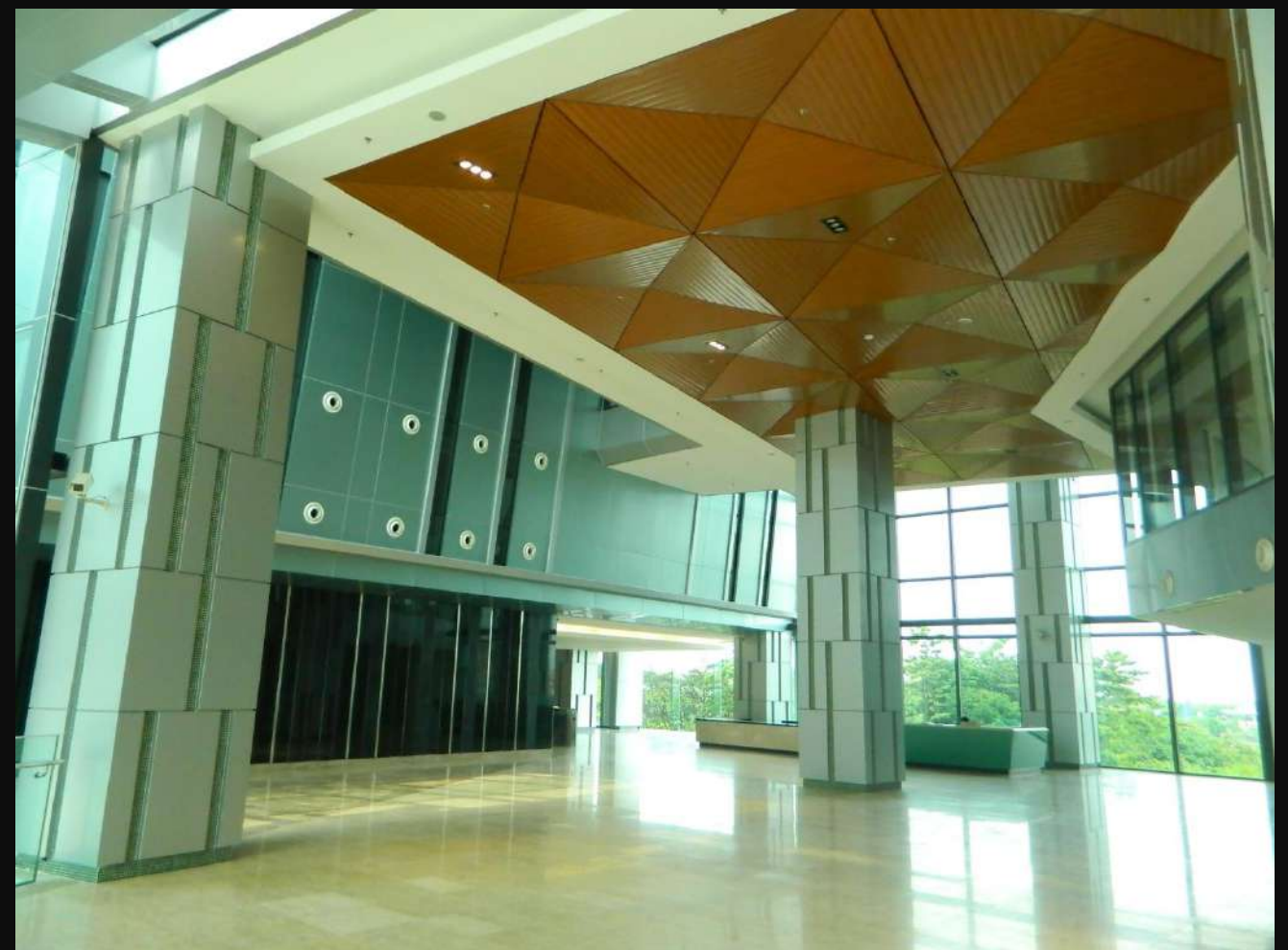
Menara PJH - 2C2

Type	Sqft	No of Unit
Retail	13,156.55	11
Office	376,736.63	40
Total NLA	389,893.18	51

Type	Occupied			
	No of units	%	Sqft	%
Retail	2	18%	2,373.51	18%
Office	27	68%	244,345.99	65%
Total	29	57%	246,719.50	63%

Type	Vacant			
	No of units	%	Sqft	%
Retail	9	82%	10,783.04	82%
Office	13	33%	132,390.64	35%
Total	22	43%	143,173.68	37%



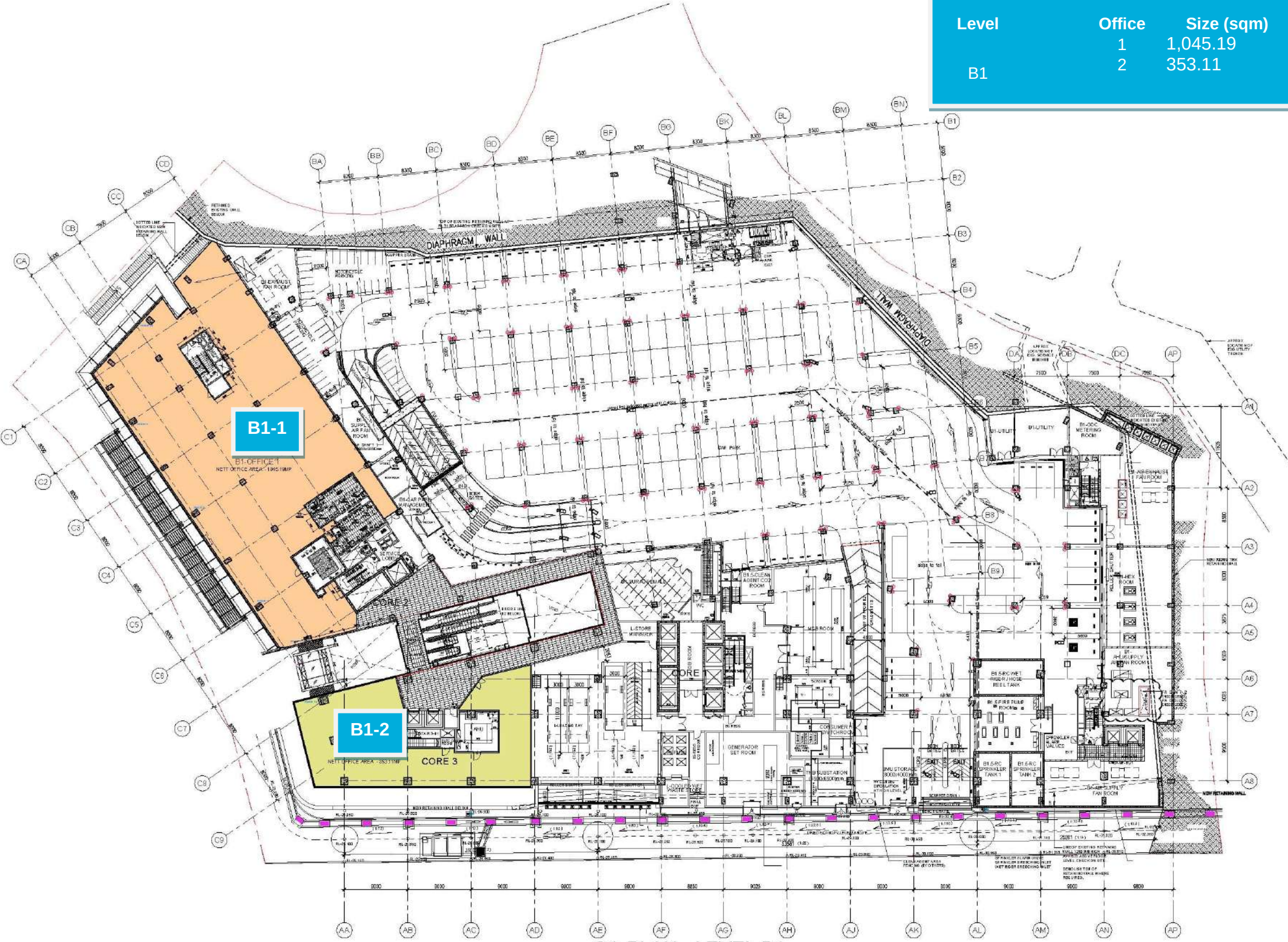




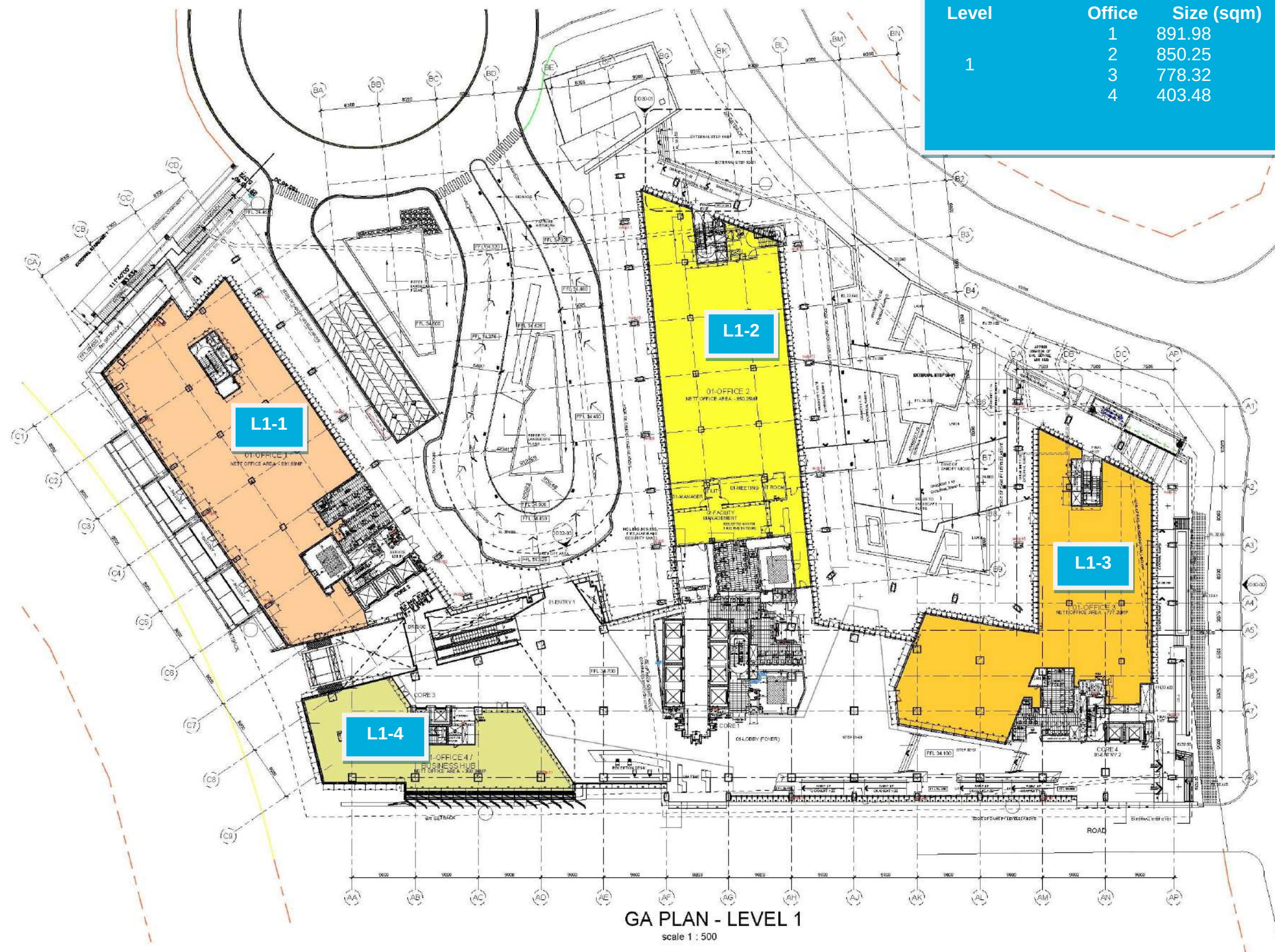
Retail Lot	Sqm	Sqft
1	80.78	869.51
2	149.51	1,609.31
3	152.78	1,644.51
4	152.78	1,644.51
5	183.01	1,969.94
6	63.00	678.13
7	44.01	473.72
8	67.25	723.87
9	34.44	370.71
10	40.26	433.36
11	173.97	1,872.60

GA PLAN - LEVEL B3
scale 1 : 500

Level	Office	Size (sqm)	(sqft)
B1	1	1,045.19	11,250.33
	2	353.11	3,800.84



GA PLAN - LEVEL B1
scale 1 : 500



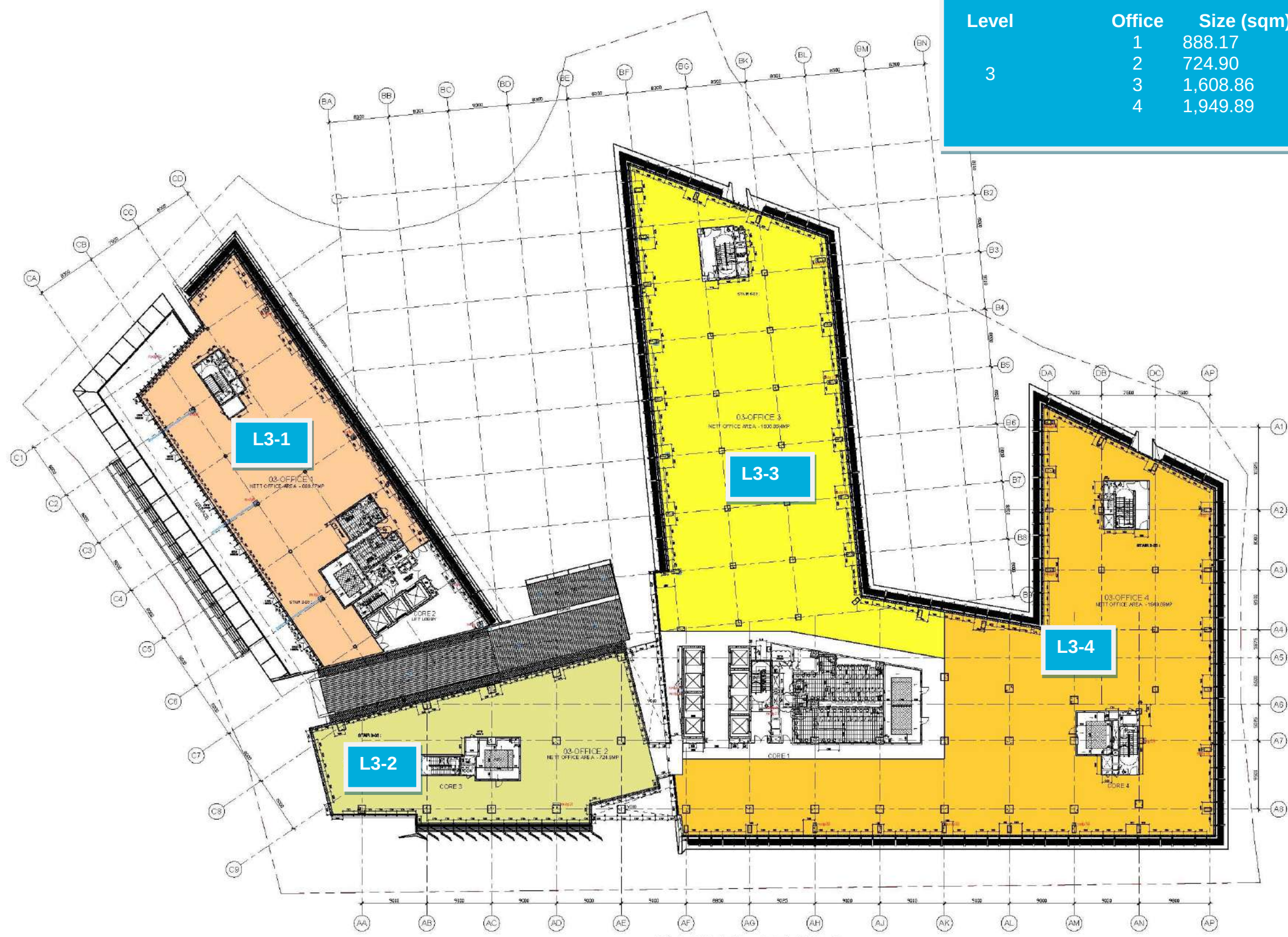
GA PLAN - LEVEL 1
scale 1 : 500

Level	Office	Size (sqm)	(sqft)
1	1	891.98	9,601.19
	2	850.25	9,152.01
	3	778.32	8,366.57
	4	403.48	3,964.77



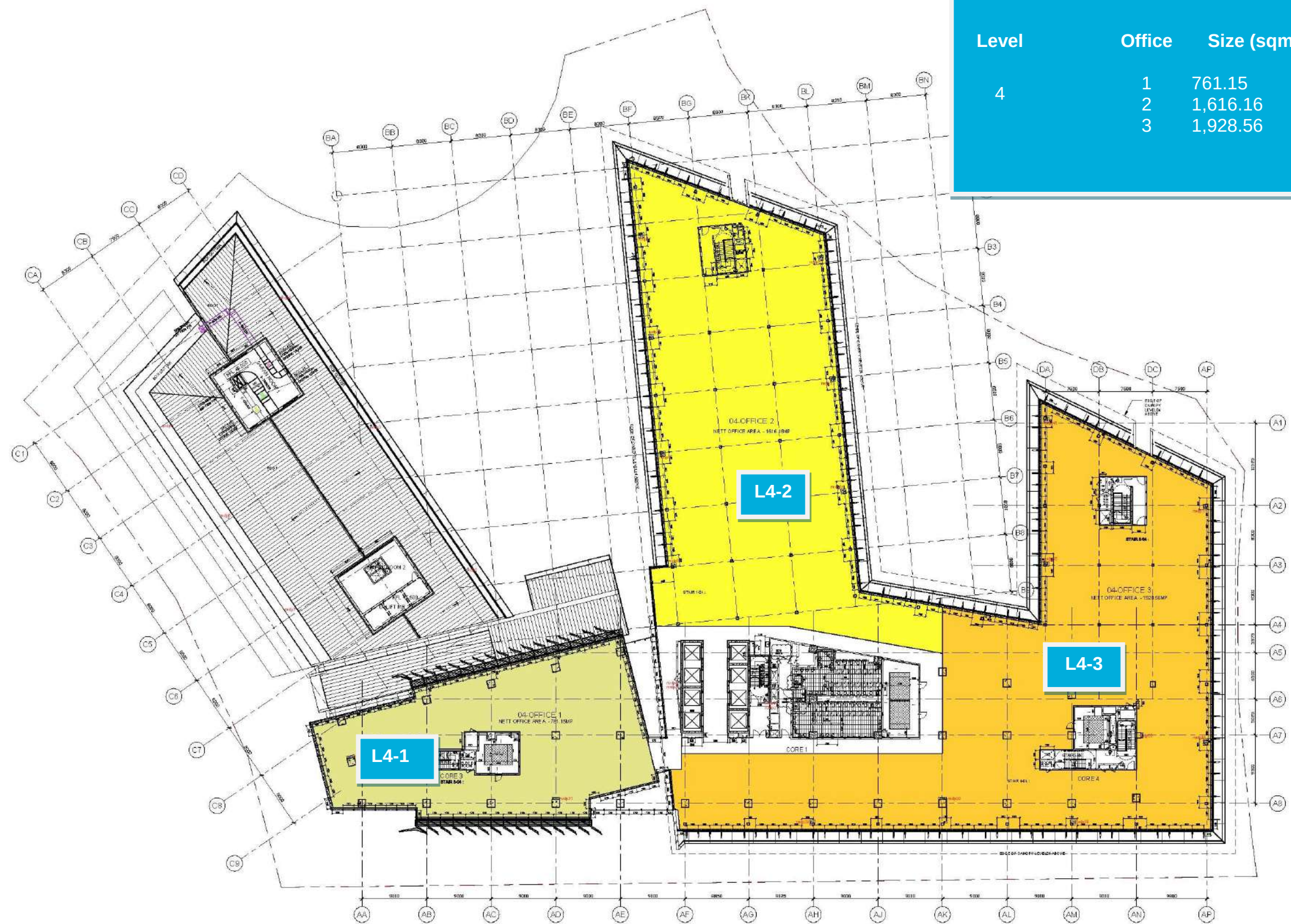
Level	Office	Size (sqm)	(sqft)
2	1	1,108.72	11,934.16
	2	515.60	5,549.87
	3	1,605.26	17,278.87
	4	1,948.88	20,977.57

GA PLAN - LEVEL 2
scale 1 : 500

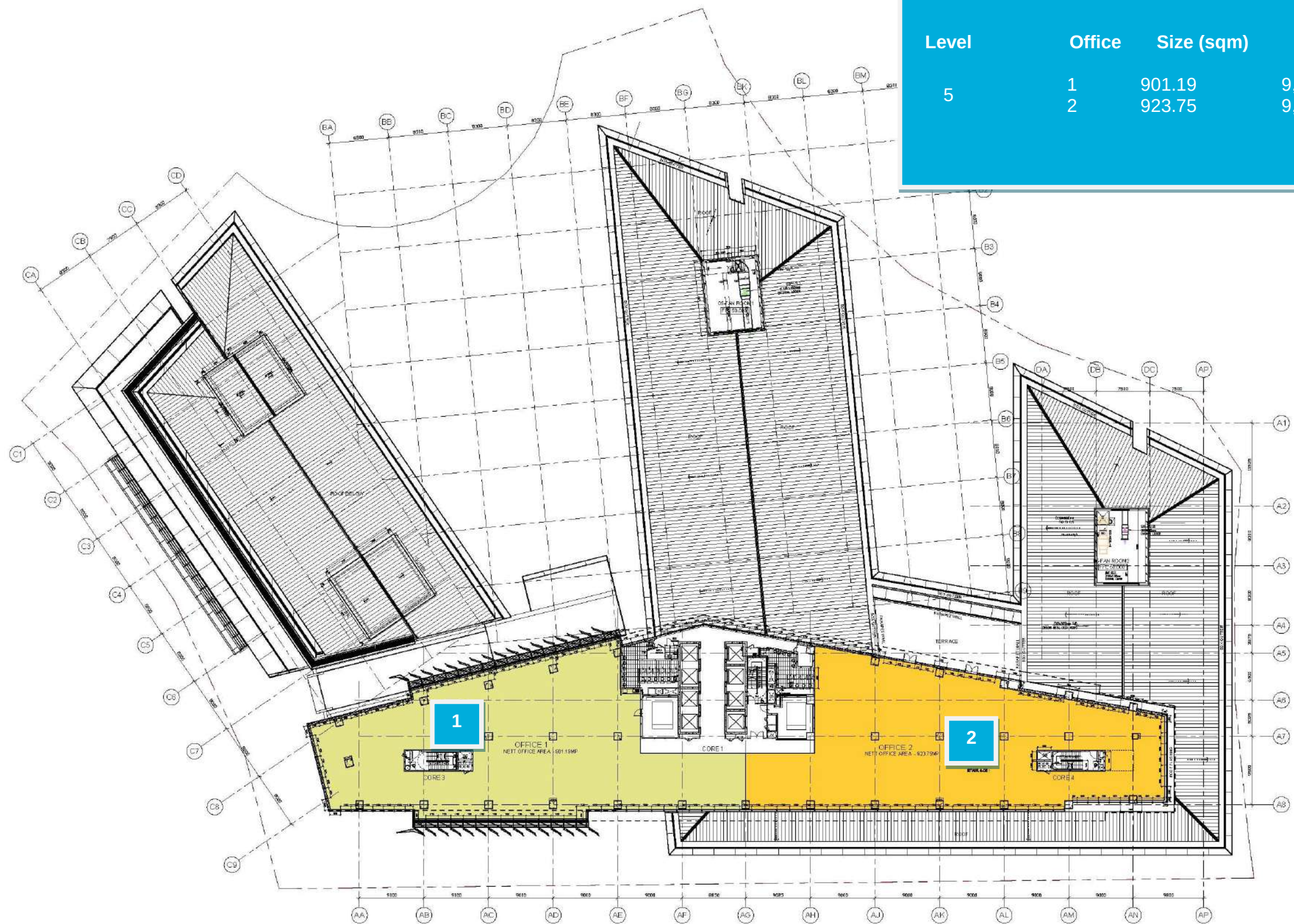


Level	Office	Size (sqm)	(sqft)
3	1	888.17	9,560.18
	2	724.90	7,802.75
	3	1,608.86	17,317.62
	4	1,949.89	20,988.44

GA PLAN - LEVEL 3
scale 1 : 500

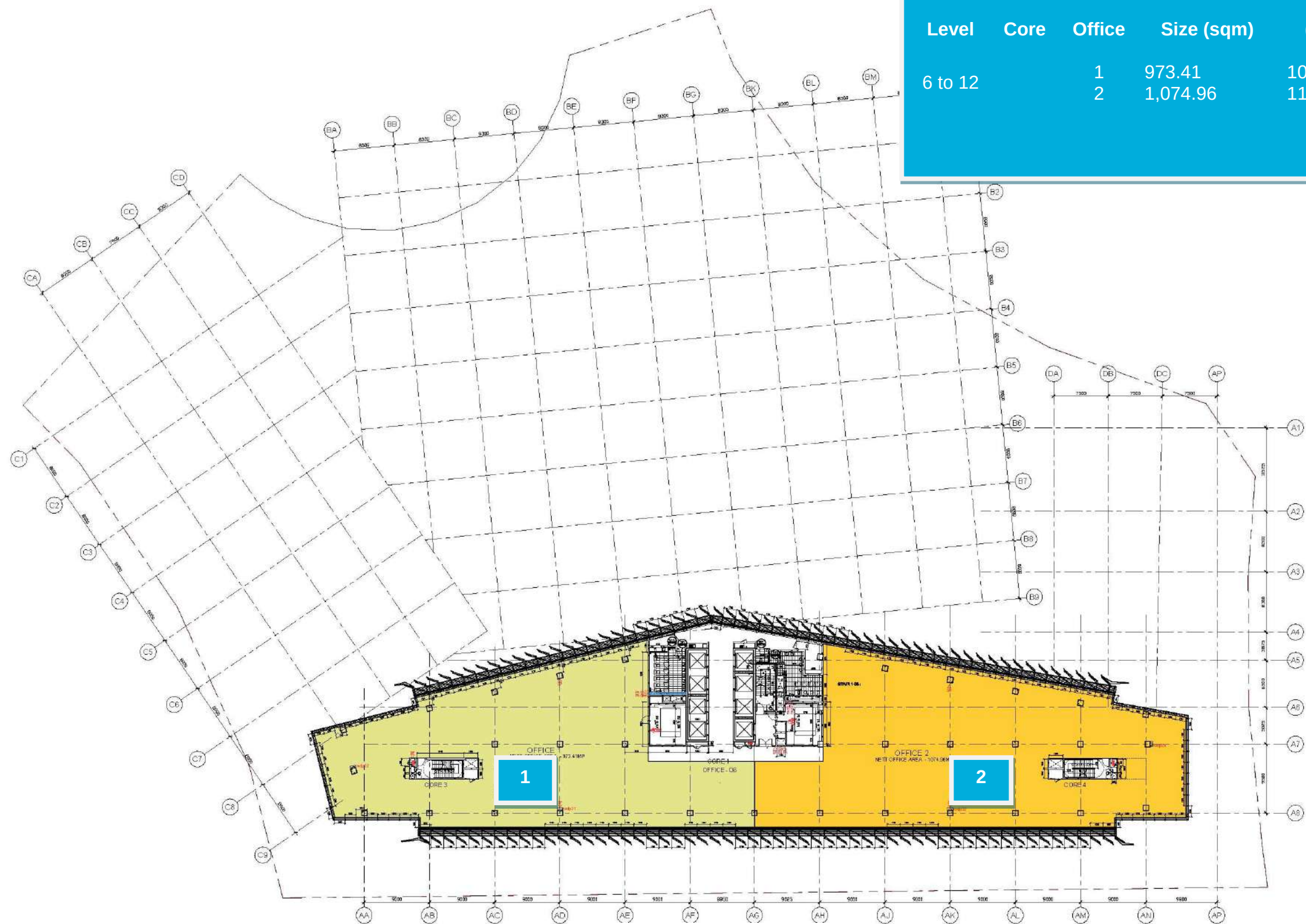


GA PLAN - LEVEL 4
scale 1 : 500



Level	Office	Size (sqm)	(sqft)
5	1	901.19	9,700.33
	2	923.75	9,943.16

GA PLAN - LEVEL 5
scale 1:500



Level	Core	Office	Size (sqm)	(sqft)
6 to 12		1	973.41	10,477.70
		2	1,074.96	11,570.77

Level 6 to Level 12

Notes:

For more information please contact:

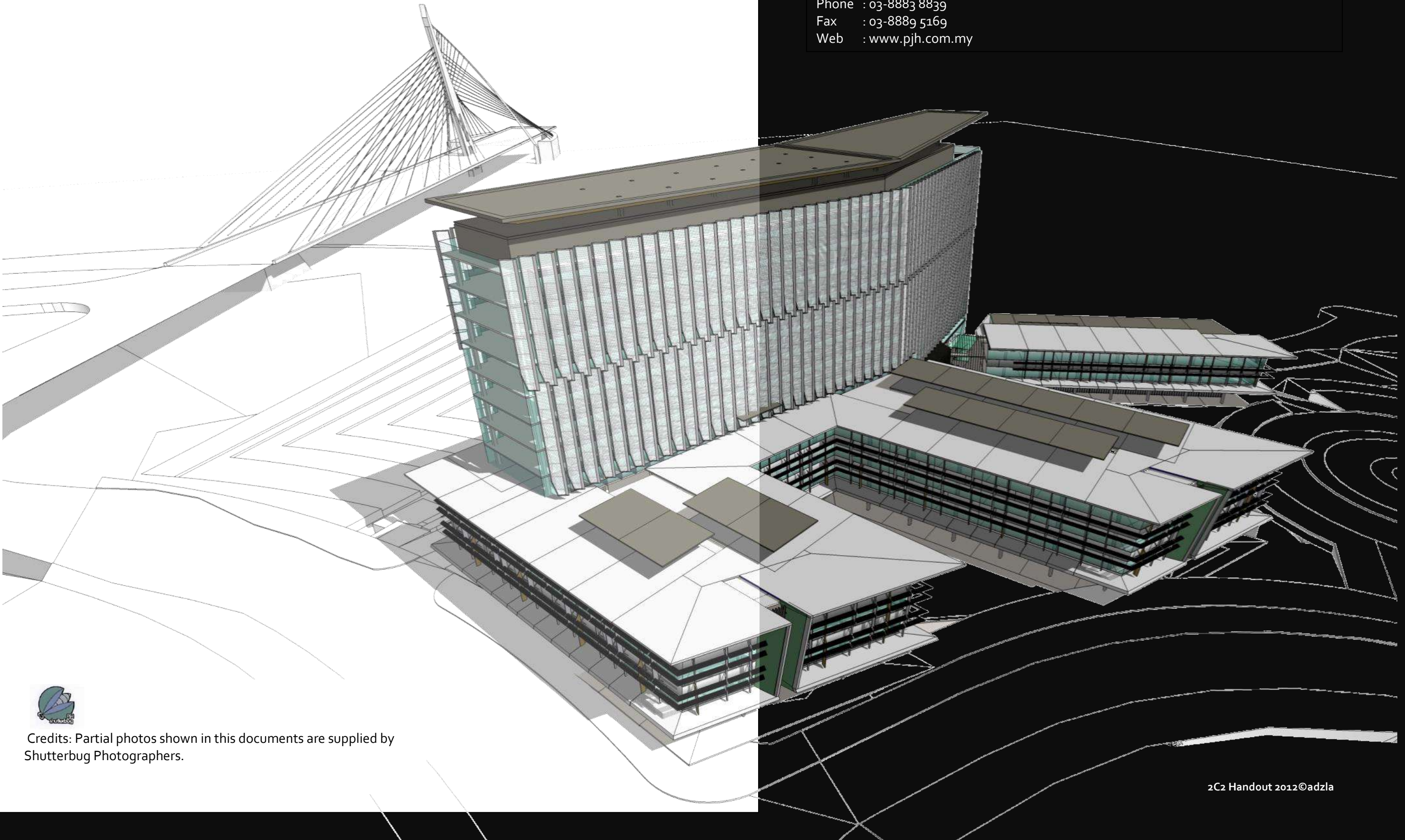
Leasing Department

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