



MINCO TOWER
SURABAYA

SPACE AVAILABLE

Ground floor | 3rd floor | 5th floor | 6th floor | 7th floor | 8th floor | 9th floor | 12th floor

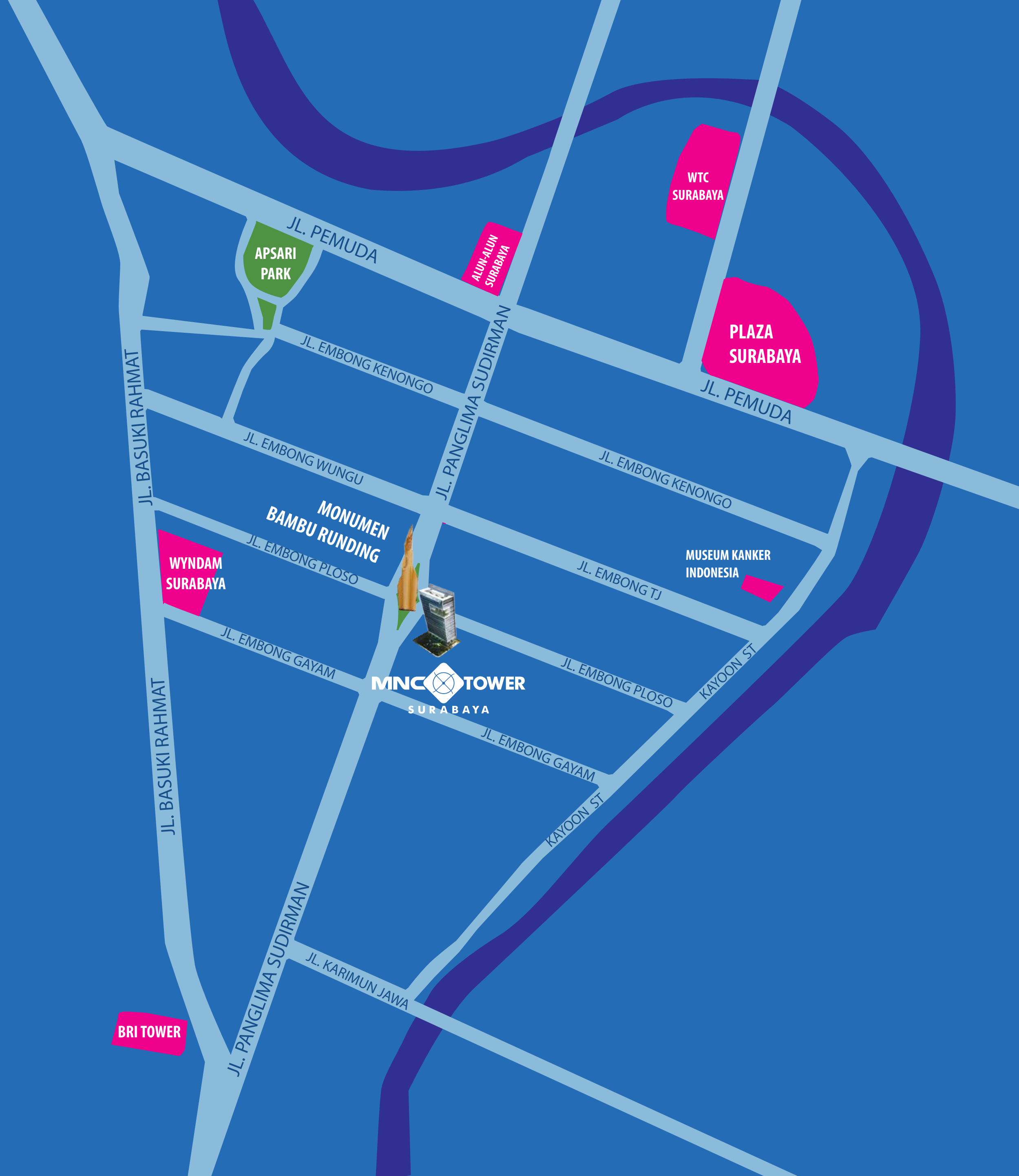


Welcome to MNC Tower Surabaya, a modern corporate excellence strategically positioned on Jalan Taman AIS Nasution, Surabaya. This premier property spans a sprawling 1,424 square meters, boasting an impressive 12-floor structure accompanied by three basement levels, encompassing a grand total of 12,039 square meters.

Emphasizing the importance of seamless connectivity, MNC Tower Surabaya is well-supported by public transportation, ensuring easy access for both employees and visitors. The tower is conveniently linked to main roads, further enhancing its accessibility

Complementing its business-centric atmosphere, MNC Tower Surabaya provides an array of supporting facilities, including an ATM center, a vibrant food court, and a cozy coffee shop. These amenities contribute to a holistic and enriching environment, fostering a dynamic and productive work atmosphere within the tower.

In summary, MNC Tower Surabaya is more than a building; it is a symbol of contemporary corporate sophistication, offering an ideal amalgamation of strategic location, modern infrastructure, and a thriving business ecosystem.



BUILDING SPACE

TOTAL OFFICE AREA (semi gross)

7,258.94 sqm (exclud. storage unit)

TOTAL NUMBER OF FLOOR

12 levels of office floors & 3 levels of basement

SPACE AVAILABILITY

Ground floor - 130.42 sqm

3rd floor - 136.12 sqm

5th floor - 618.88 sqm

6th floor - 618.88 sqm

7th floor - 618.88 sqm

8th floor - 517.40 sqm

9th floor - 618.88 sqm

12th floor - 173.38 sqm

TOTAL NUMBER OF PARKING

MNC Tower Surabaya : 63 car lots



STRUCTURAL

FLOOR TO CEILING HEIGHT

Ground Floor 5 m floor to ceiling height

Typical Floor 2.8 m floor to ceiling height

Top Floor 3.8 m floor to ceiling height

250 kg/m² floor loading capacity

LIFTS

3 Passenger lift

1 Service lift

MECHANICAL ELECTRICAL

POWER SUPPLY FOR ELECTRICITY

By PLN, 865 KVA

TYPICAL OFFICE

100 VA

POWER BACKUP

1000 KVA

AC SYSTEM

Split duct

IT AND TELECOMMUNICATION

Fiber Optic for high speed internet and broadband & wifi connection

GENSET

100% emergency backup



SECURITY & SAFETY MEASURES

SECURITY SYSTEM

24 hours CCTV and integrated system for security

FIRE SAFETY SYSTEM

Smoke detector, hydrant, extinguisher, automation fire alarm

CCTV

Installed on every floors in common area, GF/ Lobby and basements

STANDARD LEASING TERMS & CONDITIONS

- Asking price** : **Rp. 200.000,- /sqm (negotiable)**
- Value Added Tax (CAT)** : Base rent, service charge, parking and other cost are subject to the 11% of Value Added Tax (VAT) which is borne by the Lessee
- Term of Payment** : Quarterly in advance
- Lease Term** : Minimum 2 (two) year
- Secuirty Deposit** : 3 (three) months gross rent (rental + service charge)
- Telephone Deposit** : Rp. 3.000.000/line (100% refundable)

ADDITIONAL CHARGES

- Service Charge** : **Rp. 60.000,- /sqm**
- Over Time** : Electricity (Lighting) : seperatedly metered
: At cost (will be charge based on KWH metered)
- Parking Charges** : Reserved - Rp 3.600.000/lot/year
: Unreserved - Rp 2.160.000/car/year
: Motorcycle - Rp 100.000/month



BUILDING OPERATIONAL HOURS

NORMAL OFFICE HOURS

Monday - Friday: 08.00 - 18.00

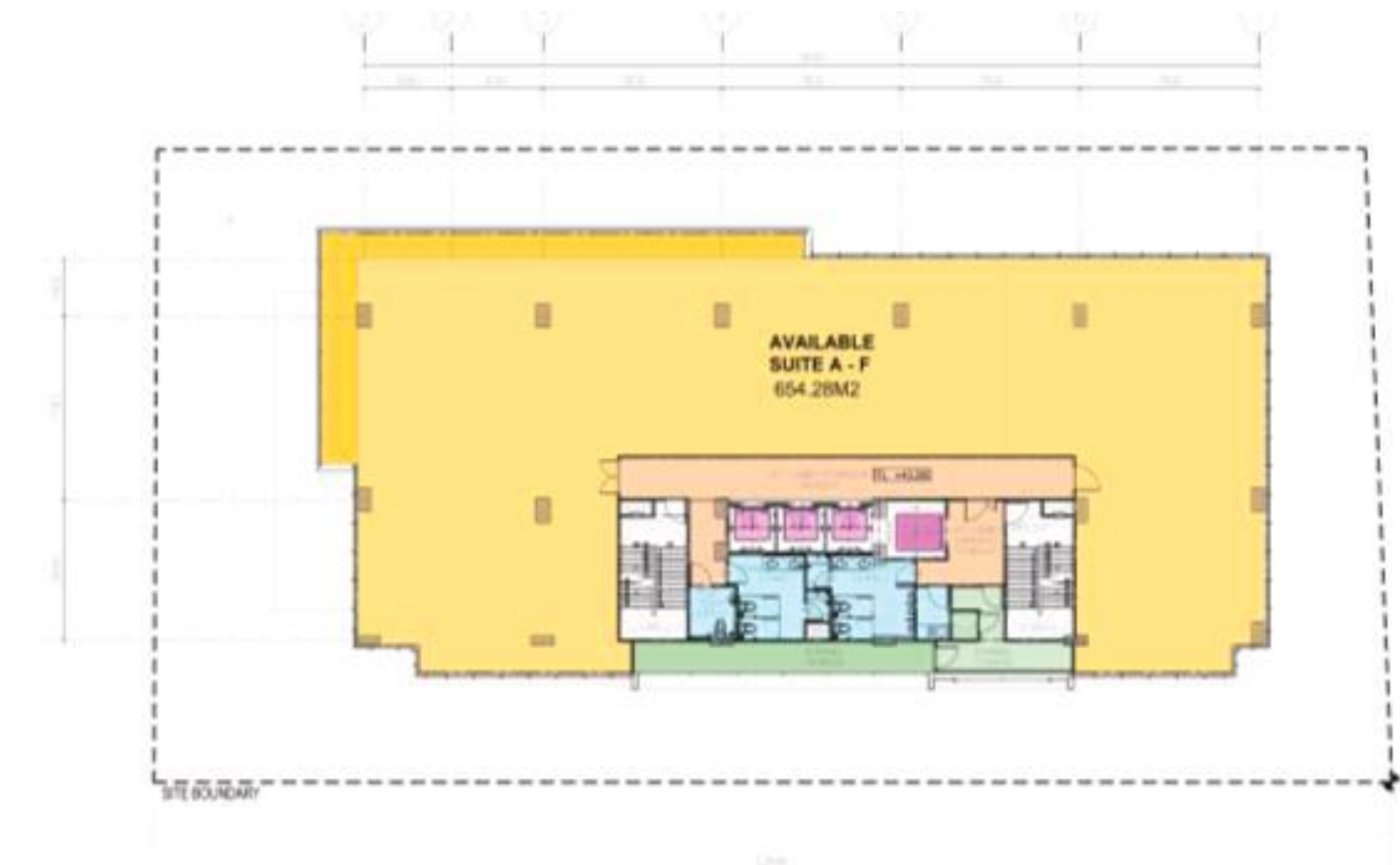
Saturday: 08.00 - 12.00

Sunday & Public Holiday: Off

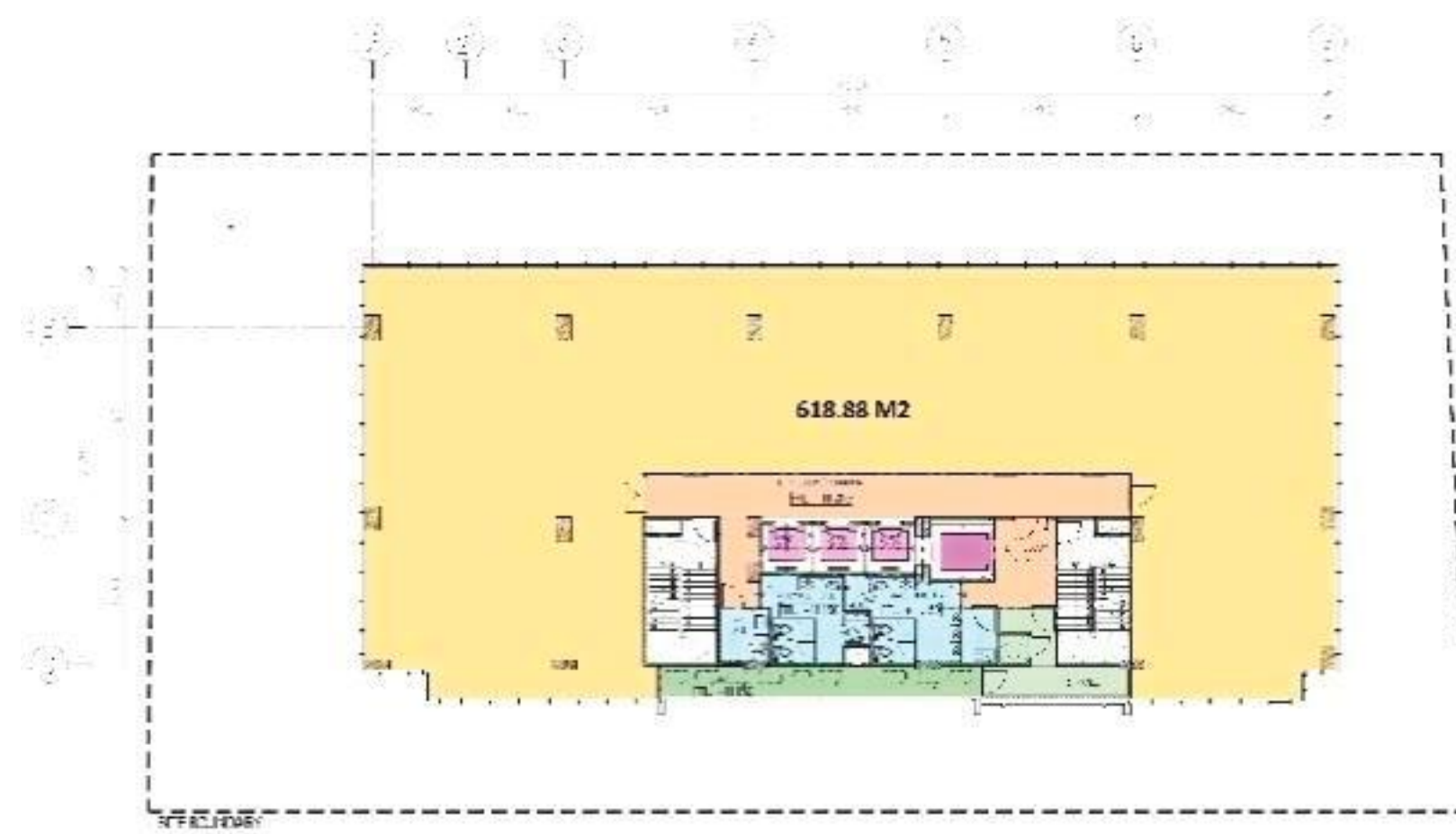
2nd Floor (611,36sqm)



10th - 11th floor (654,28 sqm)



3rd - 9th, 12th floor (618,88sqm)



LEGEND:



OFFICE



SERVICE



CORRIDOR

PROFESSIONAL TEAM

Developer

PT. Swarna Citra Sentosa (wholly owned by PT. MNC Land Tbk)

Main Contractor

PT. Recta Construction

Architect

PT. Recta Construction

Structure Consultant

Ir. Muji Irawan Msc

Mechanical & Electrical Consultant

PT. Tritunggal Global Mahakarya

Mechanical & Electrical Contractor

PT. Recta Construction

Building Management

PT. Swarna Citra Sentosa



Jalan Taman Ade Irma Suryani, No 21
Surabaya, Jawa Timur

DEVELOPED BY:



FOR MORE INFORMATION:

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