



ROYAL K PLAZA

Lease Proposal

CONTENT

1

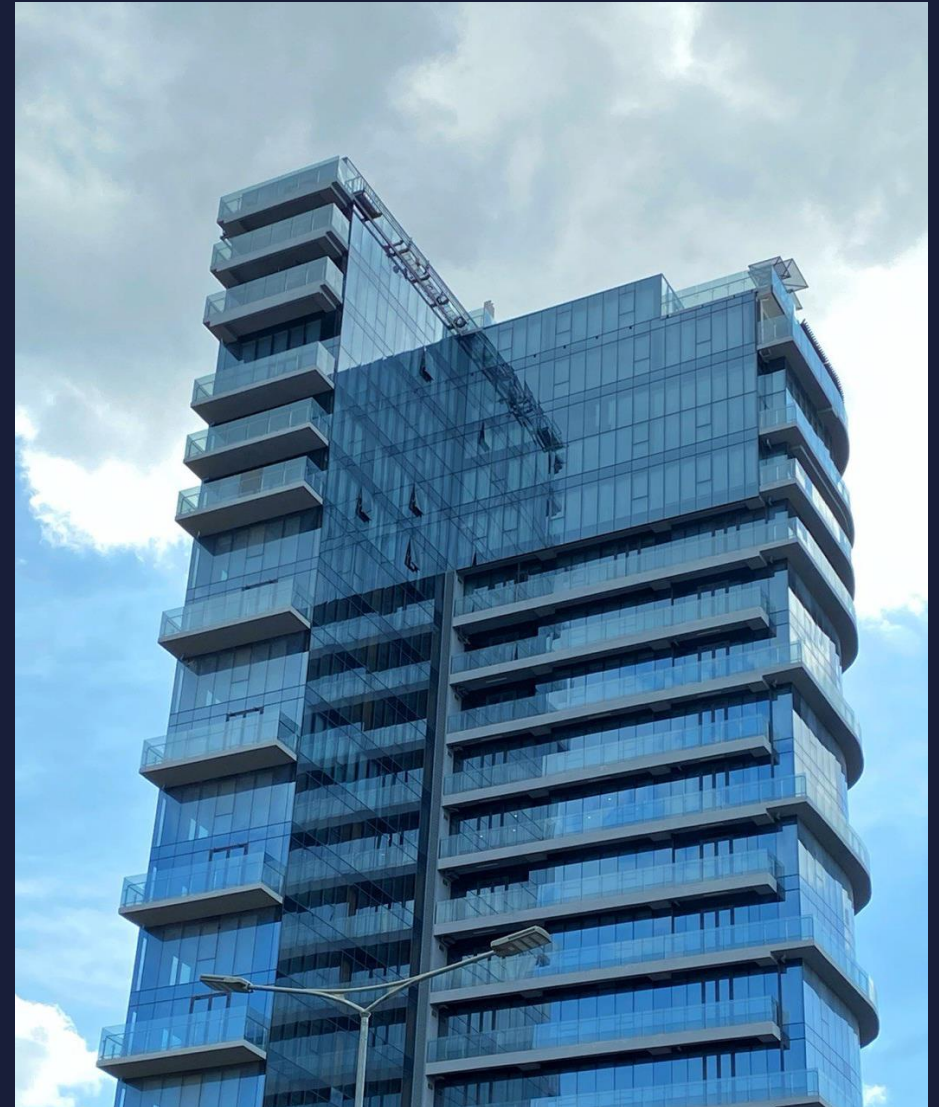
INTRODUCTION

2

RENTAL & SPACE DETAIL

3

SPECIALTY & FACILITIES



1. INTRODUCTION

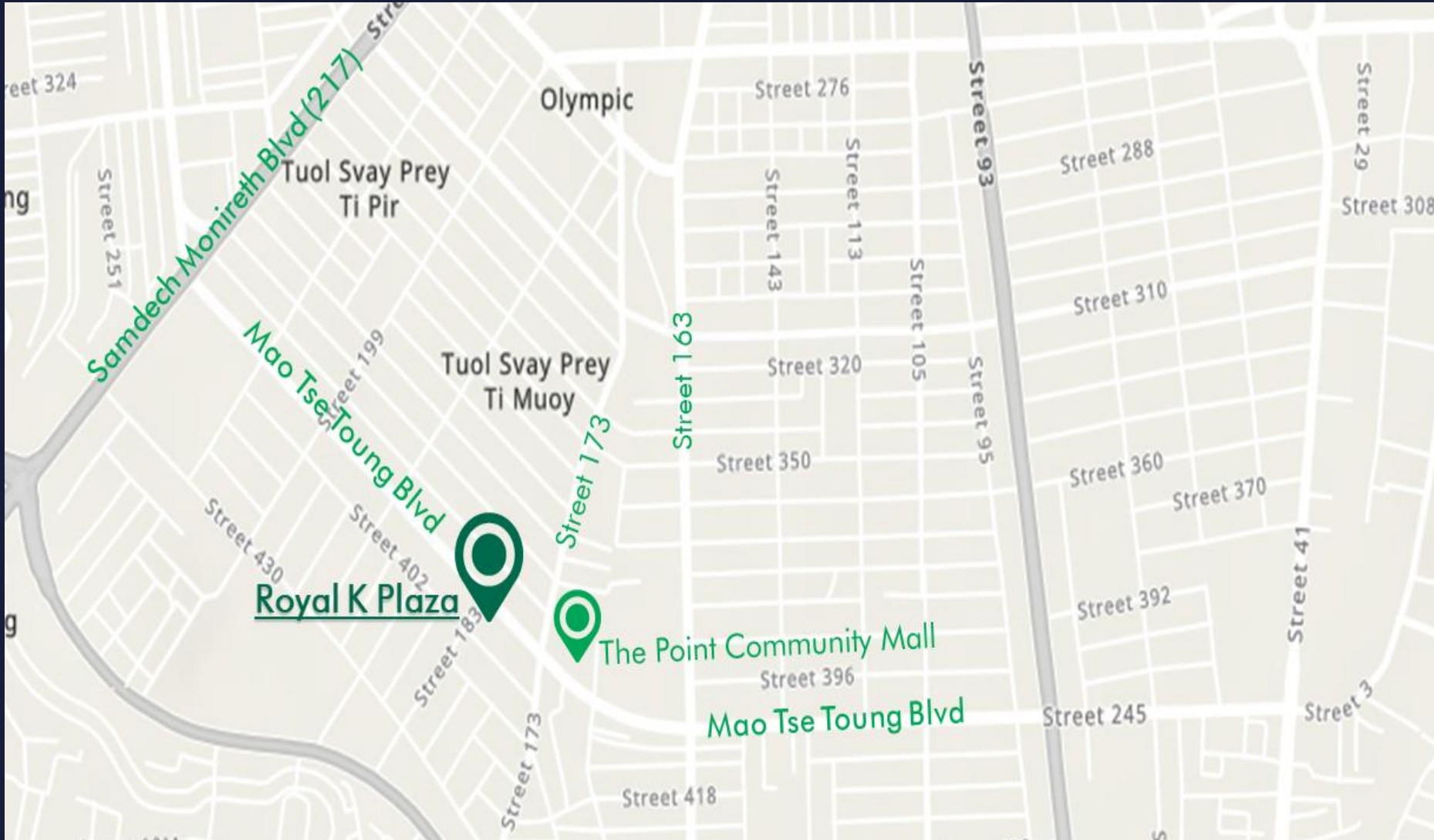


Royal K Plaza, office tower offers a rare opportunity of affordable quality and a modern working environment. The professional workplaces that empowers your business is fully customized. It located in along Mao Tze Toung Blvd. The property is conveniently located close to markets, apartments, local and international F&B, school and banks.

Project Overview

Property Type	Office Building
Developer	Phnom Penh Commercial Centre
Address	Phum No. 2, Sangkat Tumnob Tuok Khan BKK, Phnom Penh, Cambodia
Location Access	Front access from Mao Tze Toung Blvd Back access from Street No. 193
No. of Storeys	18 Floors, B1-B2 Parking, 1F-18F Rental Office Spaces
Gross Floor Area	Approximately 10,000Sqm
Net Floor Area	Approximately 7,000Sqm
Lease Term	3 years up
Elevator	1 dedicated passenger elevator (1,275kg) 1 dedicated service elevator (1,275 kg)
Ceiling Height	3 meters slab to slab
Utilities	100% back up generator, floor socket and network ports, Water and drainage connection
Air conditioner	Sprit Unit
Security System	CCTV Provision and Car Park Access Control Emergency Exits Lights Fire Hose Reels and Fire Alarm System in Common area 24/7 security

LOCATION



- **80m**
From Vanda Institute
- **300m**
From Russian Hospital
- **650m**
From China Embassy
- **950m**
From Olampic Market

PROPERTY MANAGEMENT TEAM

Mr. Kong Nara
General Manager
+855 70 686 888
royalkplaza@gmail.com

Ms. Kong Navy
Business Development Manager
+855 93 687 999
royalkplaza@gmail.com

Mr. Em Sam Ol
Operations Manager
+855 70 585 999
royalkplaza@gmail.com

OPERATION HOURS

MONDAY - SUNDAY	7:00 AM – 8:00 PM
KHMER NEW YEAR	CLOSED
PCHUM BEN DAY	CLOSED
WATER FESTIVAL	CLOSED



BUILDING OVERVIEW



OFFICE LOBBY



Managed by
CBRE Cambodia
PART OF THE AFFILIATE NETWORK



LIFT LOBBY & STAIR

social distancing

OUR TENANTS

APD
BANK

AQUARIII 
BD CAMBODIA Co Ltd


ANNA & ASSOCIATES
— Law Office —



viettel
IDC

2. RENTAL & SPACE DETAIL

RENTAL PRICE

FLOOR	SIZE	PRICE	MANAGEMENT FEE	TOTAL PRICE
6F	35 SQM	16 USD/SQM	1 USD/SQM	595 USD
6F	100 SQM	15 USD/SQM	1 USD/SQM	1600 USD
7F	100 SQM	15 USD/SQM	1 USD/SQM	1600 USD
8F	100 SQM	15 USD/SQM	1 USD/SQM	1600 USD
6F	150 SQM	14 USD/SQM	1 USD/SQM	2250 USD
7F	150 SQM	14 USD/SQM	1 USD/SQM	2250 USD
8F	150 SQM	14 USD/SQM	1 USD/SQM	2250 USD

RENTAL PRICE

FLOOR	SIZE	PRICE	MANAGEMENT FEE	TOTAL PRICE
6F	250 SQM	14 USD/SQM	1 USD/SQM	3750 USD
7F	250 SQM	14 USD/SQM	1 USD/SQM	3750 USD
8F	250 SQM	14 USD/SQM	1 USD/SQM	3750 USD
5F	475 SQM	13 USD/SQM	1 USD/SQM	6650 USD
9F	475 SQM	13 USD/SQM	1 USD/SQM	6650 USD
10F	475 SQM	13 USD/SQM	1 USD/SQM	6650 USD
Prices above are negotiable				

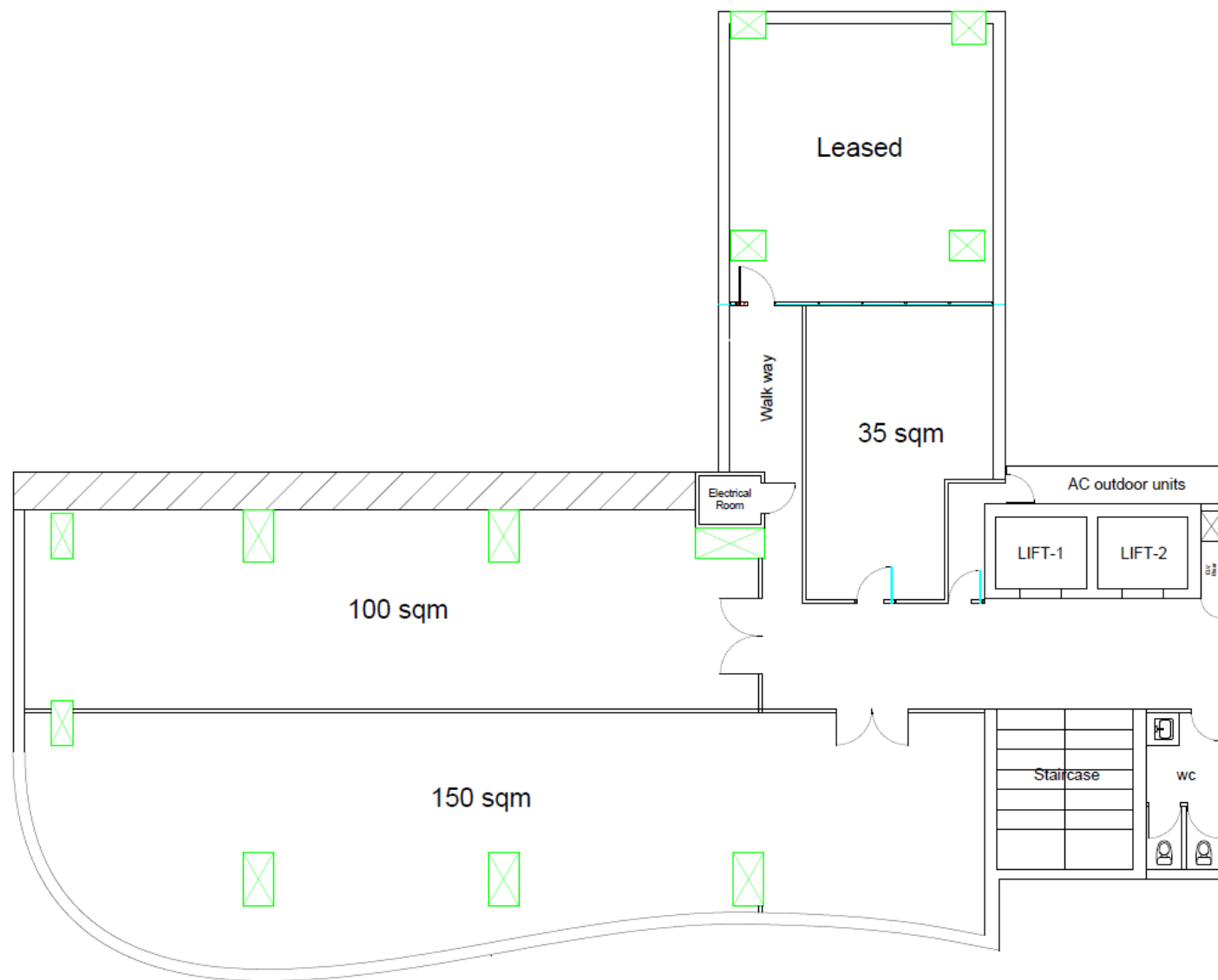
TERM & CONDITION

LEASE TERM	3 YEARS UP
DEPOSIT	2 MONTHS
RENTAL PAYMENT	ADVANCE FIRST WEEK EACH MONTH

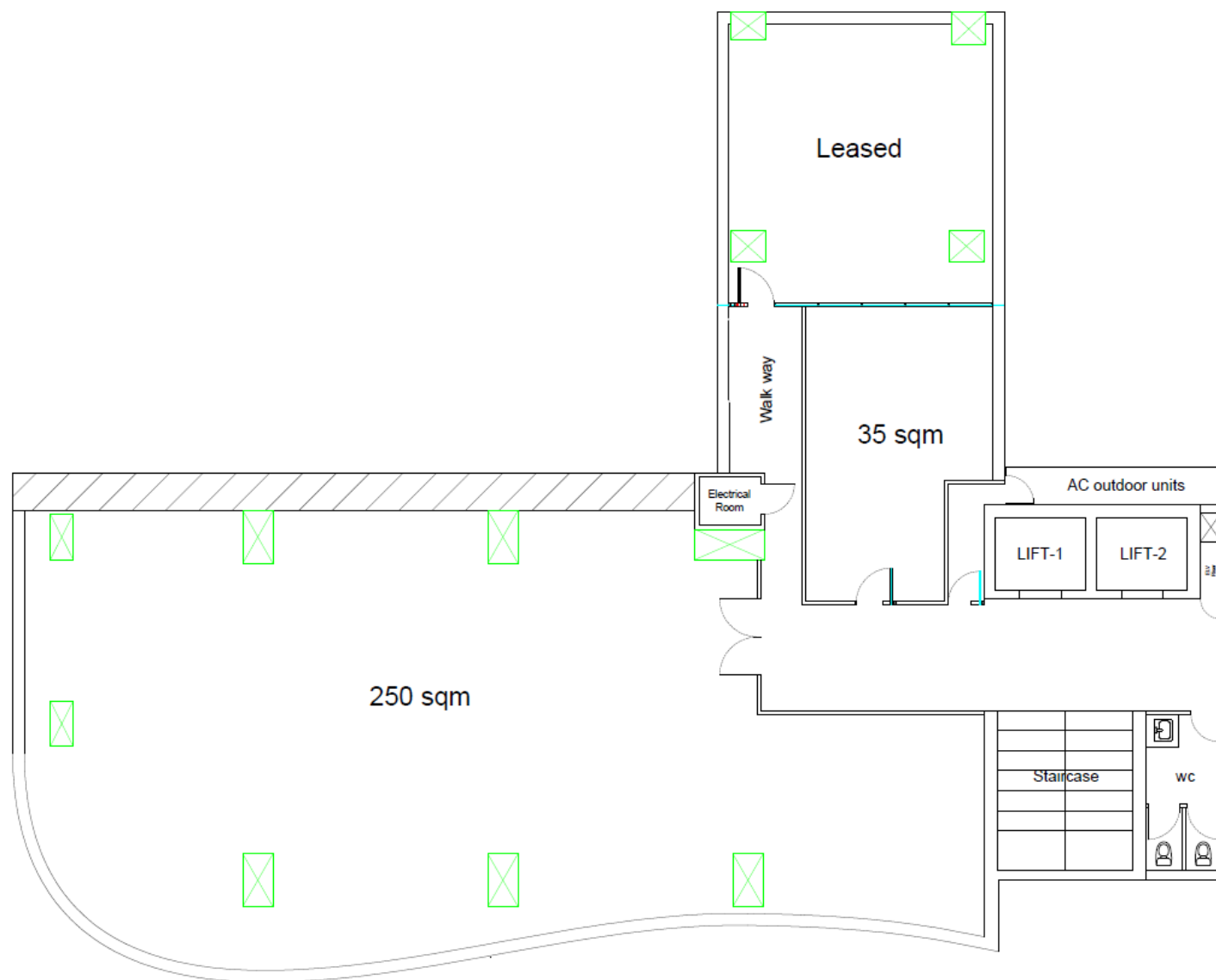
SERVICES CHARGES

CAR PARKING	30 USD/MONTHLY
MOTORBIKE PARKING	8 USD/MONTHLY
ELECTRICAL FEE	0.25 USD/KWH
WATER FEE	0.75 USD/CUBIC METER

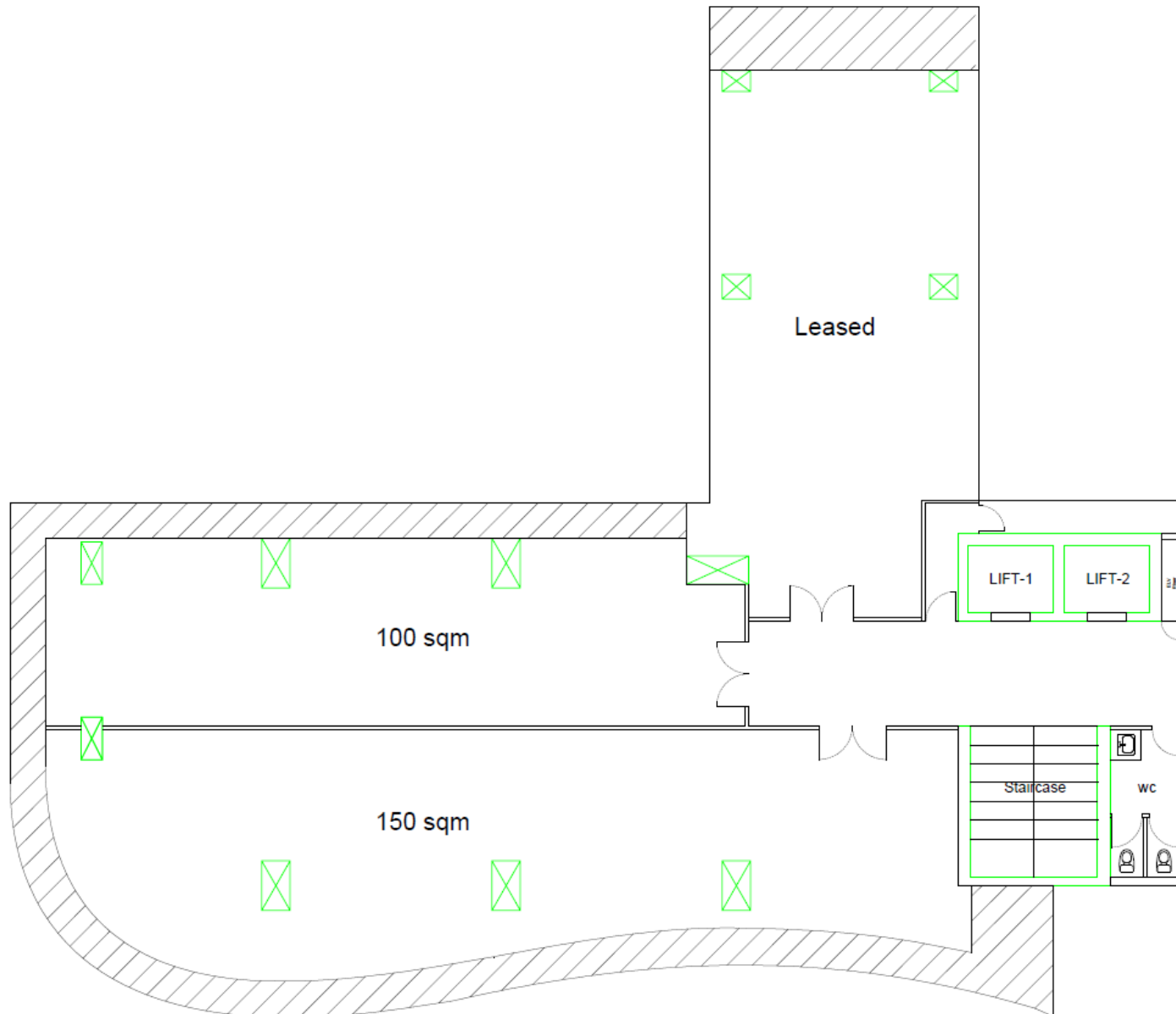
FLOOR PLAN 6F



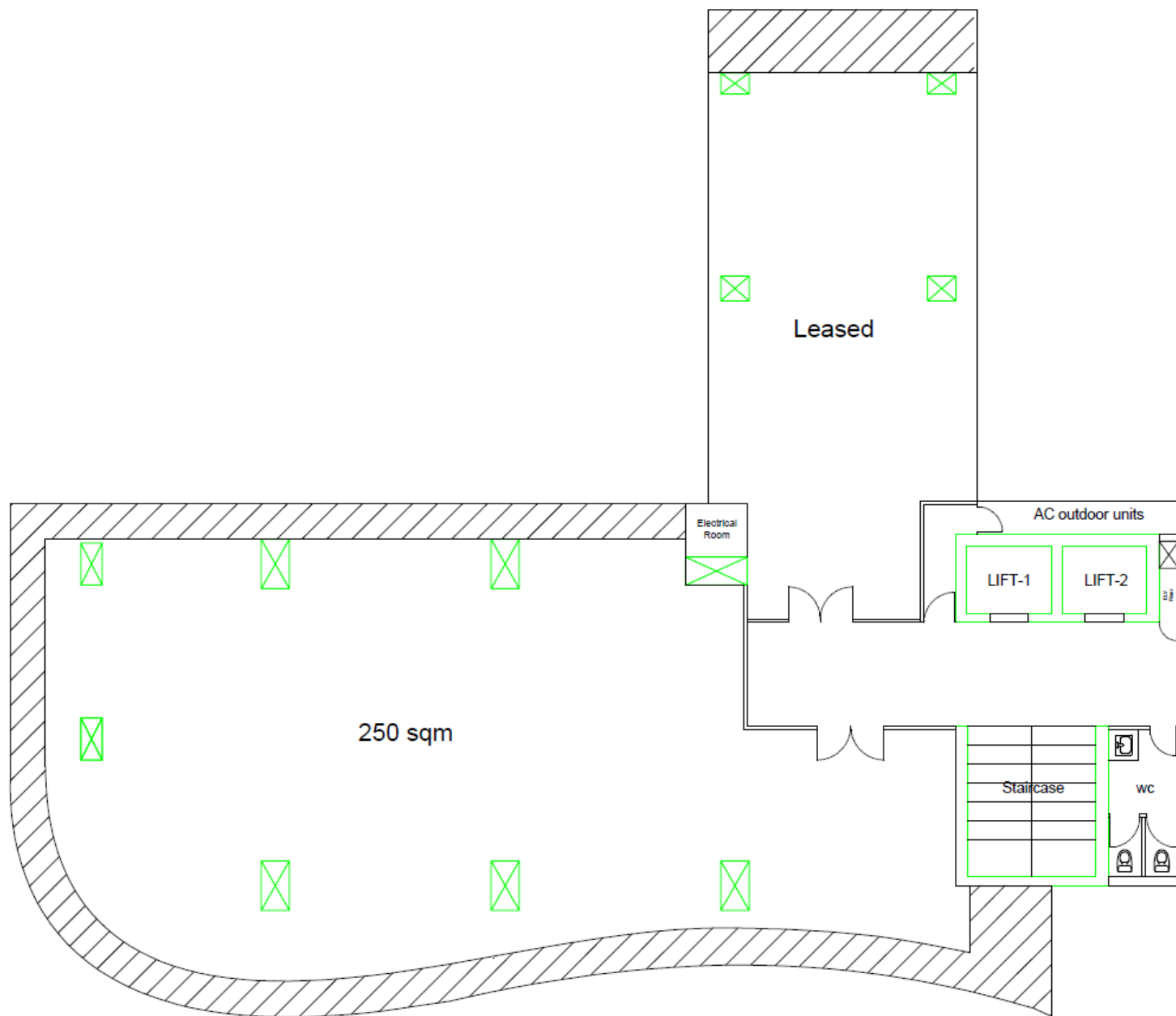
FLOOR PLAN 6F



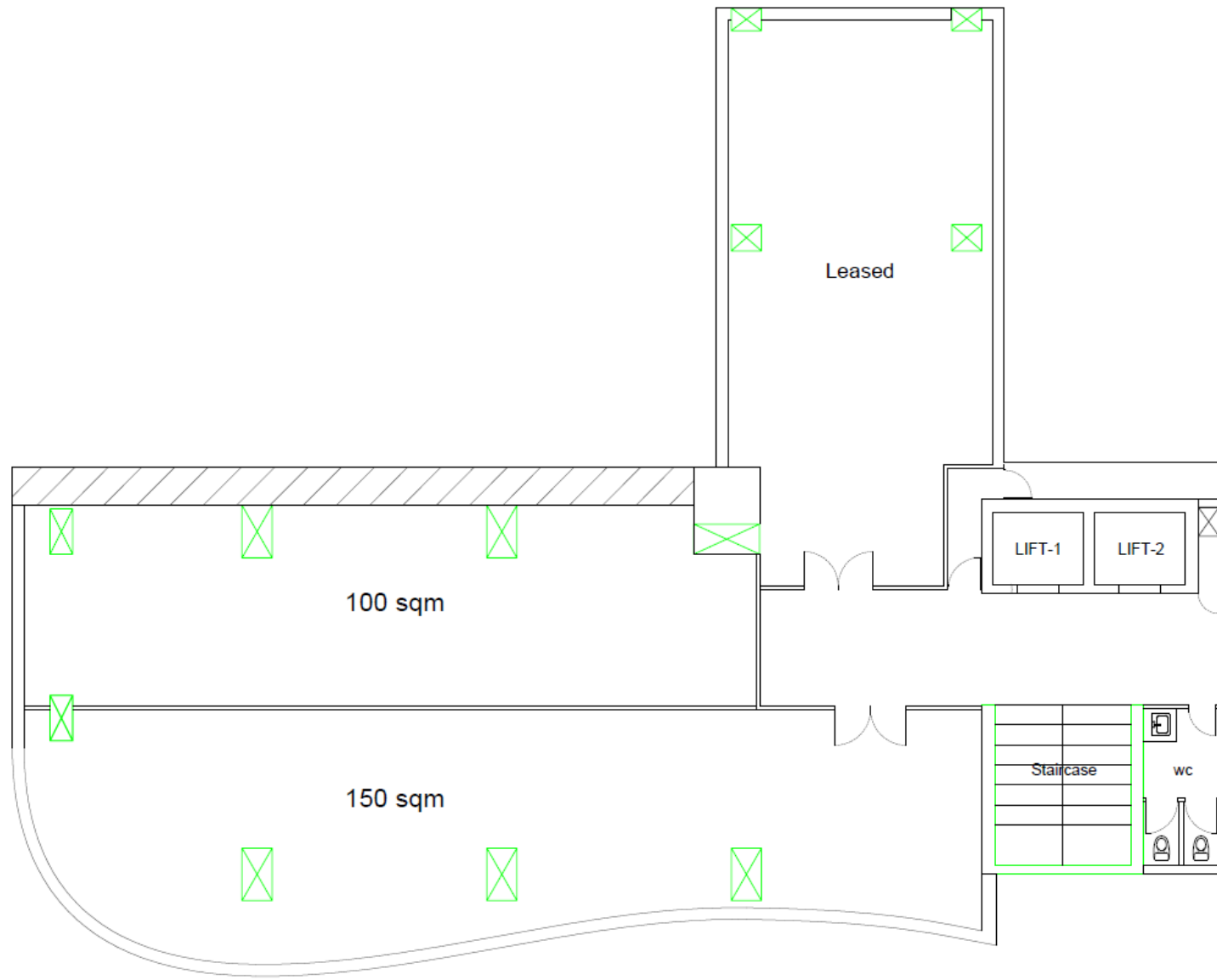
FLOOR PLAN 7F



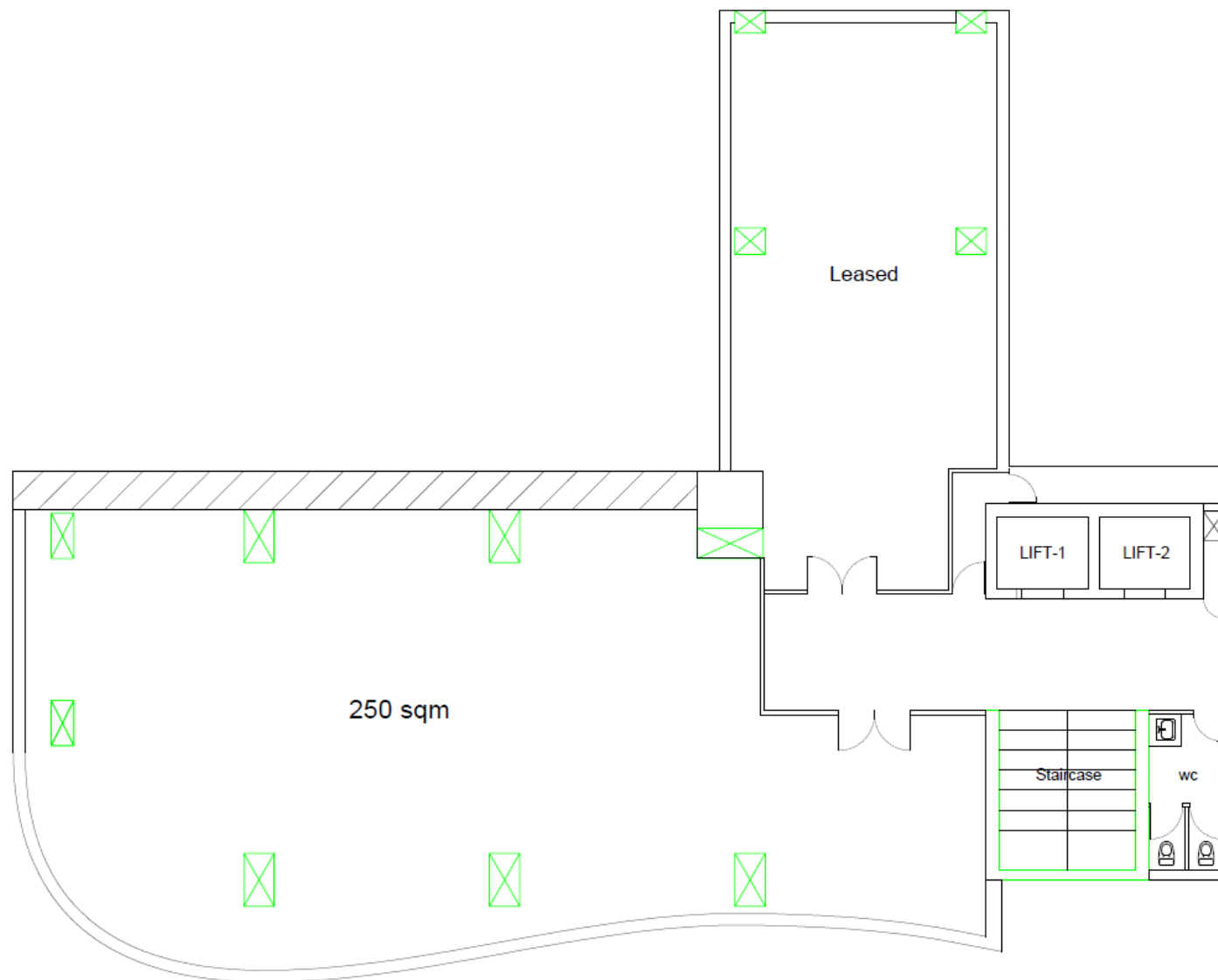
FLOOR PLAN 7F



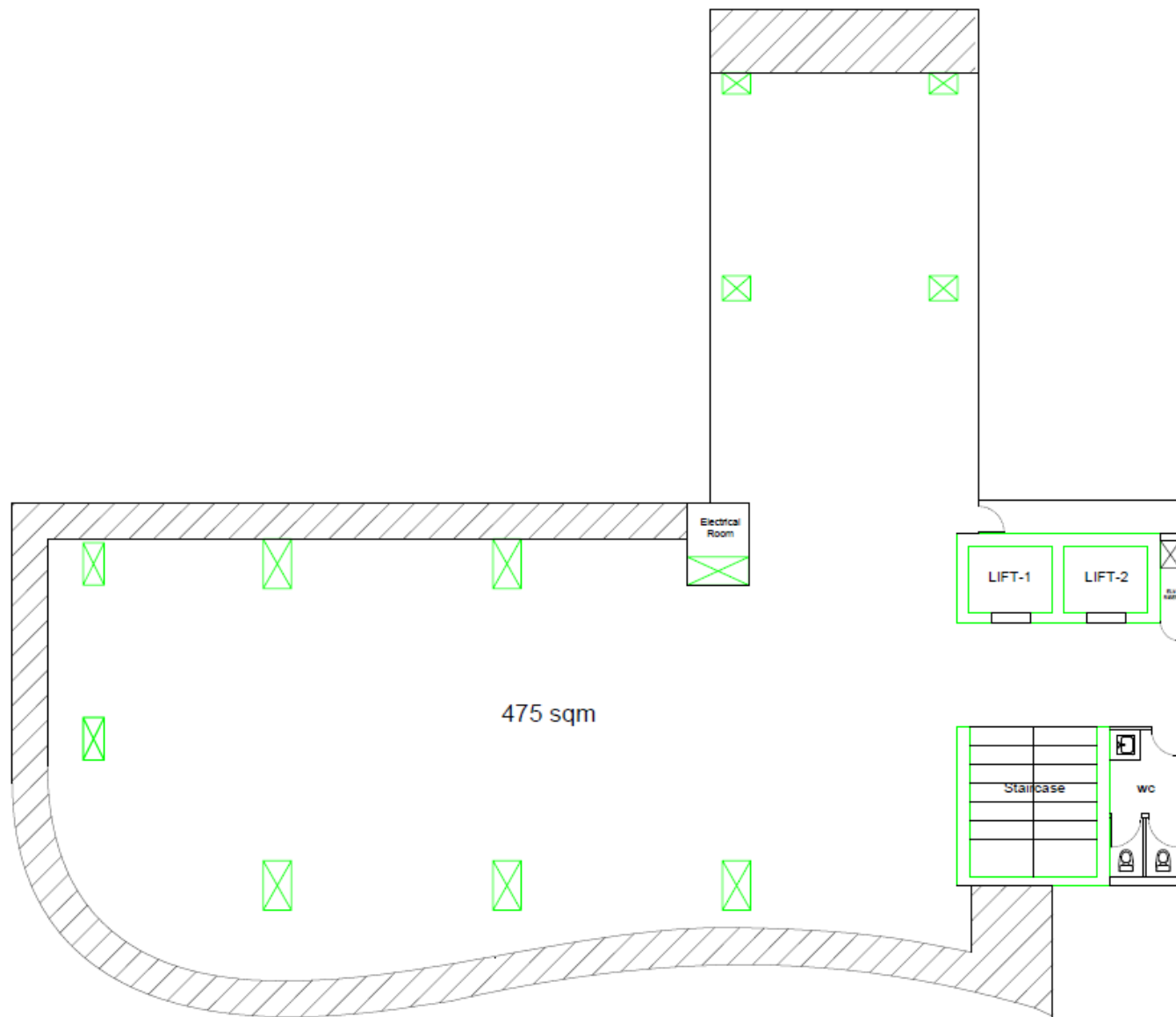
FLOOR PLAN 8F



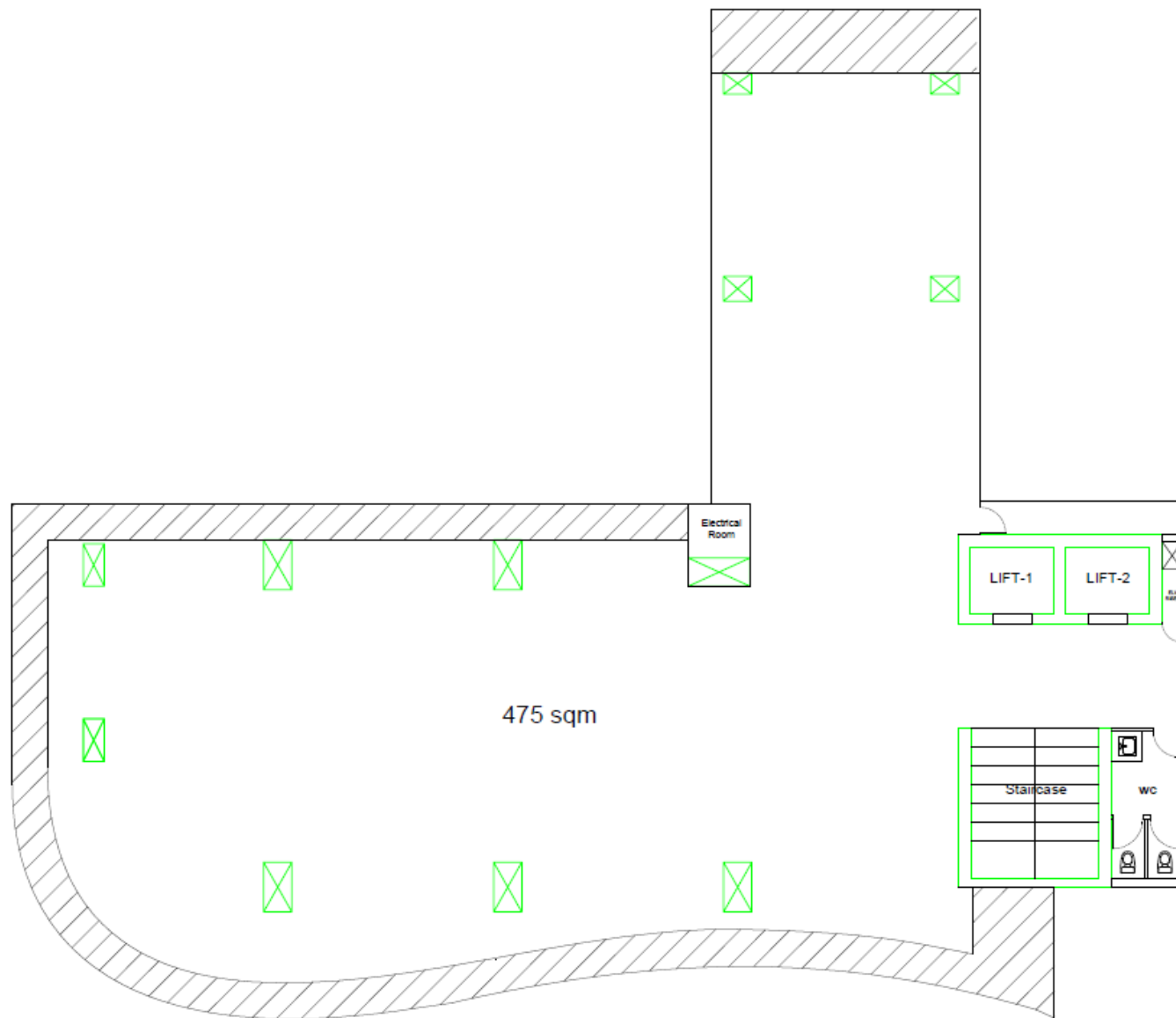
FLOOR PLAN 8F



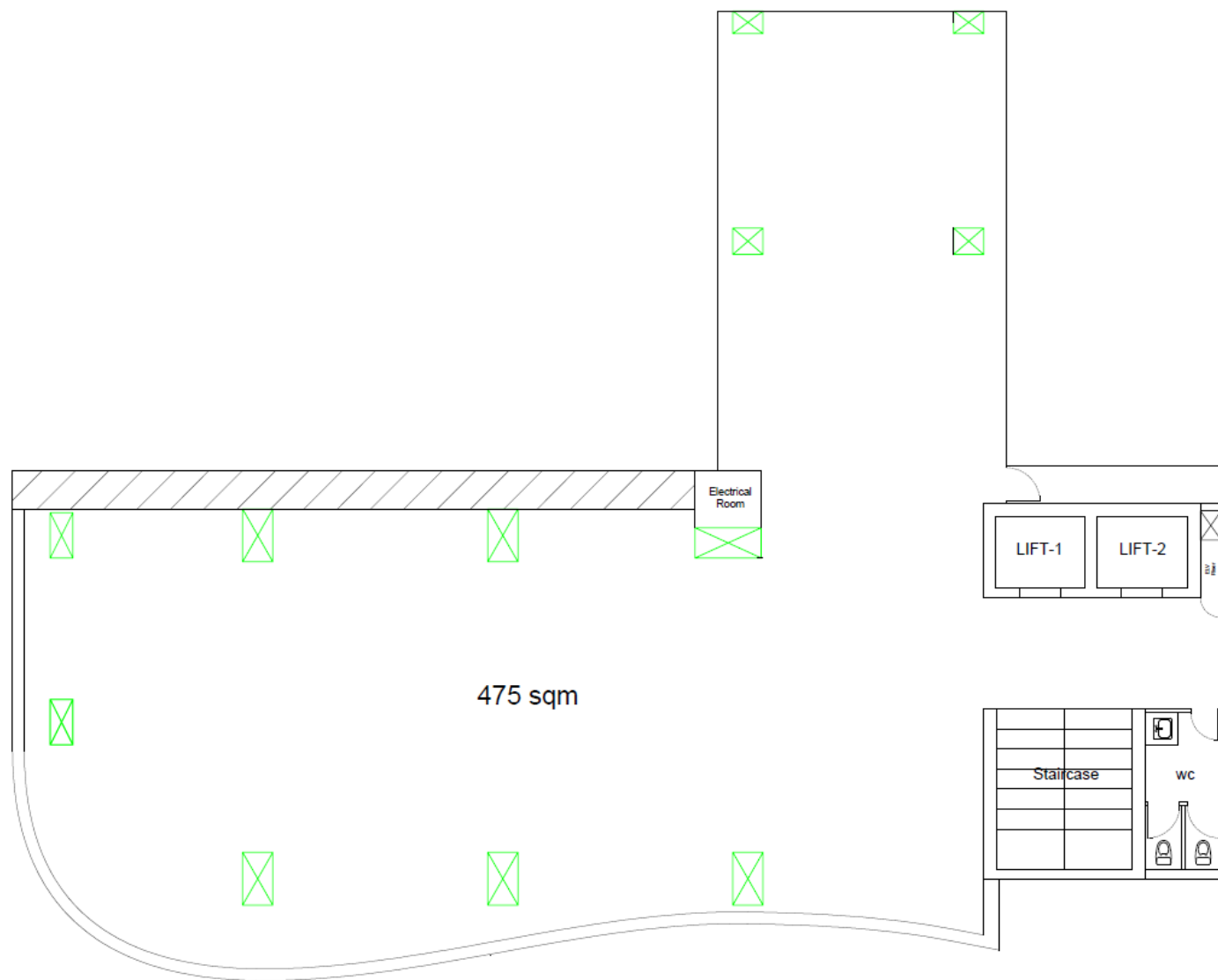
FLOOR PLAN 5F



FLOOR PLAN 9F



FLOOR PLAN 10F



OFFICE SPACE 5F



OFFICE SPACE 7F



OFFICE SPACE 7F



OFFICE SPACE 9F



3. SPECIALTY & FACILITIES

HAND OVER CONDITION

- Open ceiling
- Professional floor tiles
- Air conditioner
- Lighting
- Network port
- Power socket
- Wooden wall decoration
- 360 degree glass façade
- Fire hose reel
- Fire alarm, extinguisher and smoke detectors

ADDITIONAL OFFER



Management Team



Reception center



Generator
100% backup



Security 24/7



Security Camera 24/7



Internet & Wi-Fi
(waiting area only)



Elevators



Fire hose reel



Smoke detectors



Parking

INTERNET SERVICE PROVIDERS



Fast Connect Package			
No	B/W (Mbps)	Local (Mbps)	Yearly Price
1	10	50	\$ 750.00
2	20	50	\$ 850.00
3	30	50	\$ 950.00
4	40	50	\$ 1,150.00
5	50	50	\$ 1,350.00
6	100	100	\$ 2,200.00
7	150	150	\$ 2,800.00
8	300	300	\$ 4,500.00
Installation			Waived
Deposit			Waived
Not included any equipment & Service In-House Wiring			
Additional 01 Public IP Address at charge 8\$/month excluded VAT.			
All price Excluded VAT 10%			

INTERNET SERVICE PROVIDERS



Package	Speed	Monthly Charge	Data Allowance
Mega Biz	30Mb	\$56	Unlimited
Mega Biz	50Mb	\$91	Unlimited
Mega Biz	100Mb	\$137	Unlimited
Mega Biz	200Mb	\$206	Unlimited
Mega Biz	300Mb	\$344	Unlimited
Mega Biz	400Mb	\$422	Unlimited
Mega Biz	500Mb	\$482	Unlimited

INTERNET SERVICE PROVIDERS



Cogetel Ltd
 #44, Samdech Decho Hun Sun Blvd (St. 60m),
 Chak Angre krom, Mean Chey, Phnom Penh.
 081 727272/023 727272

ROYAL K PLAZA						
Service Package	Speed		Data Allowance	Monthly fee	Installation Fee	Deposit
	PeakTime	OffPeakTime				
Business Package (SME)						
Ultra Silver-Pro 40Mbps	40Mbps/40Mbps	40Mbps/40Mbps	Unlimited	\$ 35.00	\$ 40.00	\$ 50.00
Ultra Silver-Pro 60Mbps	60Mbps/60Mbps	60Mbps/60Mbps	Unlimited	\$ 45.00	\$ 40.00	\$ 50.00
Ultra Silver-Pro 100Mbps	100Mbps/100Mbps	100Mbps/100Mbps	Unlimited	\$ 69.00	\$ 40.00	\$ 50.00
Ultra Silver-Pro 150Mbps	150Mbps/150Mbps	150Mbps/150Mbps	Unlimited	\$ 109.00	\$ 40.00	\$ 50.00
Ultra Silver-Pro 200Mbps	200Mbps/200Mbps	200Mbps/200Mbps	Unlimited	\$ 139.00	\$ 40.00	\$ 50.00
Ultra Silver-Pro-300Mbps	300Mbps/300Mbps	300Mbps/300Mbps	Unlimited	\$ 199.00	\$ 40.00	\$ 50.00
Ultra Silver-Pro-350Mbps	350Mbps/350Mbps	350Mbps/350Mbps	Unlimited	\$ 229.00	\$ 40.00	\$ 50.00
Ultra Silver-Pro-500Mbps	500Mbps/500Mbps	500Mbps/500Mbps	Unlimited	\$ 299.00	\$ 40.00	\$ 50.00
Business Package (Enterprise)						
Solitaire 10Mbps	10Mbps/10Mbps	20Mbps/20Mbps	Unlimited	\$ 90.00	\$ 40.00	\$ 50.00
Solitaire 15Mbps	15Mbps/15Mbps	30Mbps/30Mbps	Unlimited	\$ 135.00	\$ 40.00	\$ 50.00
Solitaire 20Mbps	20Mbps/20Mbps	40Mbps/40Mbps	Unlimited	\$ 160.00	\$ 40.00	\$ 50.00
Solitaire 25Mbps	25Mbps/25Mbps	50Mbps/50Mbps	Unlimited	\$ 200.00	\$ 40.00	\$ 50.00
Solitaire 30Mbps	30Mbps/30Mbps	60Mbps/60Mbps	Unlimited	\$ 225.00	\$ 40.00	\$ 50.00
Solitaire 35Mbps	35Mbps/35Mbps	70Mbps/70Mbps	Unlimited	\$ 245.00	\$ 40.00	\$ 50.00
Solitaire 40Mbps	40Mbps/40Mbps	80Mbps/80Mbps	Unlimited	\$ 280.00	\$ 40.00	\$ 50.00
Solitaire 50Mbps	50Mbps/50Mbps	100Mbps/100Mbps	Unlimited	\$ 335.00	\$ 40.00	\$ 50.00

Note:

- 1- Additional Fixed/Static Public IP is \$4.00/IP if required more than 1IP Address
2. Currency in used is USD.
3. Deposit Refundable after 12 months and End Contract
4. Advance payment 12 months , no deposit and free 1 month.
4. All Service Package are not yet included VAT 10%

Contact Info:

- 3-Sales Contact: 015 78 50 78 or telegram @Cogetel387
- 4-Technical Support: 088 984 7878 (HotLine)
- 5- Require yearly payment for package Ultra Silver-Pro
- 6-Deposit Refundable after 12months and End Contract

INTERNET SERVICE PROVIDERS



Royal K Plaza			
Internet Package (SME)			
	Bandwidth (Speed)	Monthly Fee	Installation
Business Special	70 Mbps	\$ 35.00	Free
Business Compact	80 Mbps	\$ 35.00	Free
Business Essential	100 Mbps	\$ 55.00	Free
Business Pro	200 Mbps	\$ 100.00	Free
Business Max	350 Mbps	\$ 150.00	Free
Internet Package (Enterprise)			
	Bandwidth (Speed)	Monthly Fee	Installation
DIA Premium 1	100 Mbps	\$ 500.00	Free
DIA Premium 2	200 Mbps	\$ 700.00	Free
DIA Premium 3	350 Mbps	\$ 850.00	Free

Term Condition

Pre-payment 6 Months Free 1 Month for Business Package

Pre-Payment 12 Months free 2 Months for Business Package

Service Fee inclusive VAT 10%

Support Time: Smart 24/7

Sale Contact: 010202875/010202330

Email: seng.narith@smart.com.kh

Email: sith.maliya@smart.com.kh

THANK YOU

CONTACT US FOR MORE DETAILS



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