

## GRADE B OFFICE SPACE& SOHO IN KHAN 7 MAKARA

Address: Veal Vong, Prampir Meakkakra, Phnom Penh



### CONTACT AGENT



COLDWELL BANKER CAMBODIA

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### FACE AND FEATURES

Type	Price (sqm)
Office Space	12.8

**For Rent > \$12.8/sqm**

### DESCRIPTION

- Rental Price: Starting from \$12.8/sqm (Price After Discount) - Total Floor: 26 Floors
- Available Floor& Size: \*10F - 25F: 100 sqm - 300 sqm up (Office Space) \*5F - 9F: 45 sqm - 123 sqm (SOHO) - Management Fee: \$2.50/sqm (Office Space); \$1.50/sqm (SOHO) - Electricity Fee: \$0.275/kWh (1,100Riels/kWh) - Water Fee: Free (Public Toilet) for Office Space; Charge \$0.75/m3 (SOHO) - Access Card: \$10/Card - Car Parking: \$50/Car/Month - Motor Parking: \$10/Motor/Month - Free 2 Cars Parking Lots for 100sqm up - Free 3 Moto Parking Lots for 100sqm up - Facilities: \*CCTV Camera \*Lift Access Control \*Door Access Control \*Sprinkle \*Smoke Detector \*Heat Detector \*Emergency Alarm System \*Emergency Staircase \*Power Generator (24h Stand by)
- Inclusive Service: \*Standard Decoration: Ceiling and Light, AC, Floor Tile, Public Toilet, Fire Fighting System, Lifts, Power Generator, Access Control, etc. \*Pantry Room/ Kitchen Set (SOHO) \*Clubhouse: Gym, Pool, Steam, Sauna \*Parking \*24/7 Security - Contract from 1 Year - On Main Road - Just 5 - 10 minutes to Royal Palace, Depo Market, Independent Monument, the Central Market, Royal Railway, Olympic Market, Ou Russei Market, Naga World 1&2, AEON MALL 1, Diamond Island, etc. \*Code: OF-030