



OFFICE BUILDING PROJECT PITCHBOOK



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BW Supply Chain City (BWSCC)



QUICK FACTS

**Developer**
BW Industrial Development JSC

**Total Project Area**
75 ha

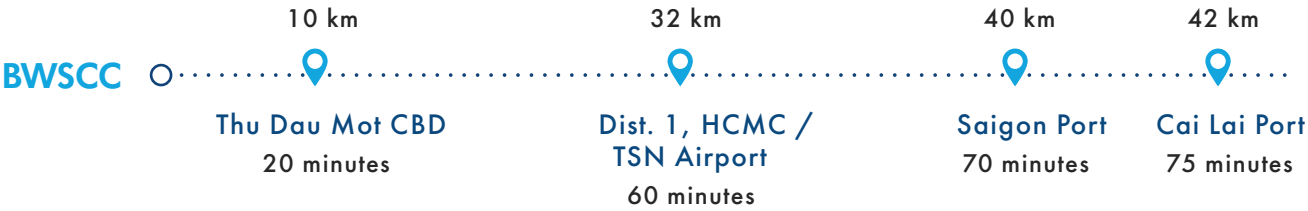
**Total Office Area**
10,443.38 sqm

**Floor Area**
1,900 – 2,200 sqm/floor

**Property Type**
5-storey office building

**Land Expiry**
2058

PROXIMITY



AMENITIES



- **1** Binh Duong Province Administration Centre
(3 km – 5 minutes)
- **Dai Nam Wonderland**
(7 km – 11 minutes)
- **Twin Doves Golf Club**
(7 km – 11 minutes)
- **Becamex Hotel New City**
(3 km – 5 minutes)
- **2** Binh Duong Convention & Exhibition Centre
(3 km – 5 minutes)
- **1** Becamex Hoa Loi Apartments
(3 km – 5 minutes)
- **1** Van Phuc General Hospital
(10 km – 15 minutes)
- **1** Singapore International School
(1 km – 2 minutes)
- **1** JUUGOYA Geihinkan Binh Duong
(2 km – 3 minutes)
- **2** Ecolakes My Phuoc
(11 km – 18 minutes)
- **2** Binh Duong General Hospital
(10 km – 15 minutes)
- **2** Eastern International University
(2 km – 3 minutes)
- **2** Danh Nguyen Restaurant
(3 km – 5 minutes)
- **3** The Habitat Binh Duong
(19 km – 32 minutes)
- **3** Becamex International Hospital
(22 km – 40 minutes)
- **3** Binh Duong University
(11 km – 17 minutes)
- **3** Hiraki Food Court
(3 km – 5 minutes)

UTILITIES

* Exchange rate USD/VND = 23,105 (selling rate of Vietcombank on 21 February, 2021)
* All prices are VAT exclusive
* Electricity and parking fees set per standard rules and regulations and are subject to periodic adjustment in accordance with Lessor's announcement.

Electricity	– Stable power supply: 200 kVA – 100% power backup – Electricity for air conditioning system, included in rent – Electricity for office use: VND 3,472/kWh
Water Usage Rate	Included in rent
Telecommunication and Internet	Provided by VNTT
Parking Fee	– Motorbike parking: VND 80,000/month – Car parking: VND 400,000/month

FREE MAINTENANCE SERVICE

- Annual exterior window cleaning
- Periodic elevator maintenance
- Periodic cleaning and landscaping of common areas
- Washroom toilet paper and hand soap



FACILITIES



- Central air conditioner:
08:00 – 18:00 (Monday – Friday)
08:00 – 12:00 (Saturday)
- Fresh air ventilation
- Comprehensive fire system (sprinklers, smoke detectors, fire extinguishers)
- Concrete floor and ceiling
- Column-free floorplate and large floor-to-ceiling windows
- 24/7 lifts: 3 passenger freights & 1 service lift, each with 1 ton capacity
- 24/7 security with fence and security guards



FLOOR PLAN

Leasable Areas

Parking Lot

Restrooms

Pantry

Lift

Canopy

Stairwells

Green Areas

Technical Rooms



Ground Floor

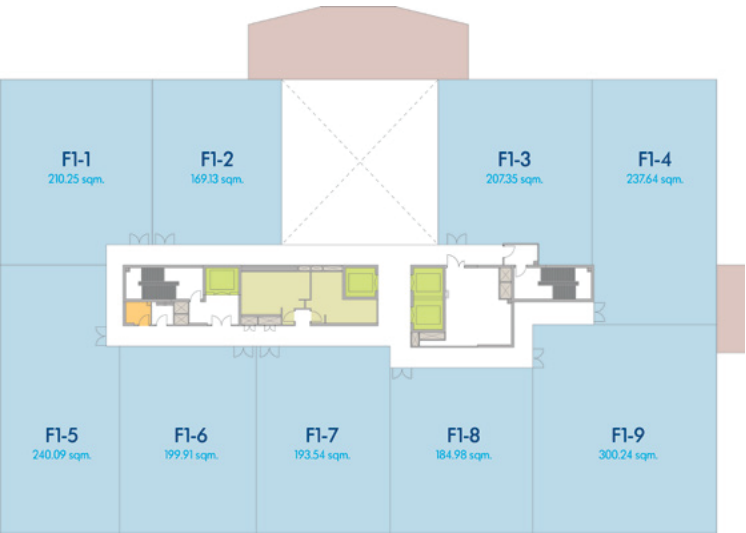
NET LEASABLE AREA	1,900.34 sqm.
FLOOR GFA	2,429 sqm.
EFFICIENCY	78%
FLOOR-TO-FLOOR HEIGHT	6 m
FLOOR-TO-GYPSUM CEILING HEIGHT	4 m
FLOOR LOADING	5 KN/sqm.

Floor 1

NET LEASABLE AREA	1,943.13 sqm.
FLOOR GFA	2,368.46 sqm.
EFFICIENCY	83%
FLOOR-TO-FLOOR HEIGHT	4.5 m
FLOOR-TO-GYPSUM CEILING HEIGHT	2.8 m
FLOOR LOADING	5 KN/sqm.

Floor 2-4

NET LEASABLE AREA	2,143 sqm.
FLOOR GFA	2,532 sqm.
EFFICIENCY	85%
FLOOR-TO-FLOOR HEIGHT	4.5 m
FLOOR-TO-GYPSUM CEILING HEIGHT	2.8 m
FLOOR LOADING	5 KN/sqm.



FLOOR DIMENSION W62.3 m x H39 m

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

High-spec office building with modern fittings and furnishings

Highly efficient, flexibly sized floorplate (200 – 2,000 sqm.)

Located within Binh Duong New City with easy access to main infrastructure and amenities of Binh Duong

Suggested zones:

GROUND FLOOR: F&B|Retail|Mini-mart|Banking
FLOOR 1-4: Software Development|Representative Offices
|English Centre|IT|Laboratories|Banking| Call Centre



* - The listed dimension is in form of Net Leasable Area (NLA).
- This material has been prepared for informational purposes only, and is not intended to provide or be relied on for tax, legal, or accounting advice.



BW SUPPLY CHAIN CITY (PHASE 1)

SPECIFICATIONS

Phase 1

Clear height:
6.2 m (production area)
2.8 m (office area)

Factory floor loading:
1.25 tons/sqm.
(production area)

- RBF Phase 1A
- RBF Phase 1B
- RBF Phase 1C
- Office
- Green Area
- Guard House

The listed dimension is in form of Gross Leasable Area (GLA).

While every care has been taken to ensure the accuracy of the plans at the time of printing, the Developer will not be held responsible for any changes due to authority requirement.





BW SUPPLY CHAIN CITY (PHASE 3A)

SPECIFICATIONS

Phase 3A

Clear height:

6.2 m (production area)
2.8 m (office area)

Factory floor loading:

1.25 tons/sqm.
(production area)

- RBF Phase 3A1
- RBF Phase 3A2
- RBF Phase 3A3-1
- RBF Phase 3A3-2
- RBF Phase 3A3-3
- Office
- Green Area
- Guard House

The listed dimension is in form of Gross Leasable Area (GLA).

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