



SPRING
TOWER



- **RATCHATHEWI'S NEW SPRING**

- Harnessing the energy of an **up-and-coming district**, Spring Tower rises up above the Ratchathewi skyline, redefining the professional world. Located on the corner of Phayathai and Petchburi Rd., Spring Tower lies at the future transportation hub where the BTS and MRT Orange lines intersect.

- A 27-story office tower designed to **LEED Gold** certification rating and consultation with industry experts, Spring Tower offers **flexibility and productivity maximization** with efficient floor plans, scalable spaces from 100 sqm. to multi connecting floors, and smart building technology with sensing and actuation systems per tenant. Combined with spaces for socialisation and relaxation and employees' value, Spring Tower offers a **workplace par excellence**.





SPRING TOWER IS A PROPERTY OF ASPARATION ONE CO.,LTD.

Aspiration One Co., Ltd. is formed by the collaboration of three partnerships;

- AIRA Property Public Company Limited,
- Sena Development Public Company Limited and
- Sang-Fah Construction and Engineering Company Limited.

With potential and expertise on property development, the company incorporated in the form of a limited company on 25 September 2015, with a registered capital of one billion baht.

Currently the Company engaged developing of high-quality office building for rent in the vicinity of Central Business District area (CBD) on the long-term lease land of the Crown Property Bureau.



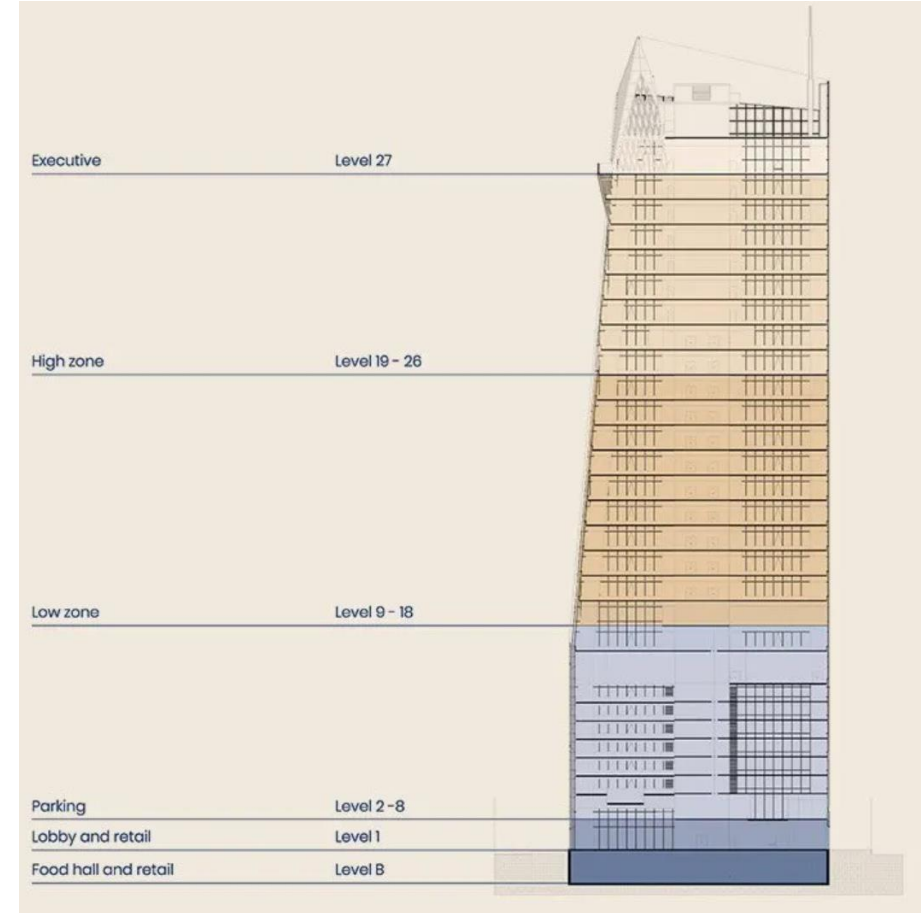
A GRADE A OFFICE BUILDING LEED GOLD CERTIFICATION

- Intersecting BTS and future MRT lines
- Food hall and retail support
- Knockout panels for internal staircase support
- Pocket balcony for split-type air-conditioning systems
- 24-hour air conditioning for server rooms
- Destination-controlled lifts
- Asia Pacific Property Award 2018 for Office Architecture Thailand
- Developed by Aspiration One Co., Ltd., a subsidiary of AIRA Property Plc.



BUILDING SPECIFICATIONS

Detail	
No. of Storeys	27
Office floor	9th – 27th floor Low zone : 9th – 18th floor High zone : 19th – 27th floor
Total lettable area	Approx. 27,255.46 sq.m.
Floor plate	Approx. 1,592 – 2,038 sq.m./floor
Passenger / Service Lifts	Low zone : 6 passengers lifts High zone : 5 passengers lifts 1 Service lift and 3 car park lifts
Air conditioning	Central chilled water system
Parking space	361 spaces (on 2nd – 8th Floor)
Ceiling height	3.00 m.
Floor to floor height	4.10 m.



BUILDING MANAGEMENT SYSTEM



Lift

- 11 passenger lifts
- 3 parking lifts
- 1 service lifts



Air Conditioning System

- Water Cooled Package System



Security System

- Fully programmable Building Automation System (BAS)
- 24 /7 monitor by well-trained engineers, safety officers and security guards
- Over 230 CCTVs
- Asset Control
- Destination Control



Fire Protection System

- U Standard Sprinkler
- Smoke Detectors



Power Supply

- Feeder from MEA with 69,000 volts
- 1 generators sets
- 100 KVA each

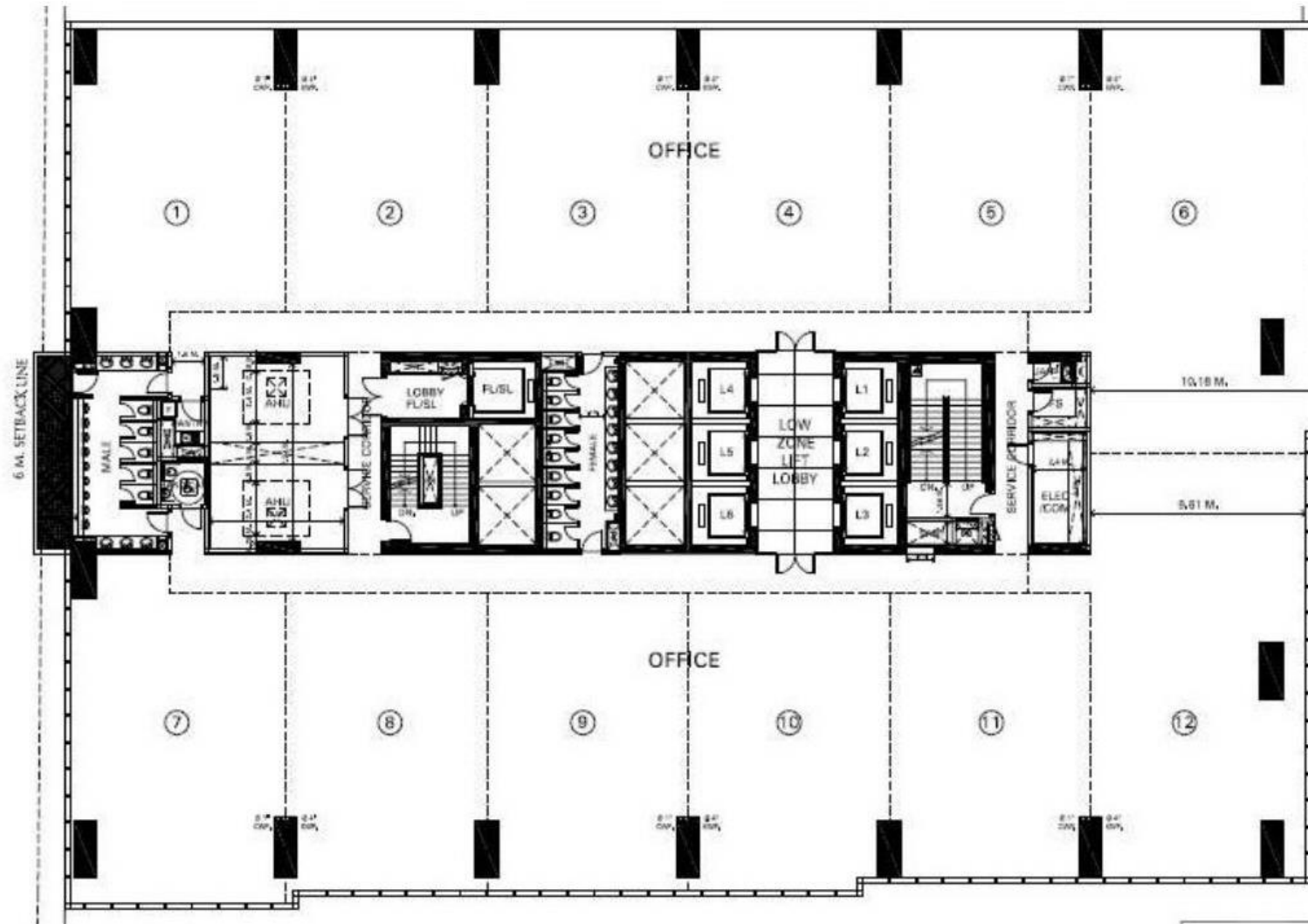


Connectivity

- Communication Network
- Fiber Optic

FLOOR PALN

- TYPICAL FLOOR PLAN (Low zone 9th-18th)




Subject to the landlord's final confirmation

LOCATION MAP

- ❖ Spring Tower located at the intersection of Petchburi and Phaya Thai road
- ❖ Short walk from BTS Ratchathewi station (2 minutes walk) and will be connected to the future MRT
- ❖ Only 1 station to Airport Rail Link (BTS Phayathai station) and interchange Siam station
- ❖ 1 Kilometer to the closest Expressway

OFFICE&RETAIL LEASING

 **JLL 02 624 6471**

BUILDING 02 117 0522-26

MARKETING 02 117 3581



188 Spring Tower Building, Phayathai Road, Thung Phaya Thai, Ratchathewi Bangkok. 10400

