

OFFICES FOR LEASE

KEYSTONE

NORODOM BOULEVARD
KHAN CHAMKARMON, PHNOM PENH



PREMIUM OFFICE SUITES

BUILT TO INTERNATIONAL STANDARDS

Located in a prominent position on Norodom Boulevard, just 500m south of Independence Monument.

- + 778sqm per floor
- + Suites available from 146sqm
- + 60mm raised floors
- + 4 high speed, ThyssenKrupp passenger elevators with destination controls
- + Property Management by CBRE
- + 24/7 security including CCTV
- + Fire security systems including sprinklers



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SOLE AGENT

CBRE | Cambodia

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LOCATION

SUPERB POSITION, CLOSE TO AMENITIES

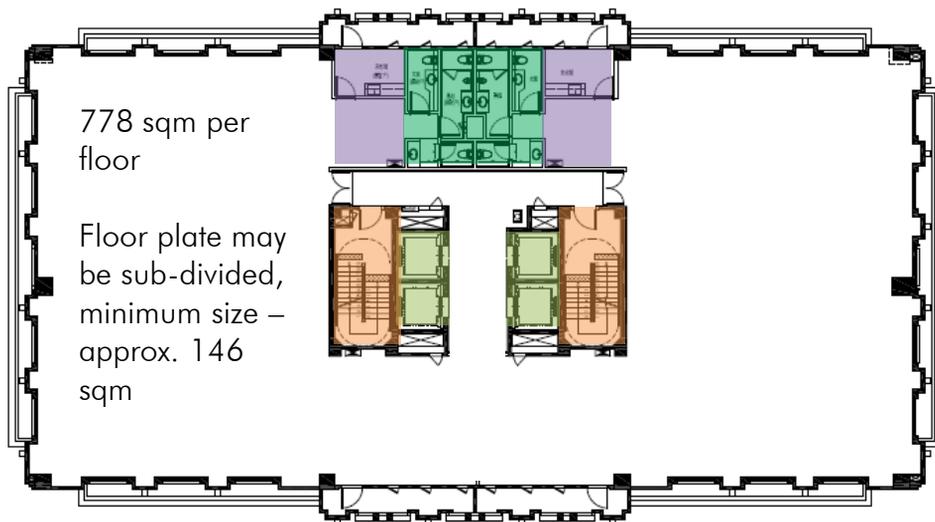
Keystone is ideally positioned on Norodom Boulevard, just 500m south of Independence Monument and sandwiched between the enduringly popular, high-end residential district of BKK1 and the up and coming commercial hub of Tonle Bassac.

The property is well located for road access across the city, as well as for local amenities including restaurants, bars, cafes, banks, embassies and government departments. An array of hotels and shops are located close by, as is AEON mall.

- + 500m south of Independence Monument
- + Prominent frontage to Norodom Blvd
- + Close to restaurants, bars, cafes, hotels, shops, banks, embassies and government departments.



TYPICAL FLOORPLAN



- x2 Pantries
- x6 WCs
- x4 Modern, High Tech Elevators
- x2 Stairwells

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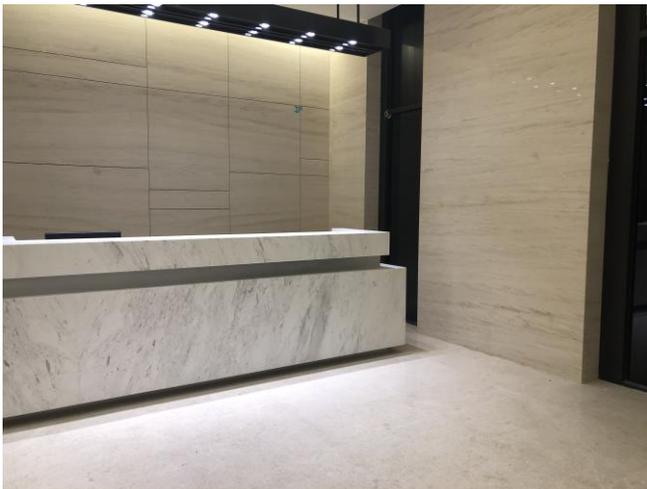
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PHOTOGRAPHS



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MODERN & HIGH-TECH

Keystone has been designed and constructed to offer its tenant's a high level of comfort, security and convenience.

- + Cabled with advanced fiber-optic network system
- + Fire Security
 - Sprinklers including foam fire suppressing
 - Emergency access staircases
 - Emergency broadcast & alarm systems
 - Smoke & heat detection
- + Electronic Security
 - CCTV
 - Lift destination controls
 - Electronic access to suites
 - Individual intruder alarms for each office.



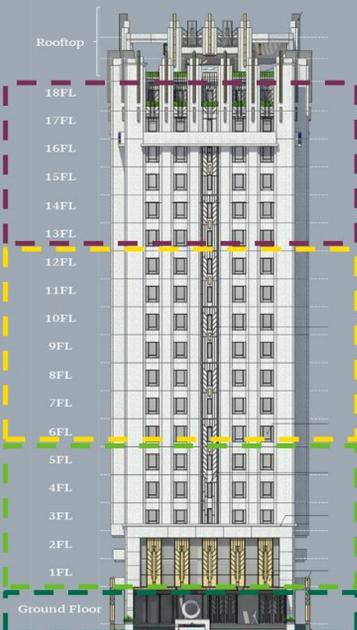
Updated 15/8/2018
Subject to negotiation,
availability & contract
All sums quoted are
exclusive of VAT. Rent is
inclusive of WHT.

High Zone | 13FL to 18FL
From \$26/sqm

Mid Zone | 6FL to 12FL
From \$24/sqm

Low Zone | 1FL to 5FL
From \$23/sqm

Retail | Ground Floor
\$40/sqm



Service Charge: \$4.00/sqm
Electricity: \$0.23/KWh
Water: \$0.35/m³



B1 - B4
Basement Parking
Working Day - 7am-7pm Mon to Sat - \$90 per month
Full Time - 24/7
\$120 per month
Motorbikes - \$10 per month
Other - Hourly Charge

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