

imazium

be in the know

LAYOUT & SPECS

**Creativity
involves breaking
out of expected
patterns in order
to look at things
in a different way.**

Edward de Bono

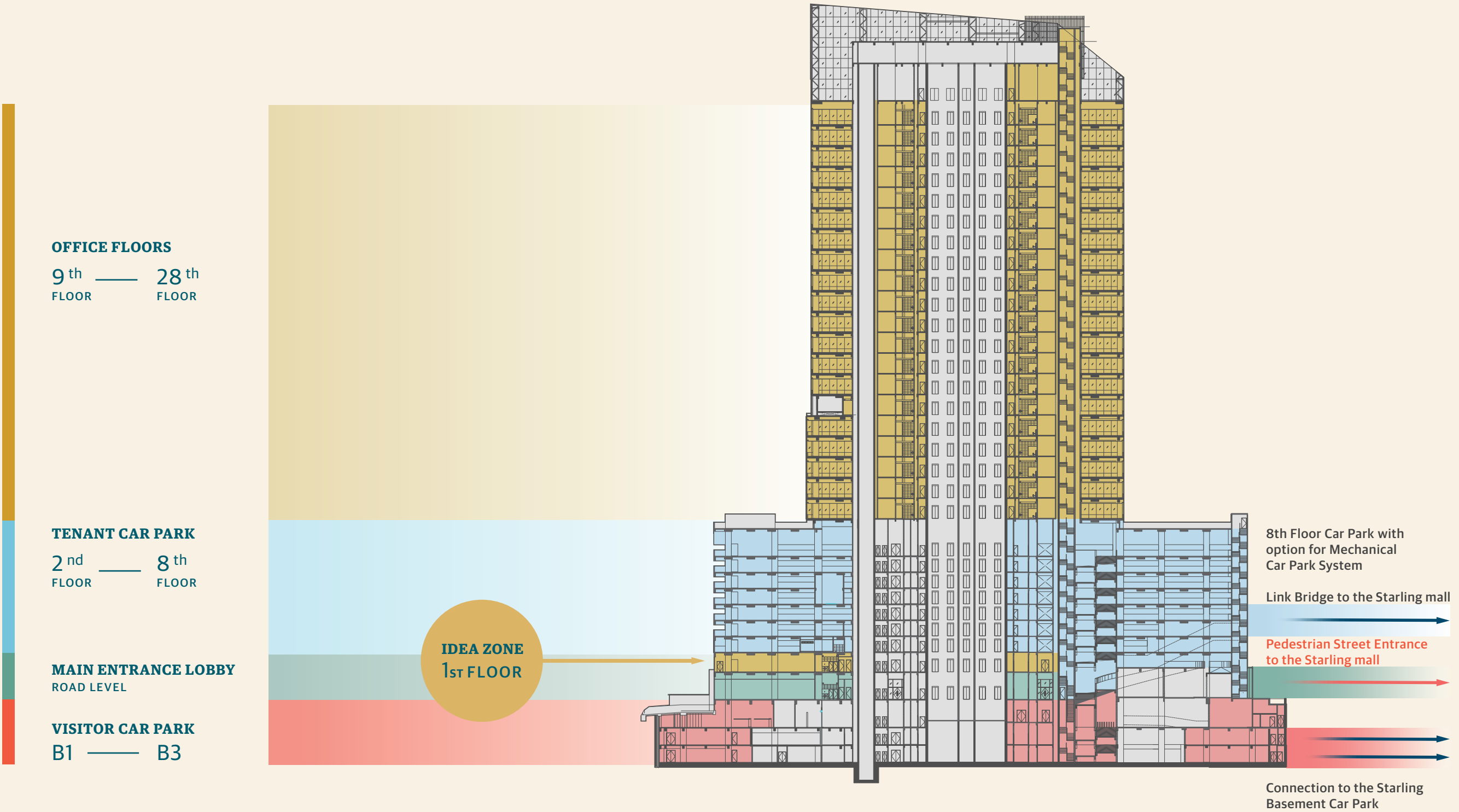


Specifications

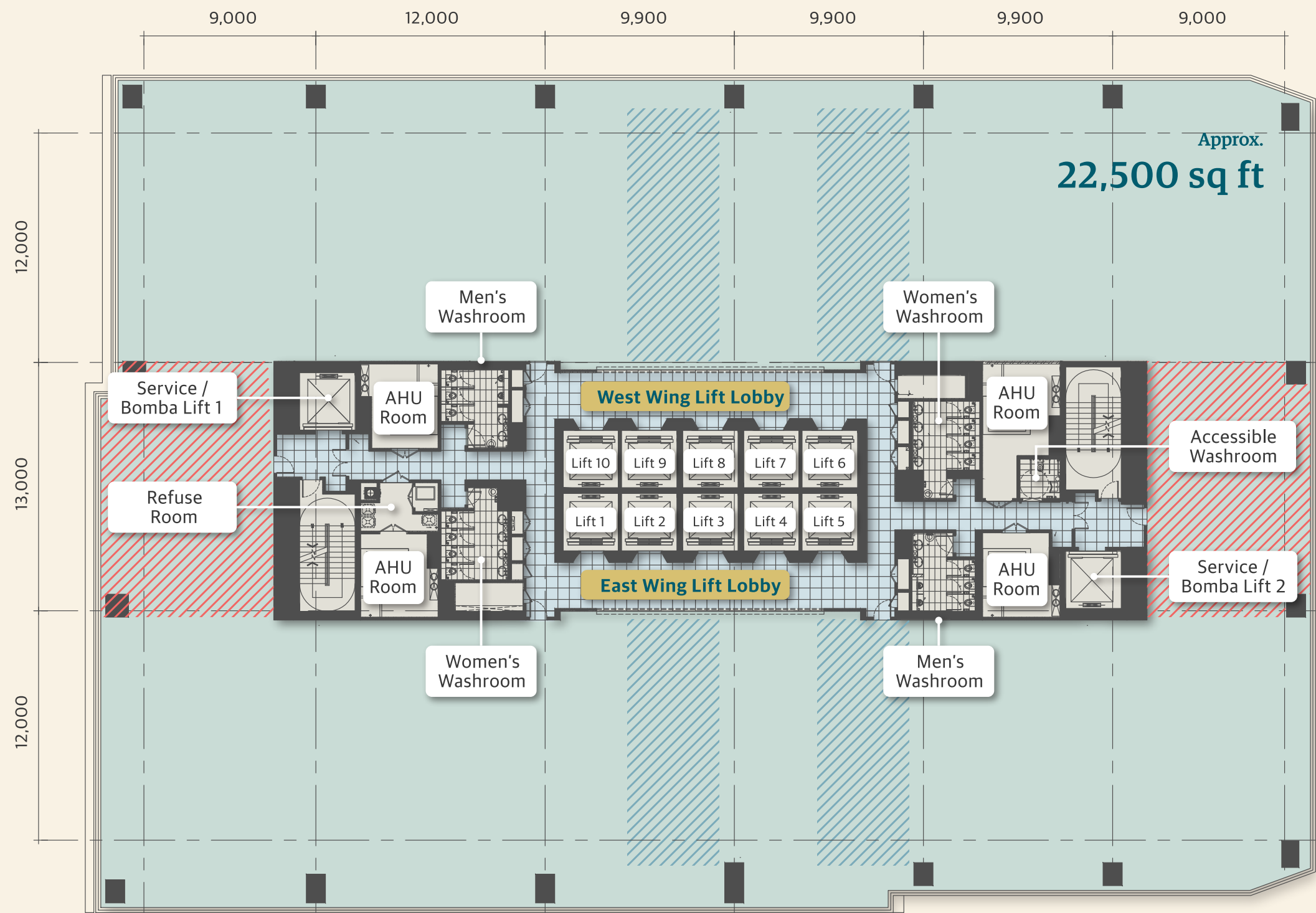
Building Description	<div><div></div>31-storey Grade A office building</div> <div><div></div>20 office floors + 1 facilities floor</div>
Certification & Green Accreditation	<div><div></div>Malaysia Digital Status (formerly known as MSC)</div> <div><div></div>LEED Platinum</div>
Completion Date	<div><div></div>2021</div>
Net Floor Area	<div><div></div>Office Floors (9th to 28th Floor): 450,000 sq ft (approx.)</div> <div><div></div>Commercial and Facilities Podium (Ground Floor and 1st Floor): 30,000 sq ft (approx.)</div>
Average Floor Plate Potential Subdivision	<div><div></div>22,500 sq ft (approx.)</div> <div><div></div>5,420 sq ft onwards</div>
Office Floor-Floor Height	<div><div></div>4.150 metres</div>
Office Clear Ceiling Height	<div><div></div>3.0 metres</div>
Floor System for Office Space	<div><div></div>150 mm raised floor system</div> <div><div></div>Knock-out slab provision for inter-floor connection</div>
Floor Loading	<div><div></div>3.5 kN/sqm</div> <div><div></div>Designated strengthened location with 6.5 kN/sqm</div>
Power Loading	<div><div></div>4 DBs with 150A (3 phase) each per office floor</div>
Air-conditioning System	<div><div></div>District cooling plant supported by energy-efficient green chillers with individual Air Handling Unit (AHU) at respective floors</div>
No. of Lifts	<div><div></div>10 office passenger lifts with Destination Control system</div> <div><div></div>4 car park lifts</div> <div><div></div>2 service lifts with card access system</div>
In-Building Security	<div><div></div>Destination Control system</div> <div><div></div>Integrated Visitor Management system with turnstile access control</div> <div><div></div>24-hour CCTV surveillance connected to Integrated Operations Centre</div>

Green Features	<div><div></div>A green vertical wall over 20-metres in height</div> <div><div></div>Curtain wall with high performance glazing to reduce heat gain into office space while maximising the external view and daylighting</div> <div><div></div>Photosensors at perimeter to save energy on lighting when there is sufficient daylight near the windows</div> <div><div></div>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 clean air</div> <div><div></div>Carbon monoxide sensors in basement to monitor air quality and save energy via mechanical ventilation</div> <div><div></div>Bicycle racks, green vehicle parking and feeder buses connected to Kelana Jaya LRT and TTDI MRT to encourage alternative transportation and create a greener eco-system</div> <div><div></div>Rain water harvesting and condensate water recovery system for landscape irrigation</div> <div><div></div>Photovoltaic panels for common area energy consumption</div> <div><div></div>PHEVs - Plug-in Hybrid Vehicle car park bays</div> <div><div></div>Automated waste collection system</div> <div><div></div>Regenerative drive installed for elevators to improve energy efficiency</div> <div><div></div>Recycle bins in refuse room</div>
Car Park Allocation	<div><div></div>1,388 car park bays over 7 elevated & 3 basement levels</div> <div><div></div>1 non-reserved bay: 450 sq ft (Elevated)</div> <div><div></div>1 reserved bay: 5,000 sq ft (Basement)</div>
In-Building Facilities	<div><div></div>Ground Floor - Commercial services, F&B outlets</div> <div><div></div>1st Floor (Idea Zone) - Gym, collaborative lounge, karaoke room, games room, energy nap room, nursing rooms, training rooms, meeting rooms, pre-function area, collaborative lounge</div>
Uptown Integrated Amenities	<div><div></div>Somerset Serviced Residence by The Ascott Limited</div> <div><div></div>The Starling mall and Uptown Square providing numerous F&B, entertainment, edutainment, financial, medical and other facilities</div> <div><div></div>Childcare centre at Uptown 2 Terrace</div>
Public Transportation	<div><div></div>Rapid buses, MRT feeder buses and taxis</div> <div><div></div>MRT: Taman Tun Dr Ismail (TTDI) station; Bandar Utama Station</div> <div><div></div>LRT: Kelana Jaya Station, upcoming station at Kayu Ara</div>
Shuttle Services	<div><div></div>Complimentary shuttle bus from the Starling mall to Taman Tun Dr Ismail (TTDI) MRT and Kelana Jaya LRT stations</div>

Elevation Plan



Typical Office Floor Plan

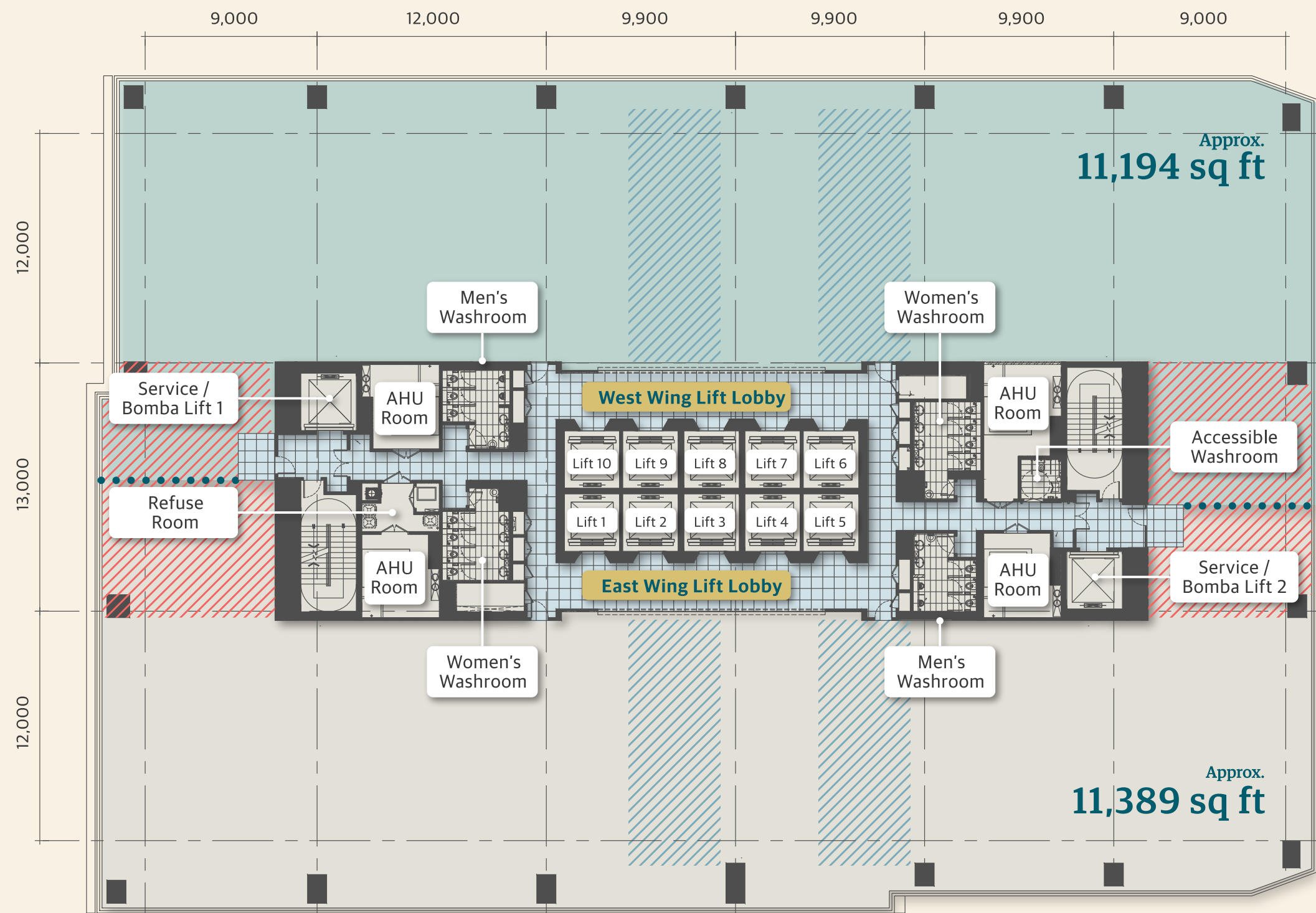


Strengthened floor loading zone of 6.5kN/m²

Provision of knock-out slab for inter-floor connectivity

Enjoy the privacy and exclusivity of **private lift lobbies** with wide office frontages when you occupy half or full floors.

2 Tenancy Zone Office Floor Plan

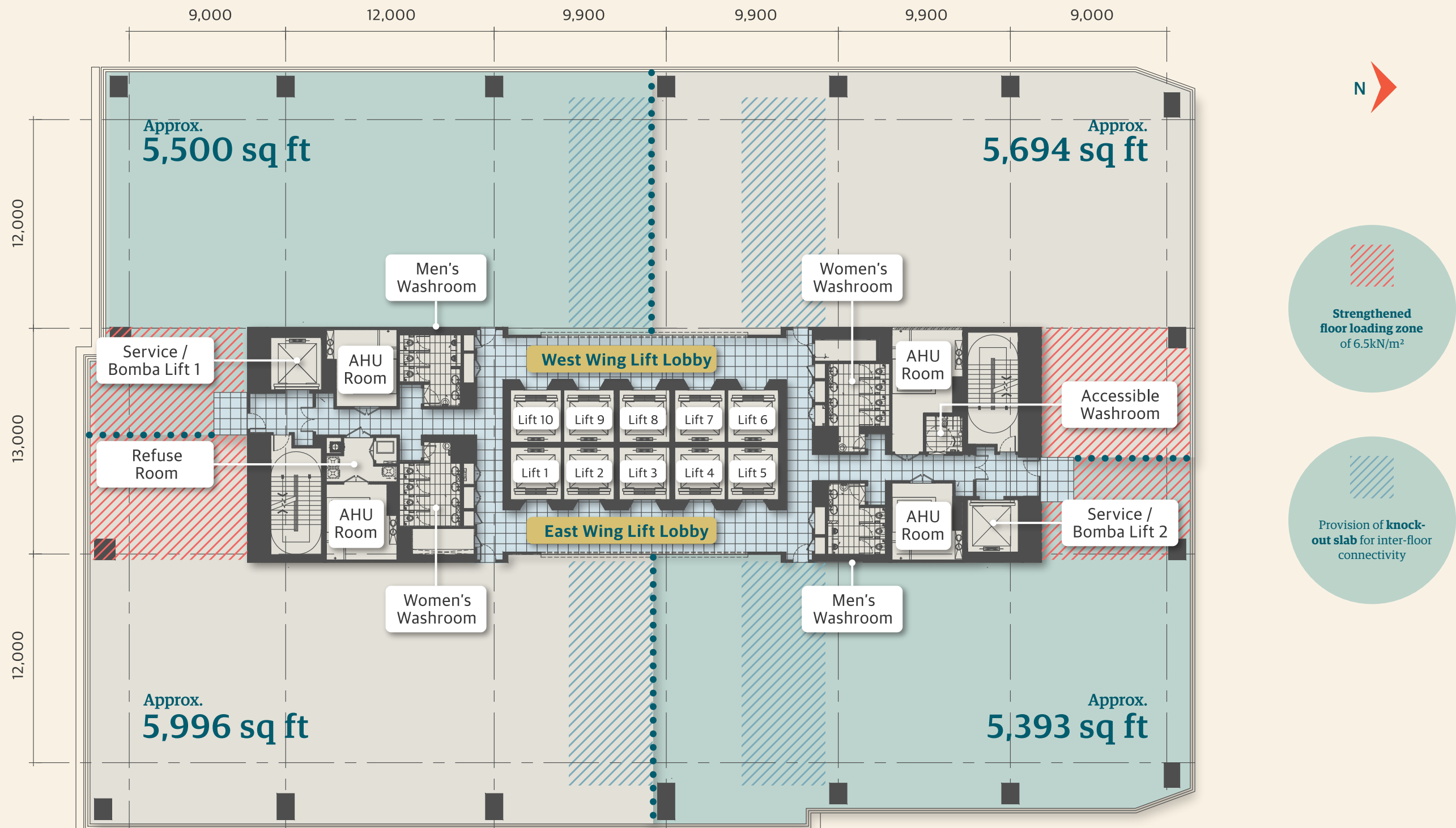



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4 Tenancy Zone Office Floor Plan



Features



Grade A office
designed for MSC



Staircase provision
for inter-floor
connectivity



Column-free spaces
to maximize
space planning



Dual 12-metre
open office frontages



Raised
floor system
for wiring / cable



High ceiling
(3 meters from floor
to clear ceiling)



Higher loading
capacity for filing
cabinets or safes



Carbon dioxide sensors
for better indoor
air quality control



Regenerative drive
installed for elevators
to improve
energy efficiency



Double glazing
glass panels to
reduce noise & heat



Photovoltaic (PV)
panels on the
rooftop



Rainwater harvesting
system for
landscape irrigation



Automated waste
collection system

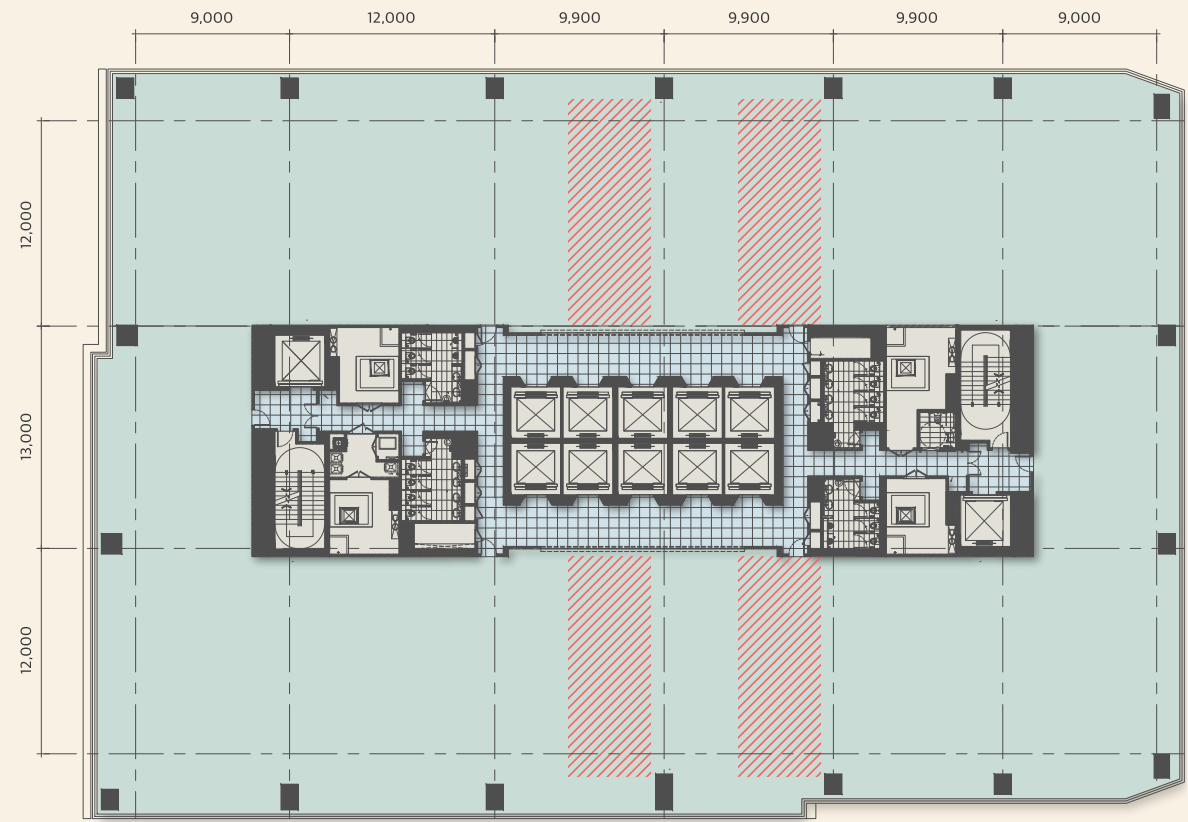


Recycle bins
in refuse rooms



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Inter-floor Connectivity



Different corporations have different office design requirements. The provision of knock-out slabs on every floor allows tenants to have more office design flexibility, from duplex to even triplex office floor plans.



Idea Zone Shared Facilities

1st Floor



1 The Igloo
Energy Nap Room



2 Nursing Rooms



3 Let's Get Loud
Karaoke Room



4 Level Up
Games Room



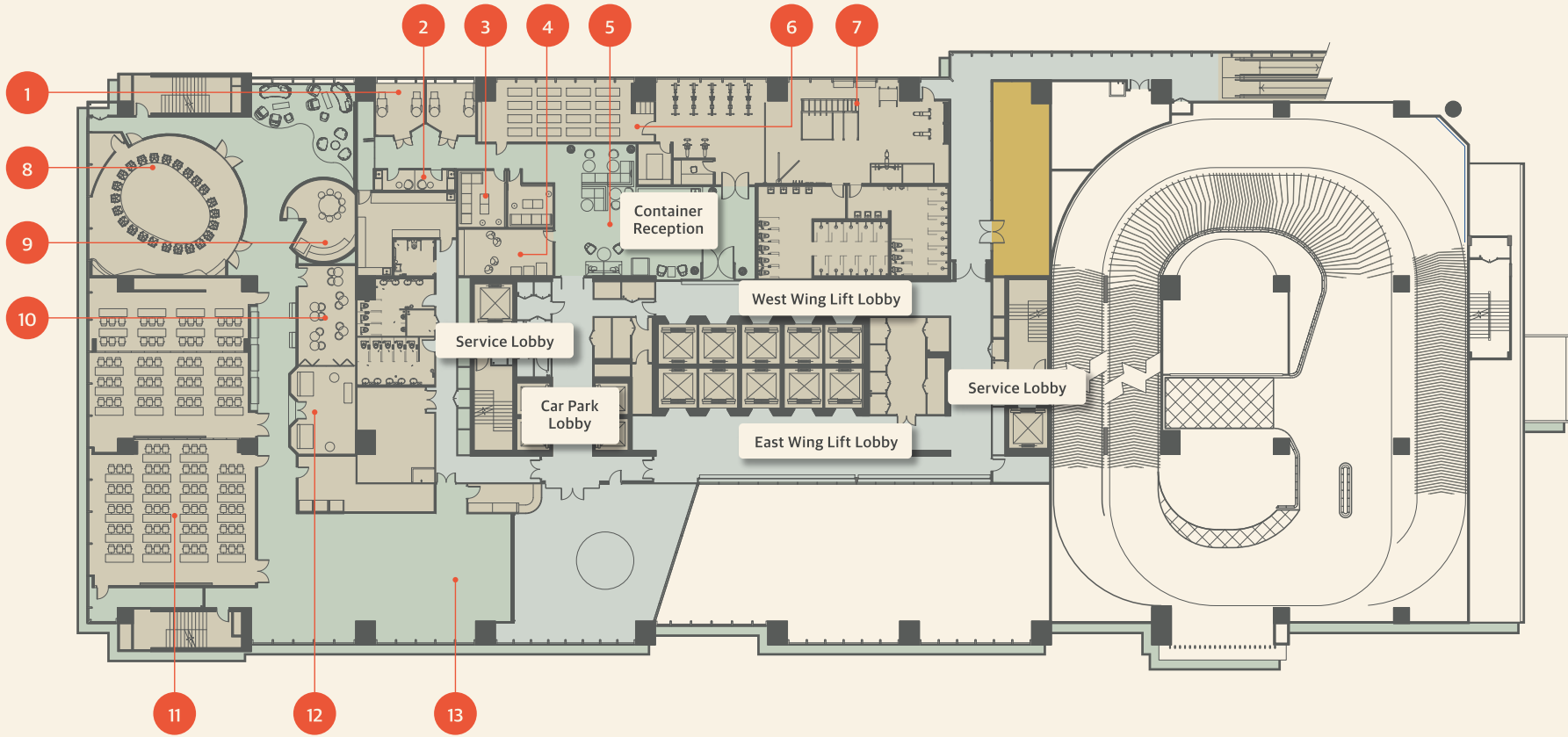
5 Collab
Executive Lounge



6 The Zen Zone
Gym



7 Reconnect
Gym



8 Not-so-Bored Room
Board Room



9 Waka-Waka
Meeting Room



10 The Curiousi-thés
Meeting Room



11 UNblock
Training Room



12 Tiny Tales
Meeting Room



13 The Lawn
Pre-function Area/
Gathering Place

Damansara Uptown is a microcosm of Malaysia, a food paradise.

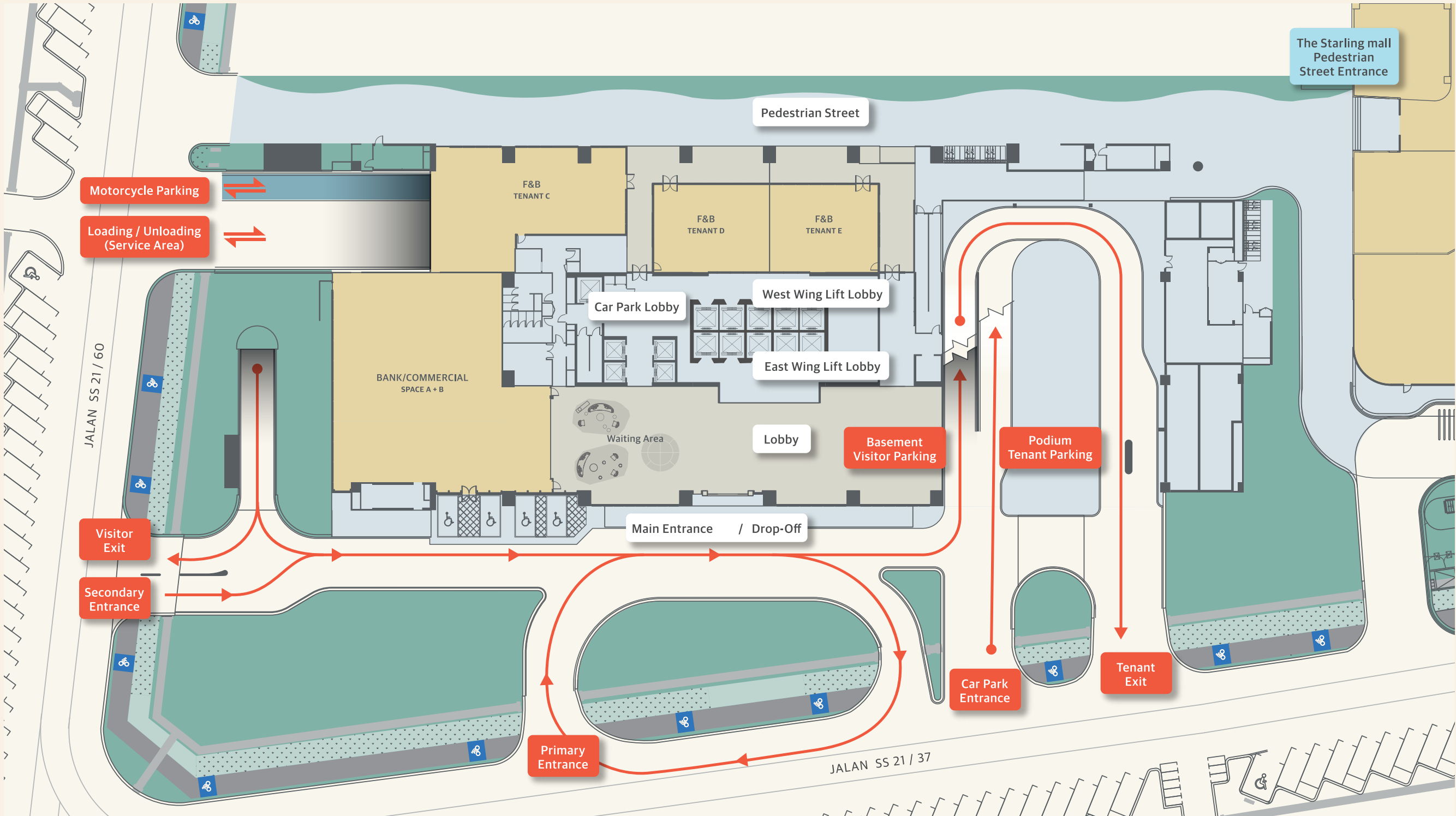
Discover all your evergreen Malaysian dishes. Explore all the trending speciality cuisine and beverages. Here, you'll never run out of options for any occasion.



Imazium

Ground Floor Traffic Circulation

Both visitors and occupants enjoy dedicated access to their carpark, enabling traffic to flow smoothly in and out of the building. A porte-cochere also allows for easy pick-up and drop-off.



Damansara Uptown Traffic Flow Map



LEGEND

- Entry
- Exit
- Overhead Ramp to SPRINT / NKVE
- Pedestrian Bridge
- Covered Walkway
- Pedestrian Tunnel to the Starling
- Pedestrian Link to the Starling
- Tunnel linking LDP and the Starling Basement Parking
- Bus Stop
- Taxi Stand
- Taxi Call Point

Freedom of movement

A system of planned walkways connects pedestrians to most of the buildings. The Starling mall is just a minute's walk away from Imazium via a link bridge.



The important thing for you is to be alert, to question, to find out, so that your own initiative may be awakened.

Bruce Lee



**im
amazing**

For Leasing Enquiries,
Please Call

012-776 8830

Leasing, Asset
Management & Retail

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