

FOR LEASE

# THE BRIDGE COMMERCIAL

## RETAIL PODIUM

PHNOM PENH, CAMBODIA

<b>DEVELOPER/LANDLORD</b>	Oxley Worldbridge
<b>TYPE OF PROPERTY</b>	Retail Podium
<b>ADDRESS</b>	Village No. 14, National Assembly Street, Tonle Bassac Commune, Chamkarmon District, Phnom Penh, Cambodia Financial District, CBD
<b>LOCATION ACCESS</b>	Russian Embassy / Australian Embassy NagaWorld Casino Complex / Diamond Island / Norodom Blvd 12km (PP Airport)
<b>TYPE</b>	Co-owned mixed development complex (Residential, Soho, Retail)
<b>LAND AREA</b>	10,090 sq.m. (108,608 sq.ft.)
<b>GROSS FLOOR RETAIL PODIUM</b>	24,700 sq.m. (265,869 sq.ft.)
<b>NET FLOOR AREA</b>	19,340 sq.m. (208,174 sq.ft.)
<b>NO. OF STOREYS/UNITS</b>	45 storeys (5 storeys of retail) Residential units – 746 units SOHO units – 963 units Retail Units – 117 units Retail Shops – 32 units
<b>COMPLETION</b>	Q3, 2018 Handover December 2018 Soft Opening
<b>RENTAL RATE</b>	Rental Rates Available Upon Request
<b>LEASE TERM</b>	From 3 Years
<b>PARKING</b>	Over 1,000 Parking Lots (600+ for retail)



Above: Aerial View



Above: Frontage View



Above: Retail Podium

Subject to contract & availability

LEAD LEASING AGENT

FOR MORE  
INFORMATION  
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CONTACT

**Sivmey Prak**

Leasing Executive  
+855 95 555 781

sivmey.prak@cbre.com

**Anna Dungca**

Leasing Executive  
+855 95 666 946

anna.dungca@cbre.com



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## RETAIL PODIUM

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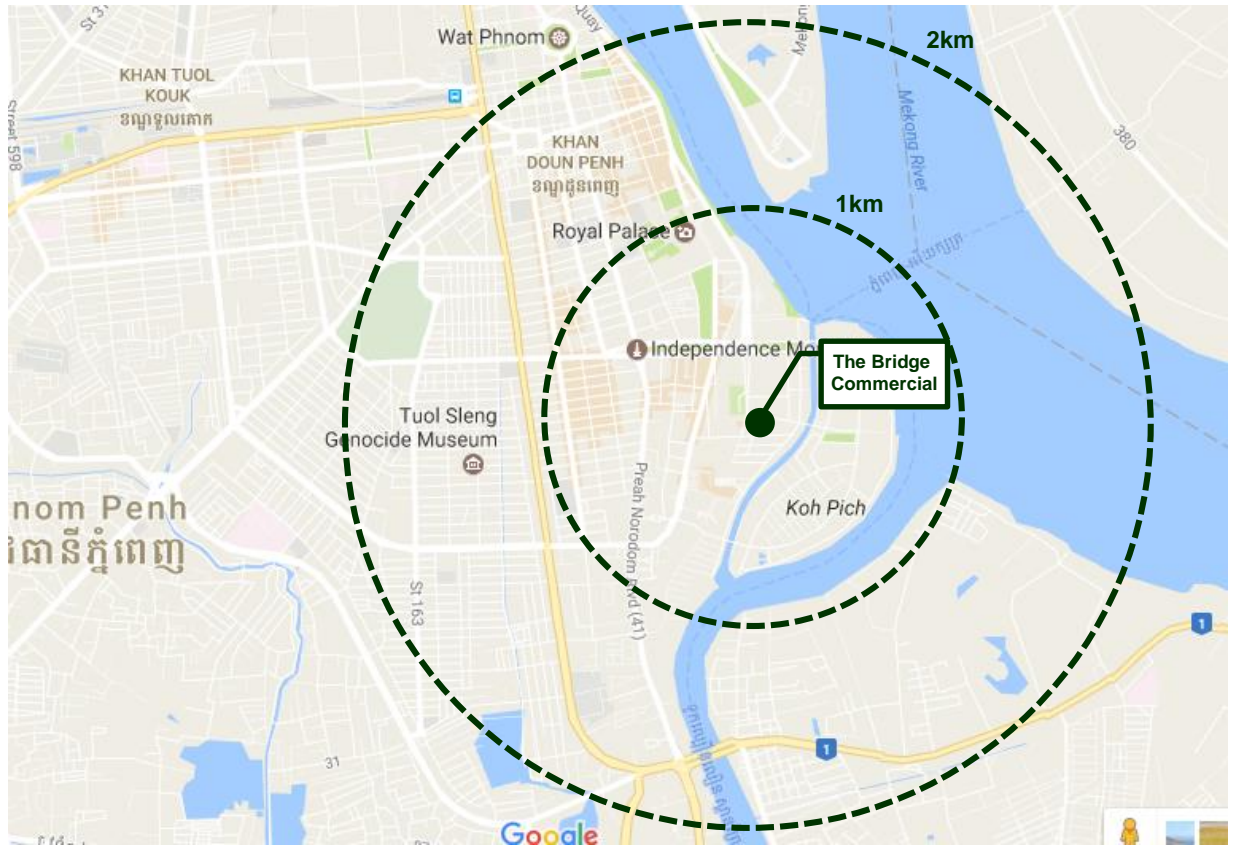
### ANCHORS

- Supermarket
- Café (GF/1F)
- Showrooms (GF)
- Fashion & Accessories (1F)
- Destination Dining (1F/2F)
- Home Furnishing (2F)
- Electronics & IT (2F)
- Service Center (2F)
- University (3F)
- Fitness Center (3AF)
- Health Care Centre (3AF)
- Serviced Offices (3AF)
- Entertainment Centre/ Kids Playground(2F/ 3AF)



Above: Outdoor Entrance View

### LOCATION MAP



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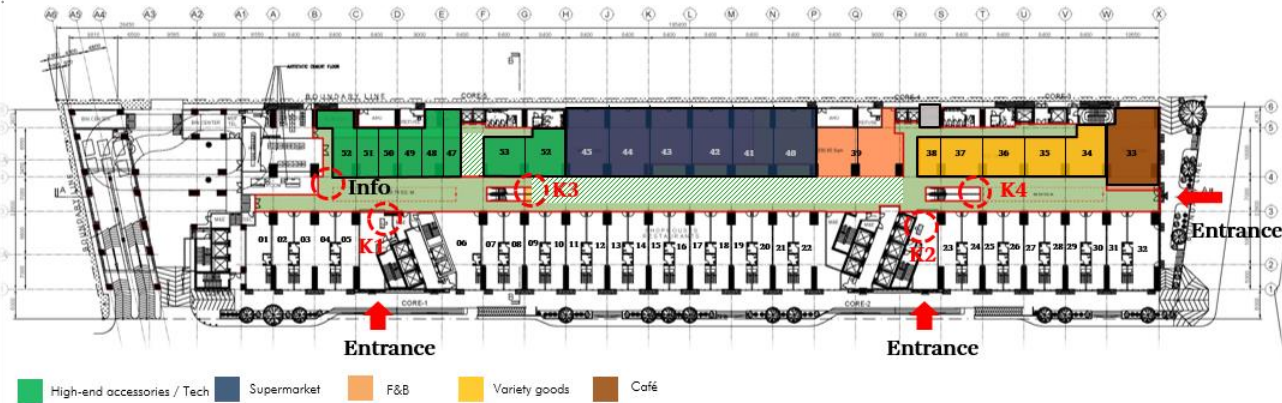
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## RETAIL PODIUM

PHNOM PENH, CAMBODIA

FLOOR PLAN  
(Retail GF)



FLOOR PLAN  
(Retail 1F)



FLOOR PLAN  
(Retail 2F)



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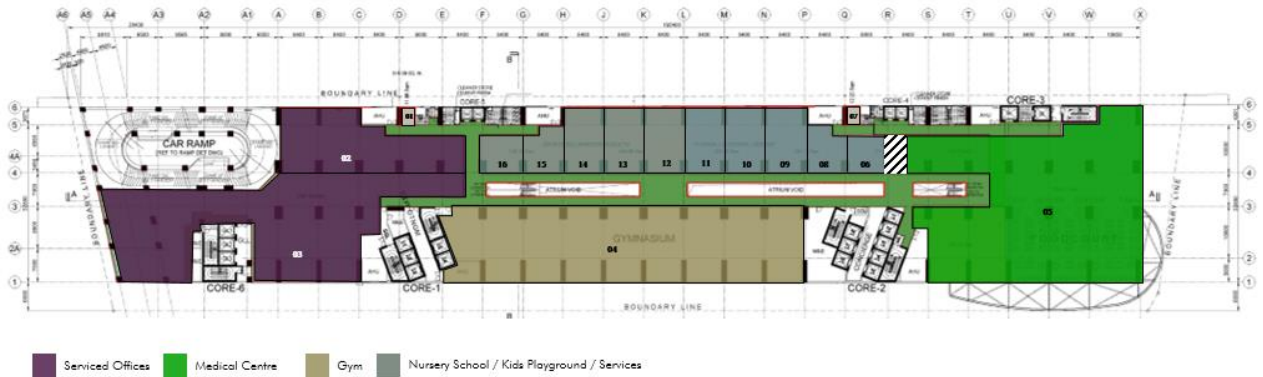
## RETAIL PODIUM

PHNOM PENH, CAMBODIA

### FLOOR PLAN (Retail 3F)



### FLOOR PLAN (Retail 3AF)



### ELEVATORS

Five dedicated passenger elevators (900kg) / Four dedicated service elevators (2,000kg)

### CEILING HEIGHT

5 Metres (Floor to Floor)

### UTILITIES & ELECTRICAL SUPPLY

- 100% back-up power
- One electrical point is provided in each tenancy unit
- Telephone and data provision at common riser. Tenant to access
- No central LPG gas points. F&B gas connection under tenant's responsibility
- Water and drainage points to F&B; specified units only

### CEILING & LIGHTING

- Upright sprinkler heads / No smoke detector in tenancy unit / PA speaker at corridor

### AIR-CONDITIONING

- Centralized chiller to AHU to ducting at common areas
- Ducting to tenancy unit under tenant's responsibility

### SAFETY & SECURITY

- CCTV provision and car park access control
- Emergency exits lights
- Fire hose reels in common area

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