

FOR LEASE

# MiDTOWN MALL

ST 2004 CORNER ST 13B, SANGKAT TEUK THLA, PHNOM PENH, CAMBODIA

RETAIL



## Overview

Strategically located on a corner land of St. 2004 and St. 13B, MiDTOWN MALL offers both a unique design and community favorite retailers ranging from supermarket, variety of food and beverages, and entertainment center. It will be the next great place to hangout, dine and shop among families, millennials and teens.



## CONTACT US

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Lead Leasing Agent

**CBRE** Cambodia

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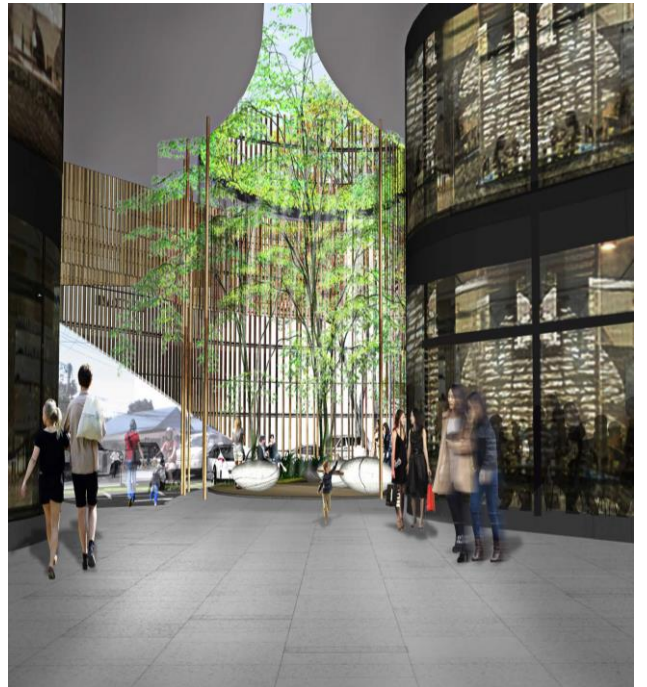
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## Details

Property Type	Community Mall
Location	Street 2004, Sangkat Teuk Tla, Khan Sensok, Phnom Penh, Cambodia
Land Area	Approximately 4,207 sq.m.
Gross Floor Area	8,500 sq.m.
Net Leasable Area	4,881 sq.m.
Completion	2019
Handover Date	Q4, 2018
Type of Tenants	Retail & Lifestyle Community Mall
Unit Type	Single Storey and Duplex Story
A/C Specification	Air Conditioning System by Tenant
Ceiling Height	3.8 m - 4.0 m
Parking Space	64 to 200 Cars 300 Motorbikes
Rental	Please contact CBRE Cambodia's Agent
Exclusive Marketing Agent:	CBRE Cambodia
Developer	Kao Cheng International Enterprise Co., Ltd.



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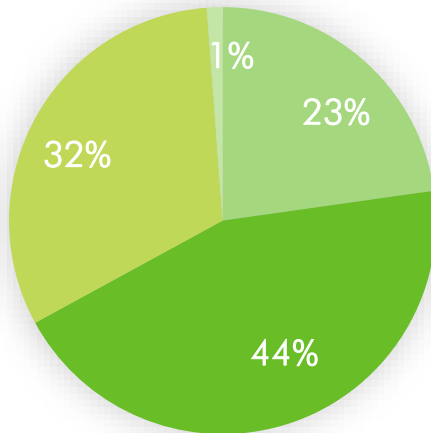


## Location Map



## Category Breakdown

- 32 units
- 2 kiosks
- 3 ATMs



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## LEVEL ACCESS

One passenger elevators (1,600kg)  
One staircase

## CEILING HEIGHT

4 meter GF (F&B and Others), 4.5 meter GF (Supermarket)  
8 meter 1F (Cinema) and 4 meter 1F (F&B)  
4 meter 2F (F&B)

## FLOOR LOADING

Design concrete grade 30 mpa

## 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

- Smoke Detector
- PA Speaker

## AIR-CONDITIONING

To be set up by individual tenant in their own premises

## 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

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