

FOR LEASE

# CHIP MONG NORO MALL

NORODOM BLVD SOUTH, CORNER STREET 360 & STREET 370

RETAIL



## PROPERTY OVERVIEW

**A carefully curated space for the community to interact, relax and unwind.**

Noro Mall has been conceptualised with the community at its very core, incorporating natural design concepts that seamlessly integrate a relaxing yet engaging environment which encourages interaction, meeting and communication with approximately 7,400 sq.m. of net leasable space spanning 6 storeys. The tenant mix has been carefully chosen to maximise the utility of the space for the surrounding community and includes a supermarket, cinema, bakery, restaurants, coffee shop and entertainment uses, amongst others. The development is located in an accessible, prime location within the upmarket Boeung Keng Kang 1 district, and with the additional benefit of a wide frontage to Norodom Boulevard, a principal thoroughfare in Phnom Penh. Noro Mall represents a golden opportunity for retailers looking for a platform that will attract the middle and high income residents and visitors who live, work and play in the BKK1 and Tonle Bassac areas.

## CONTACT US

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Lead Leasing Agent

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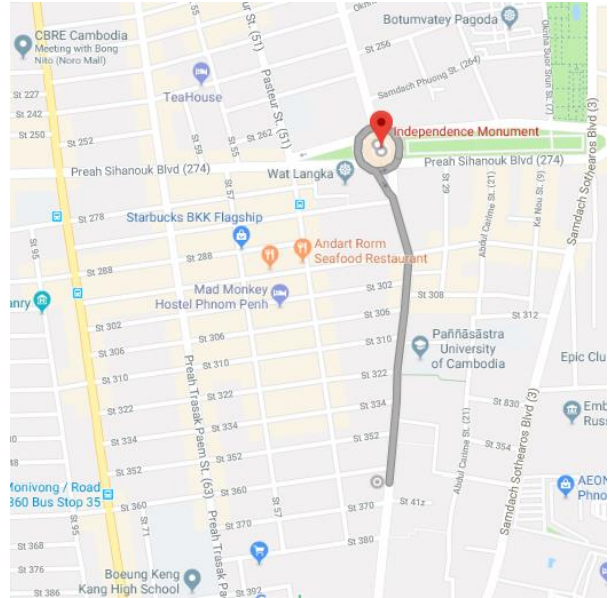
## LOCATION

Situated in an accessible, prime location within the upmarket Beoung Keng Kang 1 district, flanked by roads on 3 sides, and with prominent signage opportunities to Norodom Blvd, the location naturally promotes the free flow of both pedestrian and vehicle traffic from the surrounding neighbourhood, combining to place Noro Mall at the heart of a thriving community network.



## TENANT MIX

The tenant mix has been carefully chosen to maximise the utility of the space for the community and includes a supermarket, cinema, bakery, restaurants, coffee shop and entertainment uses, amongst others.



## POSITIONING

The location attracts a diverse range of visitors, from wealthy locals and expats, to students, parents and business people.






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## CHIP MONG NORO MALL DETAIL

Property Type	Community Mall	
No. of Levels	6 Storeys	
No. of Units	33 units (Flexible)	
	13 kiosks	
	2 ATM spaces	
Land Area	3,300 sqm	
GFA	17,876 sqm	
NLA	Approximately 7,400 sqm	
Lease Term	From 3 years	
Hand Over	Q2 2019	
Competition	Q3 2019	
No. of Parking Lots	79 Car Park Spaces	
	317 Motorbike Park Spaces	
Escalator	2	
Lift	2	
Service Lift	1	
Staircase	1	



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## UTILITIES & ELECTRICAL SUPPLY

- Power to a single point, power to distribution board
- Power to a single point for light box sign
- Air Conditioning (VRV) installed to Rental Space to a single point, Natural Ventilation for public area
- Exhaust System (F&B, and Restaurant)
- Cold Water to a single point

## 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

## ESCALATOR, ELEVATOR AND STAIRCASE

- 1 Up and 1 Down Escalator
- 2 Passenger Elevators (15pax/1,150kg), 1 Service Elevator (1,000kg)
- 1 Main Staircase (2m wide), 1 Emergency Staircase (1.2M wide)

## RENTAL SPACE AND FINISHING

- Demising walls
- Tenant Demising walls with plastered wall ready to accept tenant paint
- Screeded and level concrete floor, ready to accept tenant floor covering

## CEILING HEIGHT

- 5F: 5 m, Cinema
- 4F: 4 m, Cinema
- 3F: 4 m, F&B
- 2F: 4 m, Retail
- 1F: 4 m, F&B, Office, Motors Parking
- GF: 5 m, Supermarket, Bank, Retail, F&B
- BF: 3.5 m, Parking

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