

iMAZZIUM



SEE HOY CHAN SDN. BERHAD GROUP

im

**where  
I want  
to be**

imAZIUM





## Where Creativity Sparks

Presenting **Imazium** – a 31-storey Grade A office building developed by See Hoy Chan Sdn. Berhad Group with a creative setting for businesses to succeed in today's competitive landscape.

Unconventional in shape and design, this new landmark is strategically located in Damansara Uptown, the Golden Square of Petaling Jaya – a satellite commercial hub offering a wide array of eateries, retail choices, financial institutions and wellness centres.

**Imazium** is the final component of the integrated development of Damansara Uptown. The completed components comprise: the Starling mall; Somerset Damansara Uptown – a serviced residence managed by The Ascott Limited; office buildings Uptown 1, 2, 3 and 5; Uptown 7 carpark building; and Uptown Residences condominium.

## Specification

<b>Building Description</b>	<ul style="list-style-type: none"> <li>— 31-storey Grade A office building</li> <li>— 20 office floors + 1 facilities floor</li> </ul>
<b>Certification &amp; Green Accreditation</b>	<ul style="list-style-type: none"> <li>— MSC Status</li> <li>— LEED Gold</li> </ul>
<b>Target Completion Date</b>	<ul style="list-style-type: none"> <li>— Q1 2021</li> </ul>
<b>Net Floor Area</b>	<ul style="list-style-type: none"> <li>— Office Tower (9th to 28th Floor): 450,000 sq ft (approx.)</li> <li>— Commercial and Facilities Podium (Ground Floor and 1st Floor): 30,000 sq ft (approx.)</li> </ul>
<b>Average Floor Plate Potential Subdivision</b>	<ul style="list-style-type: none"> <li>— 22,500 sq ft (approx.)</li> <li>— 5,420 sq ft onwards</li> </ul>
<b>Office Floor-Floor Height Office Clear Ceiling Height</b>	<ul style="list-style-type: none"> <li>— 4.150 metres</li> <li>— 3.0 metres</li> </ul>
<b>Floor System For Office Space</b>	<ul style="list-style-type: none"> <li>— 150 mm raised floor system</li> <li>— Knock-out slab provision for inter-floor connection</li> </ul>
<b>Floor Loading</b>	<ul style="list-style-type: none"> <li>— 3.5 kN/sqm</li> <li>— Designated strengthened location with 6.5 kN/sqm</li> </ul>
<b>Power Loading</b>	<ul style="list-style-type: none"> <li>— 4 DBs with 150A (3 phase) each per office floor</li> </ul>
<b>Air-conditioning System</b>	<ul style="list-style-type: none"> <li>— District cooling plant supported by energy-efficient green chillers with individual Air Handling Unit (AHU) at respective floors</li> </ul>
<b>No. Of Lifts</b>	<ul style="list-style-type: none"> <li>— 10 Office passenger lifts with Destination Control System</li> <li>— 4 Car park lifts</li> <li>— 2 Service lifts with card access system</li> </ul>
<b>In-Building Security</b>	<ul style="list-style-type: none"> <li>— Destination Control System</li> <li>— Integrated Visitor Management system with turnstile access control</li> <li>— 24-hour CCTV surveillance connected to Integrated Operations Centre</li> </ul>
<b>Green Features</b>	<ul style="list-style-type: none"> <li>— Curtain wall with high performance glazing DGU low E to reduce heat gain into office space while maximizing the external view and daylighting</li> <li>— Photovoltaic panels for landlord's energy consumption</li> <li>— Photosensors at perimeter to save energy on lighting when there is sufficient daylight near the windows</li> <li>— Carbon dioxide sensors for better indoor air quality control and energy efficiency; MER13 air filters are used for the AHU to ensure good quality of fresh air</li> <li>— Carbon monoxide sensors in basement to monitor air quality and save energy via mechanical ventilation</li> <li>— Bicycle rack, green vehicle parking and feeder bus connecting Kelana Jaya LRT and TTDI MRT to encourage alternative transportation to create a greener ecosystem</li> <li>— Rain water harvesting and condensate water recovery system for landscape irrigation</li> </ul>
<b>Car Park Allocation</b>	<ul style="list-style-type: none"> <li>— 1,387 car park bays over 7 elevated &amp; 3 basement levels</li> <li>— 1 non-reserved bay: 450 sq ft (Elevated)</li> <li>— 1 reserved bay: 5,000 sq ft (Basement)</li> </ul>
<b>In-Building Facilities</b>	<ul style="list-style-type: none"> <li>— <b>Ground Floor</b> - Commercial services, F&amp;B outlets</li> <li>— <b>1st Floor (Idea Zone)</b> - Gym, collaborative lounge, karaoke room, games room, energy nap room, nursing rooms, training rooms and meeting rooms</li> </ul>
<b>Uptown Integrated Amenities</b>	<ul style="list-style-type: none"> <li>— Somerset Serviced Residence by The Ascott Limited</li> <li>— The Starling mall and Uptown Square providing numerous F&amp;B, entertainment, edutainment, financial, medical and other facilities</li> <li>— Childcare centre at Uptown 2 Terrace</li> </ul>
<b>Public Transportation</b>	<ul style="list-style-type: none"> <li>— Rapid buses, MRT feeder buses and taxis</li> <li>— MRT: Taman Tun Dr Ismail (TTDI) station; Bandar Utama Station</li> <li>— LRT: Kelana Jaya Station, upcoming station at Kayu Ara</li> </ul>
<b>Shuttle Services</b>	<ul style="list-style-type: none"> <li>— Complimentary shuttle bus from the Starling mall to Taman Tun Dr Ismail (TTDI) MRT and Kelana Jaya LRT stations</li> </ul>



# Building Highlights



Grade A office  
designed for MSC  
& LEED Gold



Well-crafted  
shared facilities



High efficiency  
floor plate



Raised  
floor system



Generous  
car park allocation  
1 bay : 450 sq ft



3-tier  
security system



Fibre To The  
Premises (FTTP)



Dual 12-metre  
open office frontages



Provision  
for inter-floor  
connectivity

Leasing, Asset Management  
& Retail

**No. B1A-001**  
**Basement 1A**  
**The Starling Mall**  
**No. 6 Jalan SS21/37**  
**Damansara Uptown**  
**47400 Petaling Jaya**  
**Selangor Darul Ehsan**  
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Another prestigious project by



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