

RETAIL SPACE FOR LEASE

THE COMMUNE

:: ST. 347, BEUNG KOK 1, TOUL KOK :: PHNOM PENH, CAMBODIA

RETAIL



PROPERTY INFO

Strategically located in Touk Kork district, The Commune is a mixed-used development featuring Retail, Office, and Residential Space. Built around a central courtyard concept mimicking the Cambodian commune cluster living style, The Commune offers unique concepts for brands/retailers with modern design, sufficient car parking space, and great catchment area.



LEAD LEASING AGENT

THE COMMUNE

CBRE Cambodia

Part of the CBRE affiliate network

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	Details
DEVELOPER	Gold Wings Venture Co., Ltd.
TYPE OF PROPERTY	Mixed-use with retail, residential and office
LOCATION	St. 349 & 347, Sangkat Beung Kok 1, Khan Toul Kok, Phnom Penh, Cambodia
LAND AREA	7,200 sqm
NLA	1,552 sqm
NO. OF FLOOR	7 Floors (2 F&B Floors)
NO. OF UNITS	9 Units
LEASE TERM	From 3 years
HAND OVER	Estimated Q2 2019
COMPLETION	Estimated Q3 2019
RENTAL RATE	Available Upon Request
PARKING	Up to 150 Car Parking Spaces 39 Motorbike Parking Spaces
OPENING HOUR	07:00-22:00 with a possibility to extend for GF units
MANAGEMENT	CBRE Cambodia



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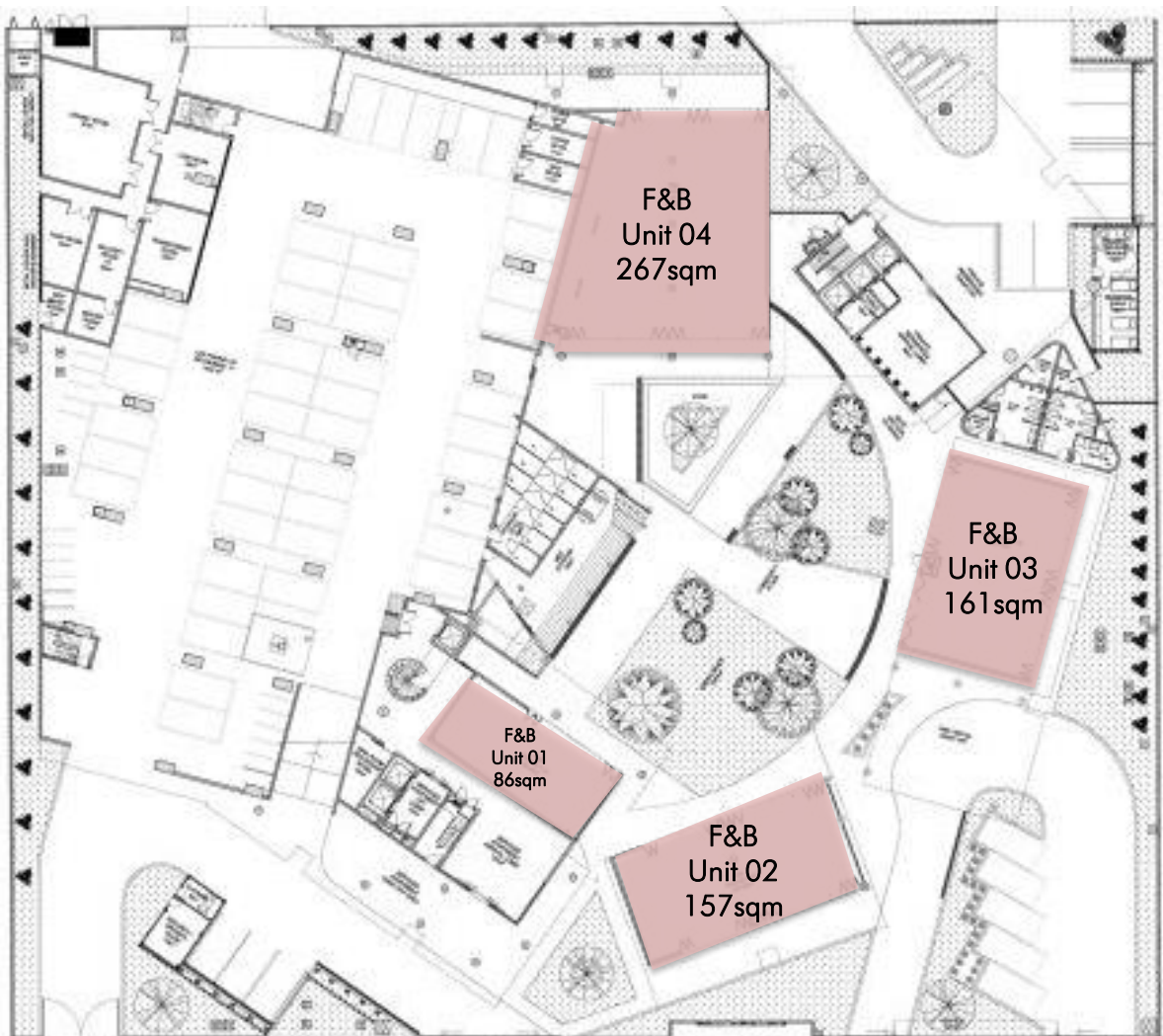
RETAIL

TYPES OF F&B

- Bakery
- Bistro
- Restaurant (Asian & Western)
- Coffee Shop

GROUND FLOOR:

Street 349



Street 347

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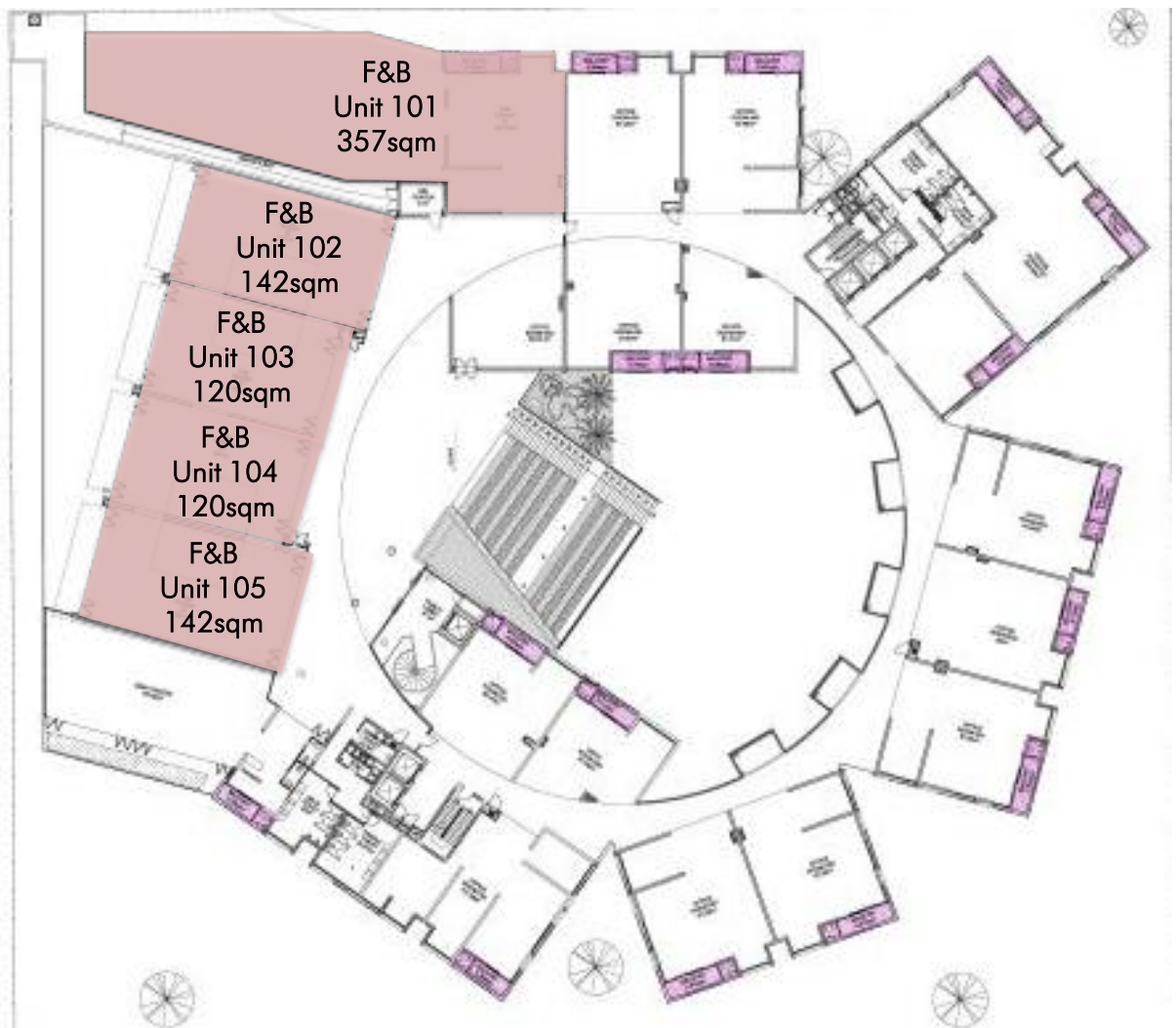
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RETAIL

TYPES OF F&B

- Restaurant (Asian & Western)
- BBQ/Buffer
- Local Food Restaurant
- School/Day Care
- Beauty Care

FIRST FLOOR:



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UTILITIES & ELECTRICAL SUPPLY

- Power to single point, power to distribution board
- Power to a single point for light box sign
- Gas pipe connection and grease trap are provided
- Cold Water to a single point
- Air conditioning single split with connection point only
- Natural ventilation for public area
- Network and Telephone point
- Exhaust system to be installed by tenant

CEILING & LIGHTING

- NIL Ceiling (Rental Space)
- NIL Lighting (Rental Space), Lighting in Public space

SAFETY AND SECURITY

- Car Park System
- CCTV System
- Fire Alarm System
- Hose Reel System
- Shopfront Glass
- PA System

ESCALATOR, ELEVATOR AND STAIRCASE

- 6 staircases
 - 5 staircases (2 staircases for parking and 1 spiral staircase for retail units)
 - 1 main staircase connecting GF and 1F of retail units
- 6 elevators (1 for F&B)

RENTAL SPACE AND FINISHING

- Demising walls
- Tenant Demising walls
- Screeded and level concrete floor, ready to accept tenant floor covering

CEILING HEIGHT

- GF: 5 m (F&B)
- 1F: 3 m (F&B)

CONTACT US

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