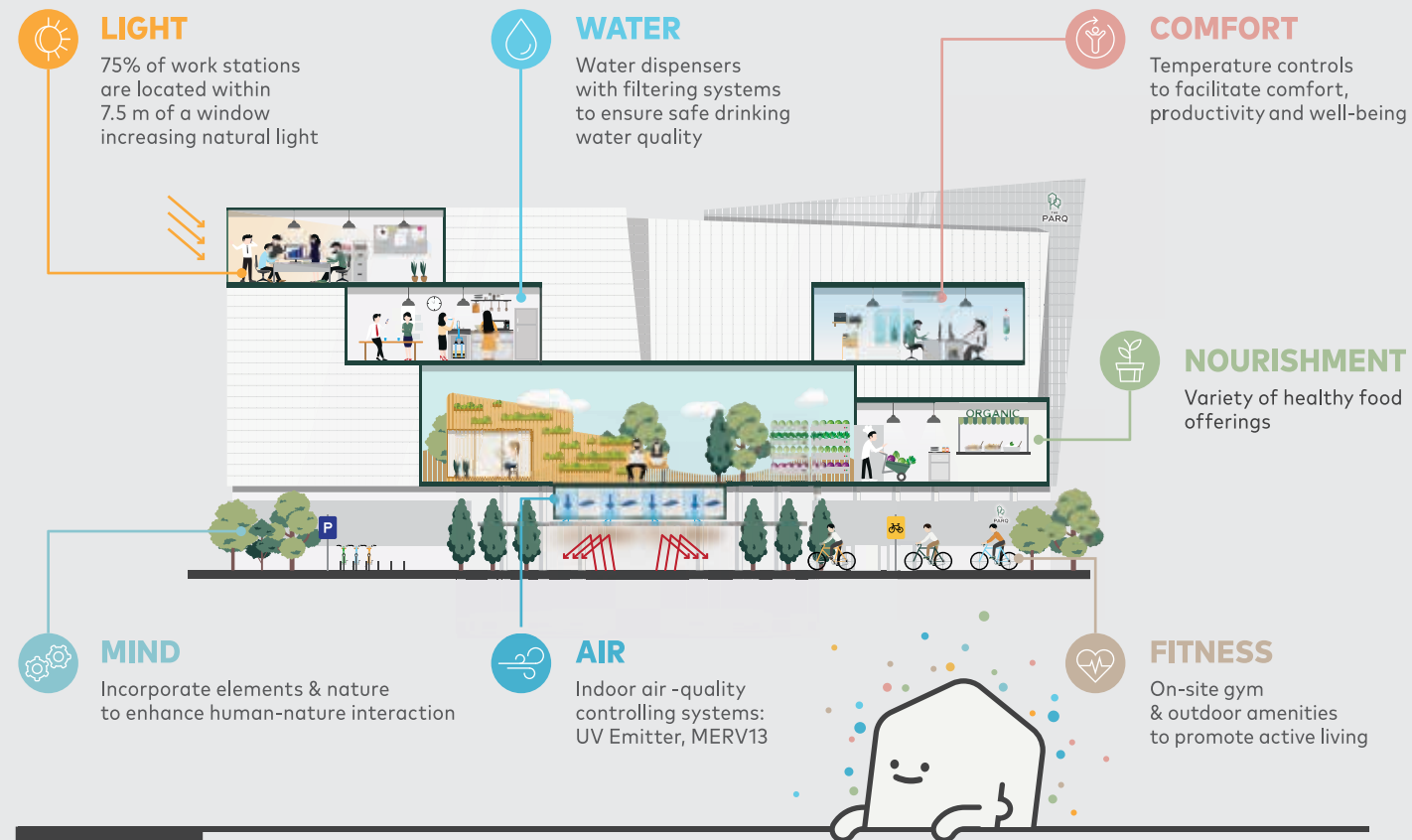


# THE FUTURE IS WELL

WELL building standard considers seven core concepts.  
The PARQ Workplace incorporates these features throughout



## LOCATION



TCC ASSETS



FRASERS  
PROPERTY

## DEVELOPER

TCC Assets (Thailand) Company Limited ("TCC Assets") is an investment holding and fully integrated real estate company. Part of the TCC Group, one of Thailand's most prominent conglomerates, TCC Assets' investment themes focus on enhancing asset value through insightful development of products and services. TCC Assets maintains a portfolio of residential, commercial, and retail properties, along with hospitality and technology-related services.

[www.tccassets.com](http://www.tccassets.com)

## DEVELOPMENT MANAGER

Fraser's Property Limited ("Fraser's Property") is a multi-national developer-owner-operator of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited and headquartered in Singapore, the Group has total assets of approximately S\$39.2 billion as at 31 March 2021.

[www.frasersproperty.com](http://www.frasersproperty.com)

## Contact Us Office Leasing

T : 66(0) 63 269 4148 | E : [office@theparq.com](mailto:office@theparq.com)

## Retail Leasing

T : 66(0) 62 942 9693 | E : [retail@theparq.com](mailto:retail@theparq.com)

For more information : [theparq.com](http://theparq.com)

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RECYCLABLE



# AT THE PARQ

Land Area: 24 rai (38,400 sq. m.)  
Gross Floor Area: 320,000 sq. m.

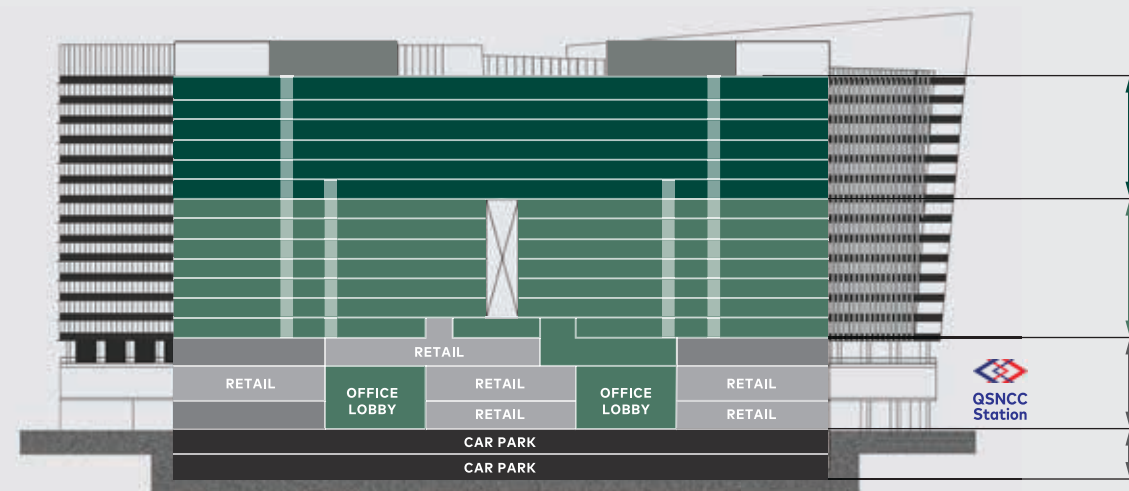
## Phase 1

- Office Building: 60,000 sq. m.
- Retail & Restaurants: 12,000 sq. m.
- Green and Outdoor Area: 7,000 sq. m.



HELP US SAVE PAPER,  
SCAN ME!

## ZONING SECTION

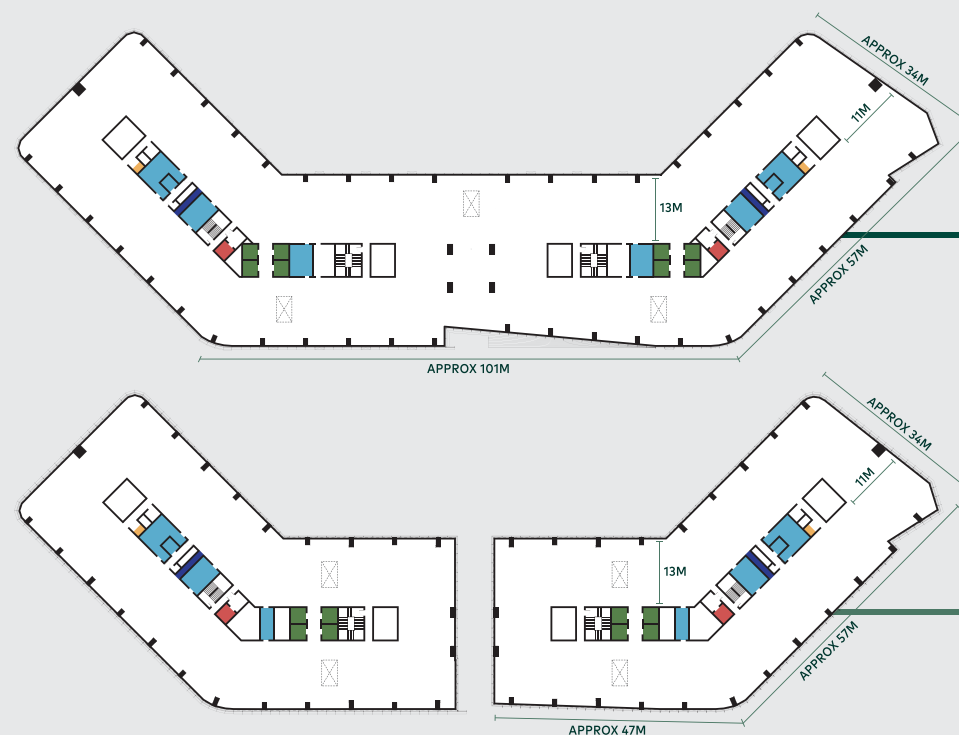


**OFFICE HIGH ZONE**  
Level 11-17

**OFFICE LOW ZONE**  
Level 4-10

**RETAIL**  
Level 1-3  
**CAR PARK**  
Level B1-B2

## OFFICE FLOOR PLAN



**HIGH ZONE**  
Level 11-17

Typical Floor Plate  
Approx. 5,200 sq. m.

**LOW ZONE**  
Level 4-10

Typical Floor Plate  
Approx. 2,500 sq. m.



LIFT  
SERVICE LIFT  
PANTRY  
WC  
CHANGING ROOM



## The PARQ Workplace

A natural expansion of Bangkok's central business district and a preferred office location, The PARQ workplace will comprise 60,000 sq. m. of lettable office space.



## The PARQ Life

The PARQ Life is a retail experience designed as a welcoming and inclusive extension to the surrounding neighbourhood. It will be carefully curated to deliver the concept of well-being while enjoying outstanding connectivity to the city. Situated at the heart of the dynamic QSNCC urban hub, it is also on the fast-growing Rama IV Corridor.

## LEASING AREA



## GRADE A OFFICE COMPLEX

- **International Grade A architectural design & concept**
  - Column-free floor plates of more than 5,000 sq. m.
  - 3 m. high ceiling
  - 1.8 m. wide corridors
  - Grand, individualized lobbies with high capacity drop-off areas
  - High density occupancy restroom provisioning with hands-free controls (e.g., automatic doors) for hygiene
  - Shower rooms and disabled toilets on every floor
- **LEED & WELL Certification compliant**
  - Insulated Low-E Glass façade
  - LED lighting integrated with daylight sensors
  - Acoustic ceiling system
  - Indoor air-quality controlling systems: UV Emitter, MERV 13
- **Flexible air-conditioning hours**
- **High capacity destination-controlled lifts and security control systems**
- **World-class property management services including disruption-free maintenance**

## OFFICE SPECIFICATIONS

- No. of storeys: 17 storeys, 2 basements
- Office floor: 4th – 17th floors
- Total area: 60,000 sq. m.
- Typical floor plate size: Either 2,500 or 5,200 sq. m.
- Floor to ceiling height: 3 m.
- Typical core-to-window depth: 13 m.
- Passenger lifts:
  - Low zone: 4 passenger lifts (capacity 1,600 kg.)
  - High zone: 4 passenger lifts (capacity 1,600 kg.)
- Service lifts: 2 service lifts (capacity 1,600 kg.) in each wing
- Car parking lifts: 2 car parking lifts (capacity 1,600 kg.) in each wing
- No. of car parks: Approx. 800 spaces

