FOR RENT

EXCHANGE SQUARE

PREMIUM SHOPPING CENTRE DESTINATION

PHNOM PENH, CAMBODIA

TYPE OF PROPERTY	Premium Shopping Centre
ADDRESS	Plot No. 028, Street 106 corner Street 51, Wat Phnom, Daun Penh, Phnom Penh
LOCATION	Financial District, CBD
ACCESS	Russian/Monivong/Norodom Blvd, 10km (PP Airport)
LAND AREA	10,700 sq.m. (118,000 sq.ft.)
TYPE	Retail & Lifestyle, Office
NO. OF STOREYS	20 (Retail GF-3F)
COMPLETION	Q1, 2017 Retail & Office Operational Q2, 2017 Grand Opening
GROSS FLOOR AREA	39,000 sq.m. (419,800 sq.ft.)
APPROX. NET FLOOR AREA	Office - 18,000 sq.m. (193,000 sq.ft.) Retail - 8,000 sq.m. (86,120 sq.ft.)
RENTAL RATE	Pre-leasing Rental Rates Available Upon Location
LEASE TERM	From 3 Years
FACILITIES	Four Storey Retail Support Food Court Area Breakout Area – Destination Dining (3F) Fitness Center (4F) Incorporated Green Areas On-grade + 4 Basements Car and Motorcycle Parking 100-metre Drop-off Area with Canopy
DEVELOPER/LANDLORD	Hongkong Land

Above: Aerial View

Above: Frontage View

Above: Retail Podium

Subject to contract & availability

FOR MORE INFORMATION PLEASE CONTACT

Thida Ann
Senior Associate Director
+855 89 777 308
thida.ann@cbre.com

Paungim Lim
Leasing Manager
+855 95 666 946
paungim.lim@cbre.com

Hongkong Land

LEASING AGENT

CBRE Cambodia

Part of the CBRE affiliate network

FOR RENT

EXCHANGE SQUARE

PREMIUM SHOPPING CENTRE DESTINATION

PHNOM PENH, CAMBODIA

LOCATION MAP

Above: Outdoor Entrance View

Above: Retail Roof (3F)

Subject to contract
& availability

FOR MORE INFORMATION PLEASE CONTACT

Thida Ann
Senior Associate Director
+855 89 777 308
thida.ann@cbre.com

Paungim Lim
Leasing Manager
+855 95 666 946
paungim.lim@cbre.com

Hongkong Land

LEASING AGENT

CBRE Cambodia
Part of the CBRE affiliate network

FOR RENT

EXCHANGE SQUARE

PREMIUM SHOPPING CENTRE DESTINATION

PHNOM PENH, CAMBODIA

FLOOR PLAN (Retail GF)

FLOOR PLAN (Retail 1F)

Subject to contract & availability

FOR MORE INFORMATION PLEASE CONTACT

Thida Ann
Senior Associate Director
+855 89 777 308
thida.ann@cbre.com

Paungim Lim
Leasing Manager
+855 95 666 946
paungim.lim@cbre.com

Hongkong Land

LEASING AGENT

CBRE Cambodia
Part of the CBRE affiliate network

FOR RENT

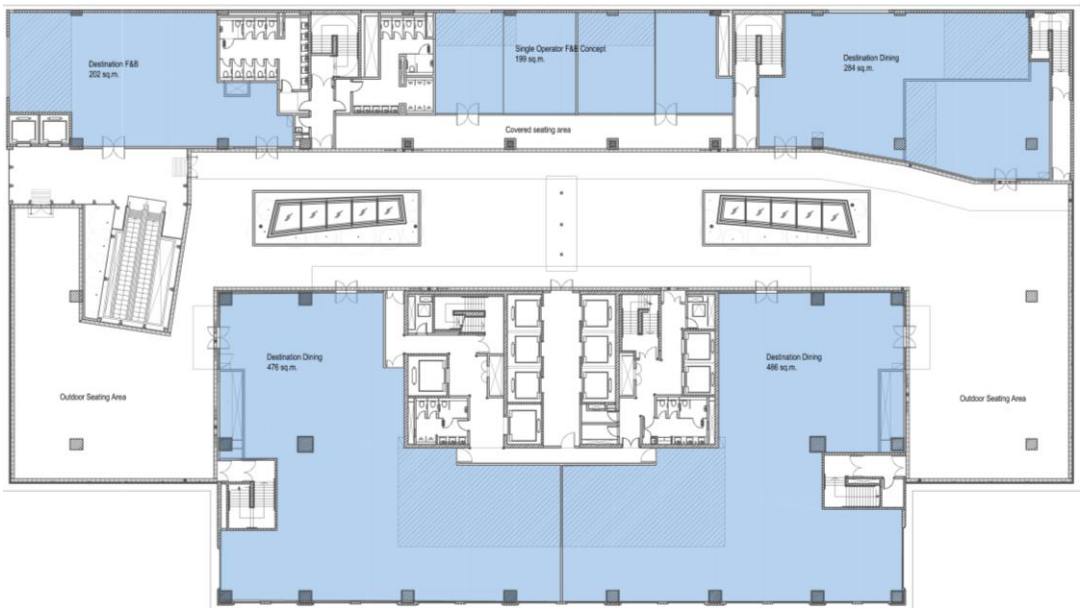
EXCHANGE SQUARE

PREMIUM SHOPPING CENTRE DESTINATION

PHNOM PENH, CAMBODIA

FLOOR PLAN (Retail 2F)

FLOOR PLAN (Retail 3F)



Subject to contract & availability

FOR MORE INFORMATION PLEASE CONTACT

Thida Ann
Senior Associate Director
+855 89 777 308
thida.ann@cbre.com

Paungim Lim
Leasing Manager
+855 95 666 946
paungim.lim@cbre.com

Hongkong Land

LEASING AGENT

CBRE | Cambodia

Part of the CBRE affiliate network

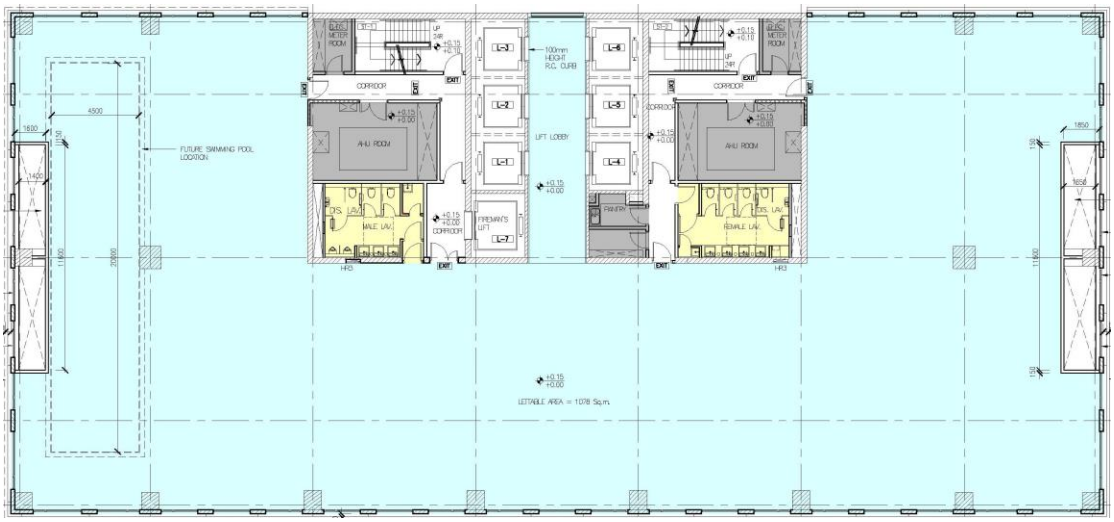
FOR RENT

EXCHANGE SQUARE

PREMIUM SHOPPING CENTRE DESTINATION

PHNOM PENH, CAMBODIA

FLOOR PLAN
(Fitness Center 4F)



ELEVATORS

Four dedicated passenger elevators (1,800kg)
One dedicated service elevator (1,800 kg)

CEILING HEIGHT

5.5 metres GF/1F/3F, 7.5 metres 2F
(floor to floor)

FLOOR LOADING

2.5 kpa with compactus loading of 7.5 kpa around core

UTILITIES & ELECTRICAL SUPPLY

- 100% Back-up Power
- Power source and Data
- Telephone and TV Connection Point
- LPG Gas Connection (Unspecified F&B Units)
- Water and Drainage Connection

CEILING & LIGHTING

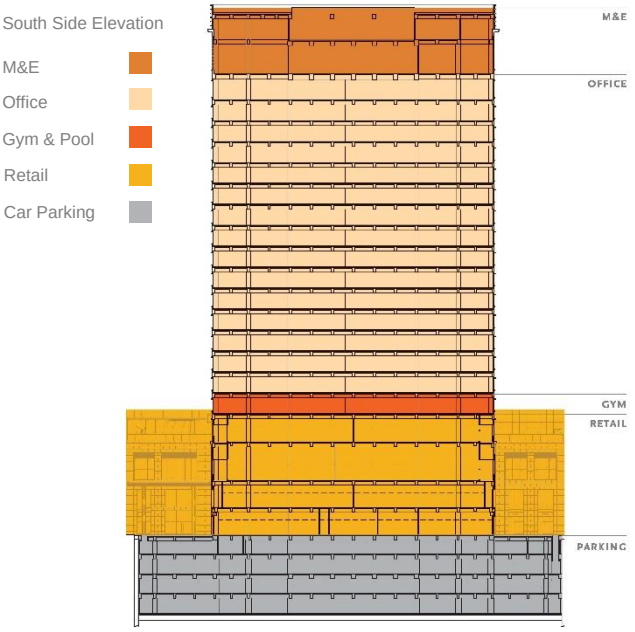
- Sprinkler System
- Smoke Detector
- PA Speaker

AIR-CONDITIONING

Centralized Chiller with FCUs (Fan coil units)

SAFETY & SECURITY

- CCTV Provision and Car Park Access Control
- Access Control at back of house areas
- Emergency Exits Lights
- Fire curtains, Fire Hose Reels and Fire Shutters in Common Area



Above: Building Elevation (South)

Subject to contract
& availability

FOR MORE INFORMATION PLEASE CONTACT

Thida Ann
Senior Associate Director
+855 89 777 308
thida.ann@cbre.com

Paungim Lim
Leasing Manager
+855 95 666 946
paungim.lim@cbre.com

Hongkong Land

LEASING AGENT

CBRE | Cambodia
Part of the CBRE affiliate network