



# SAIGON TOWER

No. 29, Le Duan Street, Sai Gon Ward, Ho Chi Minh City

# LOCATION MAP

In every major city, one building sets the standard and becomes an international landmark in the eyes of the world. In Ho Chi Minh City, that building is Saigon Tower, the most important business address in the city.

From precise planning to meticulous construction on one of the most prestigious and strategically placed central business district sites in Ho Chi Minh City, Saigon Tower has raised the standards in all aspects of quality, elegance and function to take its place as the single most important business address in Vietnam.

From a central location in Vietnam's most Vibrant City, overlooking a palace, a park, a cathedral and a row of embassies, the highly polished granite facade and distinctive architectural style of Saigon Tower overlooks the business district and offers forward-thinking companies the chance to add the country's most exclusive corporate address to their letter head.



Tan Son Nhat Airport  
6.3km, 25 mins by car



Ba Son Metro Station  
1.1km, 15 mins walking



Opera House Metro Station  
1.3km, 16 mins walking



Nearby Bus Station  
170m, 2 mins walking



Consulate Areas  
110m, 2 mins walking



Japanese Street Food  
850m, 10 mins walking

**📍 Nearby Hotels and Service Apartments:**

- 📍 Sofitel, JW Marriott Hotel & Suites Saigon
- 📍 Somerset Residence, Saigon Sky Garden, Caravelle
- 📍 Diamond Plaza Serviced Apartments, Sheraton Saigon, Lotte Hotel Saigon
- 📍 Hotel Continental Saigon, Norfolk Mansion Serviced Apartments

**📍 Diplomatic District:**

Saigon Tower is within walking distance of several major consulates, including the U.S. Consulate, British Consulate, French Consulate.

# FEATURES & AMENITIES

The building is constructed to the highest standards and equipped with premium amenities expected of a property in this class:



## Air Quality & HVAC

Antivirus filters integrated into the building's air circulation system. Newly replaced FCUs and thermostats in all tenancies. Filter features 95% PM2.5 particle removal efficiency (equivalent to MERV15 per ASHRAE 52.2); 95% Microorganism removal efficiency.



## Security

Closed-circuit surveillance system with 51 cameras in common areas and 4 cameras in each elevator.



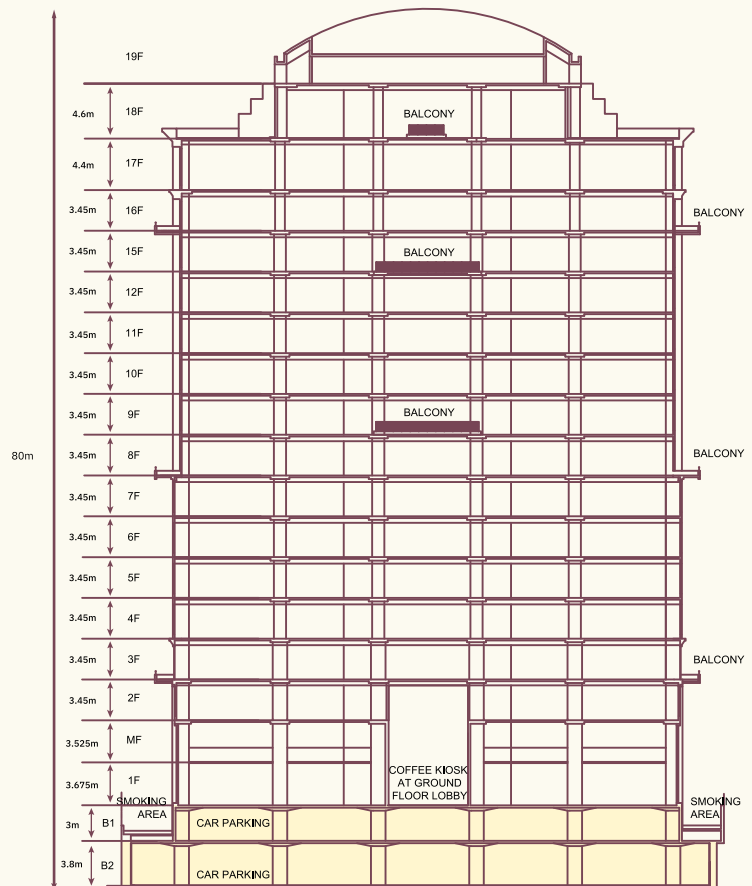
## Mobile Signal

Broader mobile signal coverage throughout the building for uninterrupted connectivity.



## Ceiling Height

Standard ceiling height of 2.7 meters, offering a spacious feel throughout the premises.



On-site takeaway café  
Ground floor



Dedicated nursing room maternity needs  
18<sup>th</sup> floor



AED (Automated External Defibrillator)  
Ground floor



Car parking: On-site parking available  
Basements

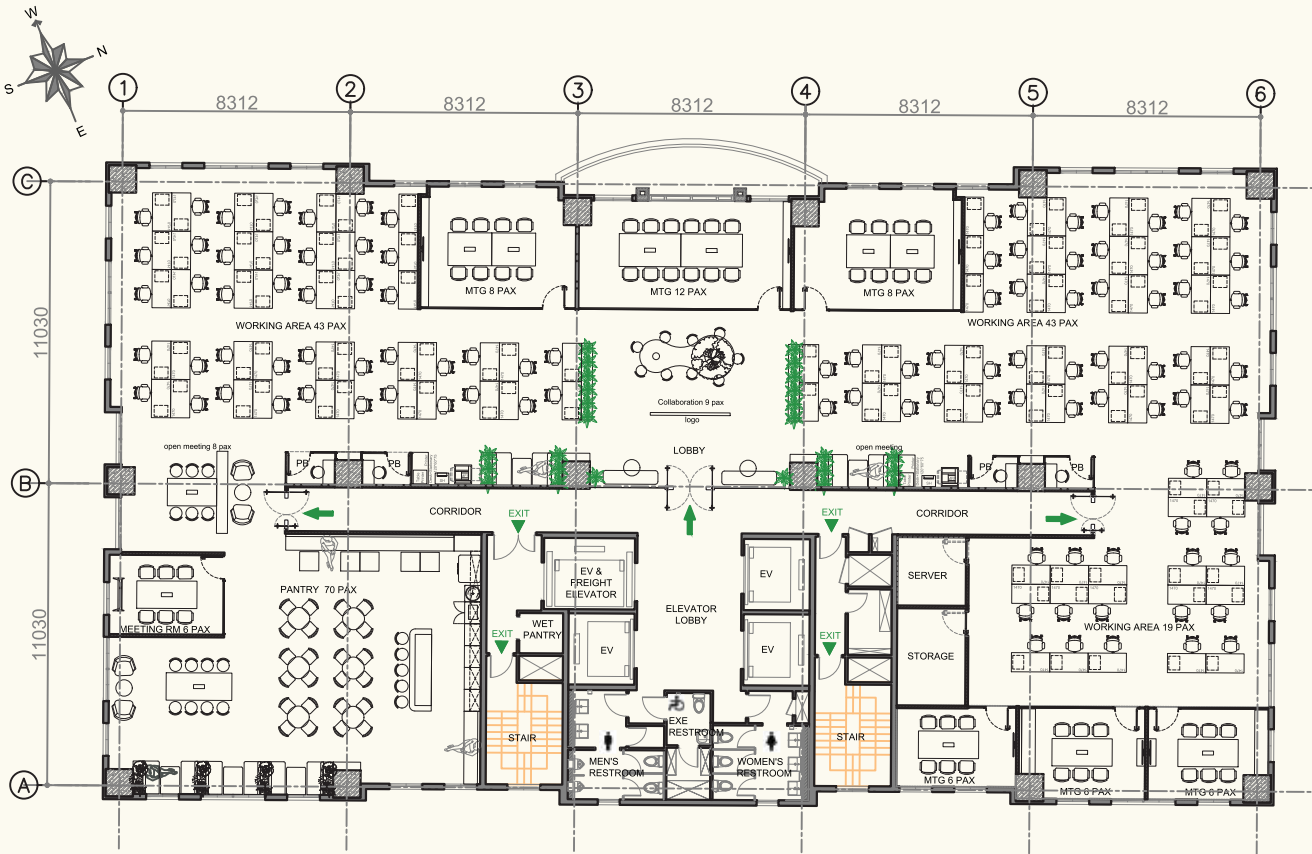


02 caterpillar generators,  
100% back up



Air Quality & HVAC  
Antivirus filters

# FEATURES & AMENITIES



Office area



Meeting room



Other area

## Windows & Insulation:

Windows are covered with:

- 3M heat-reducing film (72% Total Solar Energy Rejected, 66% Solar Heat Reduction, 99% UV Light Rejected).
- Rolling Curtains to improve thermal insulation and comfort (fire classification, UV protection: 99%, Safe use: REACH (EC 1907/2006) compliant, RoHS/ Directive 2002/95/EC, Environmental certification: Greenguard Gold).

**Design Efficiency:** Column-free floor plates allow maximum flexibility in interior layout and space utilization.

**Building Scale:** Saigon Tower offers a well-designed and efficiently structured space tailored to meet the diverse needs of modern businesses.

**Floor Plan Layout:** Features a mix of open spaces and partitioned rooms, with integrated fire safety zones for enhanced protection.

**4 Elevators:** Newly refurbished, high-speed elevators, PORT control.

**Wet Pantry:** Timber cabinetry and sink provided on each floor.

**Restrooms:** Newly installed TOTO washlet, dedicated toilet for disabled persons on each floor.



**Restroom Facility**



**Executive Toilet**



**Washlet**



**Pantry Facility**



**Turnstile & Lobby in Basement**



**Turnstile & Lobby on Ground Floor**

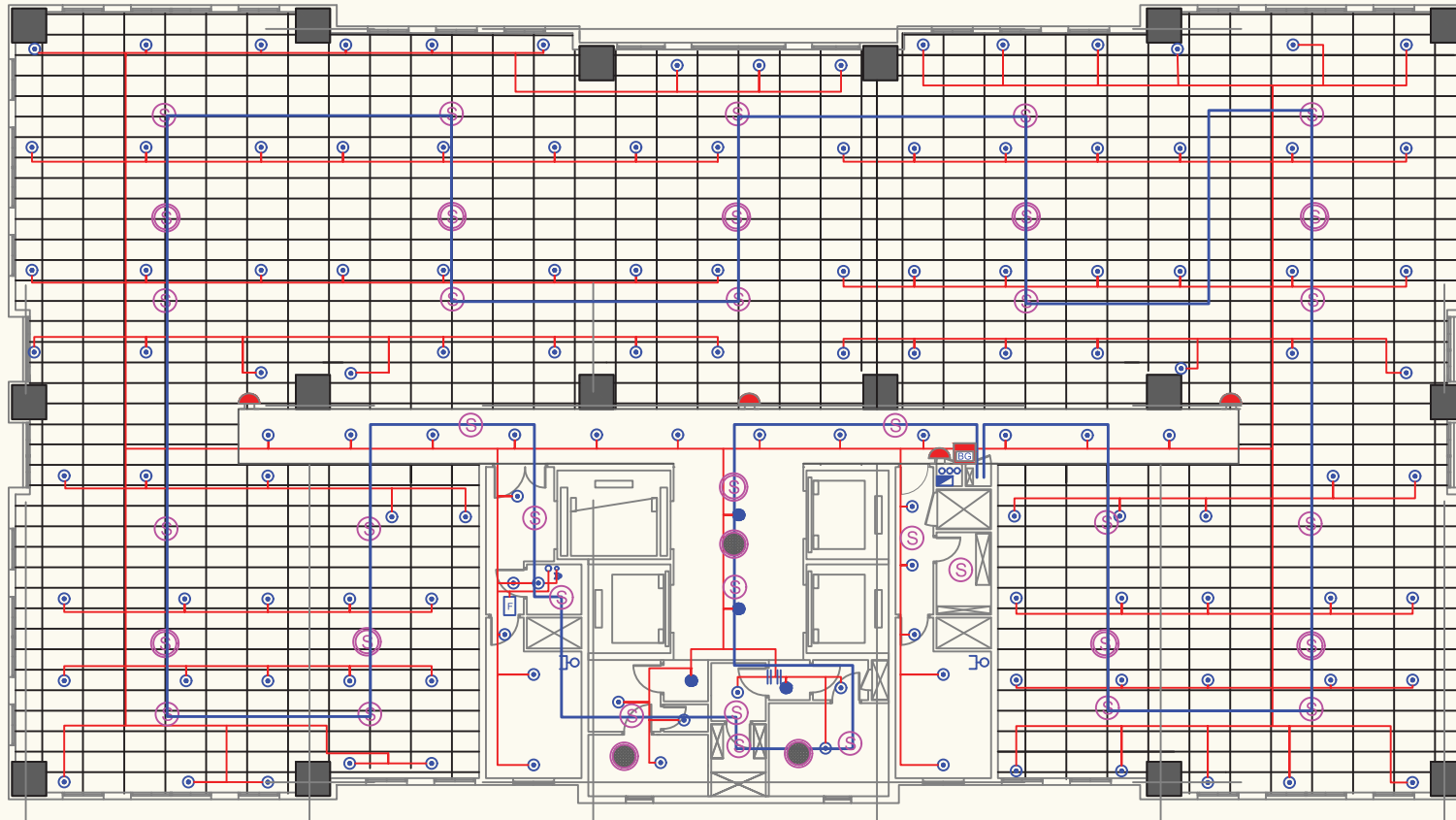


**Lift Lobby Upper Floors**

# FIRE SAFETY

Central fire alarm system with sprinklers, smoke detectors, and heat detectors. Break Glass and Public Announcement. The system is capable of centralized monitoring, and in most cases, pinpointing the location of the fire or triggered device.

Gsafe Fire Alarm Transmission Device is equipped to collect fire alarm signals from a building's existing fire alarm control panel and transmits those signals to a central monitoring center of the local Fire & Rescue Police quickly and reliably.



## Legends:

	Addressable Smoke Detectors - Above ceiling		Water Sprinkler Nozzles
	Addressable Smoke Detectors - Under ceiling		Water Hose Reel - Located on public corridor
	Addressable Break Glass - On corridor		Fire Extinguishers - Located on public corridor
	Fire Alarm Bells - On public corridor & tenant premises		Water Flow Switch - Supervising by Fire Alarm Computer
	Voice Ann Speaker - On public corridor & restroom		Water Main Valve - Supervising by Fire Alarm Computer
			Hydrant Hose Reel - Located in staircases



**Fire Alarm**

Instant alert, absolute safety.



**Smoke Detector**

Rapid response, 24/7 protection.



**Standard Emergency Exit Staircases**

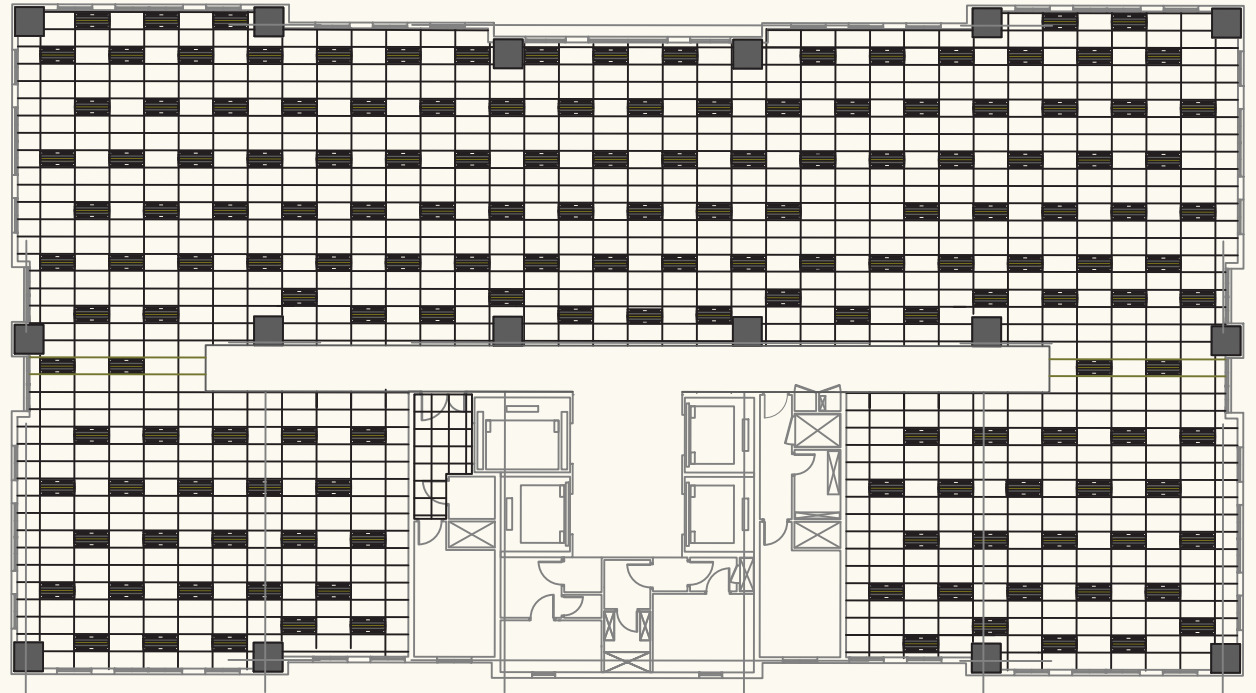
Safe and rapid evacuation.



# LIGHTING

Energy-saving LED lights are installed throughout all tenancies, ensuring efficient and sustainable illumination.

The LED features remote control for easy adjustment of brightness and color temperature.



## Lamp Specifications:



Color Temperature	Smart LED - Dimmable via computer 2700K-6500K (adjustable)
Operating Voltage	AC100-242V
Power Consumption	35 Watts
Lumination	300 - 900 Lux (adjustable)

## Light Fixture



# SERVICE & STAFF

The exceptional service provided by Saigon Tower's staff is the cornerstone of the building's success. To stand out among office buildings in Ho Chi Minh City, Saigon Tower is committed to exceeding expectations-delivering thoughtful service, attention to detail, and a tenant-first approach that enhances the overall value of the property.

## Key highlights include:

- ✓ **Secure Access:** High-quality in-house 24/7 secure entry
- ✓ **Cleaning Standards:** High-quality professional cleaning services
- ✓ **Well maintenance:** Timely infrastructure updates and continuous modernization efforts



# SUSTAINABILITY COMMITMENT



LEED O&M Green Certification



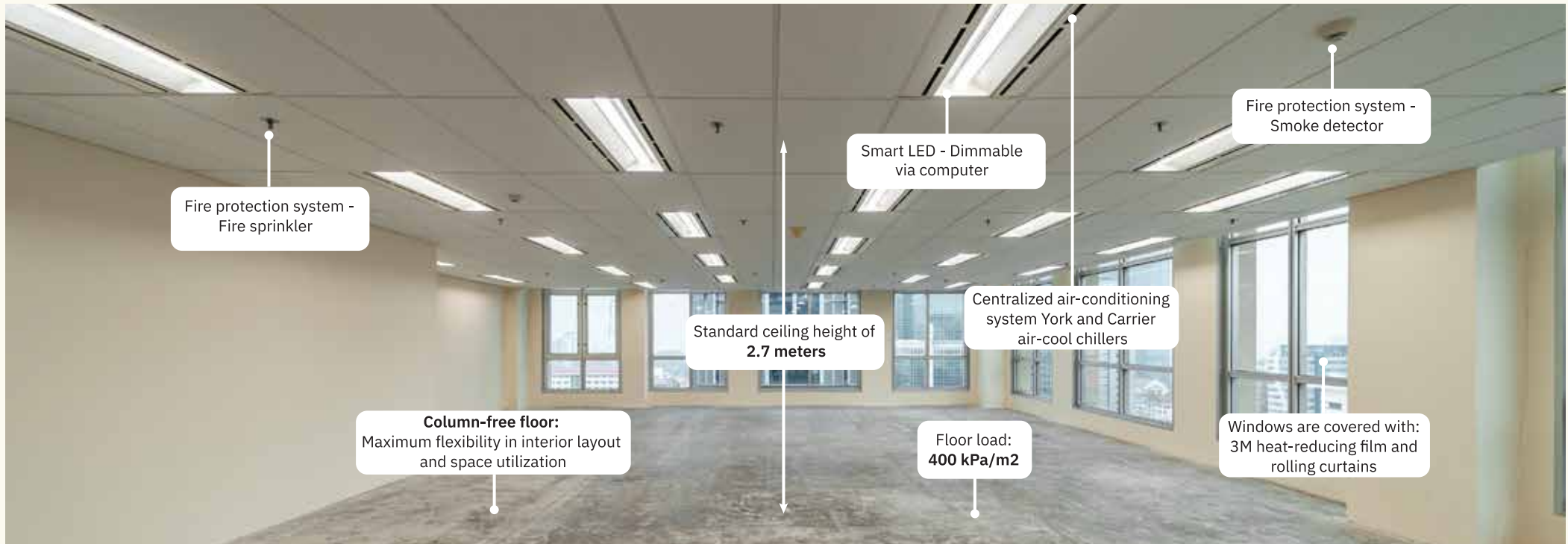
I-Rec Certificates



On-site recycling program



# CURRENT AVAILABILITY



## Handover Conditions:

- ✓ **Floor:** Unfinished off-form concrete.
- ✓ **Walls, Exterior:** Concrete block with cement rendered painted finish.
- ✓ **Walls, Interior:** Demising partitions; unfinished plaster board.
- ✓ **Walls, Interior Core:** Painted cement rendered finish.
- ✓ **Windows:** In exterior walls, natural anodized aluminium frame with green tinted single pane float glass.
- ✓ **Ceiling:** Finished ceiling system comprising 600 x 1200 exposed grid T - bar suspension system with acoustical lay - in tiles.
- ✓ **A/C:** Zoned chilled water fan-coil units suspended above ceiling with ductwork and flexible duct connections to combination light/air troffers.
- ✓ Fire protection system (fire sprinklers, smoke detectors).



*\*The floor plan is presented in Gross Leased Area. This is the typical floor plan of the 17<sup>th</sup> Floor, and there are some minor variations in area between floors.*

*\*In the event of any differences between the brochure and the actual property condition, the current property condition shall be considered accurate. All brochure contents are subject to change without prior notice.*


# OUTLINE OF THE BUILDING



<b>Outline of the building</b>	<b>Business Owner</b>		<b>DAIBIRU CORPORATION</b>	
	<b>Name</b>		<b>SAIGON TOWER BUILDING</b>	
	Address		No. 29, Le Duan Street, Sai Gon Ward, Ho Chi Minh City	
	Use		Offices, car parking lots	
	Completion		1996	
	Total floor area		17,986sqm	
	Height		80m	
	Stores		17 floors above ground, 2 basements	
	Structure		Steel and partly steel reinforced concrete and reinforced concrete.	
	Exterior finish		Composite concrete block wall with granite cladding up to 4 <sup>th</sup> floor and rendered textured painted finish above. No-operable windows in 20 micron natural anodized aluminum frames set in the concrete block walls.	
<b>Outline of leasable areas</b>	Total area of leasable areas		14,023.05sqm	
	Leasable floor area per standard floor		879sqm	
	Floor load		400 kPa/m <sup>2</sup>	
	Smoking area		Non-smoking inside the building, ash tray for smoking at balconies on ground floor	
	Interior finish	Floor		Unfinished off-form concrete
		Wall		Concrete block with cement rendered painted finish
Ceiling			Finished ceiling system comprising 600 x 1200 exposed grid T - bar suspension system with fire-resistant acoustical lay - in tiles.	
<b>Outline of facilities</b>	Electrical facilities	Emergency power source	Building is equipped with diesel engine generators, with a combined capacity 2,400KW capacity will provide emergency power supply for all lighting, power and a/c loads during black-outs. Transfer to generator power is completed within 15 to 20 seconds.	
		Capacity of the power generator	02 Caterpillar generator 1,200 KW, 100% back-up. Auto Mode. Power Synchronizing System. Capacity of the storage oil tank with 48-hour operation	
	Communication facilities	Optical cable and telephone cable (supporting multicarrier)	Telecom riser on each floor	
	Air conditioning facilities	Air conditioning zoning	York and Carrier air-cool chillers. Interior zone: 9 zones per floor. Standard operation hours: 7:00-18:00 on Monday-Friday, 7:00-13:00 on Saturday. Off on Sunday and Public Holidays (Vietnam)	
	Sanitary facilities	Wet pantry	Common wet pantry each floor	
		Restroom	All restrooms in the building are equipped with water washing toilet seats.	
	Disaster control facilities	Firefighting facilities	Wet type sprinkler system	
	Elevating devices	Passenger elevator	4 units with a capacity of 18 persons (W2000xD1500xH2700), Lift A & B serve floors 1 <sup>st</sup> to 18 <sup>th</sup> , Lift C & D serve floors B1 to 18 <sup>th</sup>	
Freight and emergency elevator		Lift C with a capacity of 24 persons (W1600xD2400xH2700) serves floors B1 to 18 <sup>th</sup>		





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