

W I S M A

**SUNWAY**

**BIG BOX**



S I G N A T U R E  
W I T H I N T H E C I T Y

**SUNWAY<sup>®</sup>**  
**PROPERTY**  
Master Community Developer

Sunway Marketplace Sdn Bhd  
Registration No: 201501020965 (1146301-T)

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**SUNWAY CITY**  
ISKANDAR PUTERI

**SUNWAY<sup>®</sup>**



# The City's Newest Landmark

- Wisma Sunway Big Box is a 12-storey office tower set in the heart of a prime integrated hub.
- It is a perfect to cultivate and grow your business within the iconic Sunway Big Box Development.
- It is also a Malaysia Digital (MD) status and smart building with top-notch security and reception area.
- This 180,000 sq. ft. of net lettable area office building is also attached with the 500,000 sq. ft. Sunway Big Box Retail Park and a 4-star 284-room Sunway Hotel Big Box.



X Park Golf  
Driving Range

WISMA  
**SUNWAY  
BIG BOX**



Sunway  
Hotel  
Big Box



X Park



Book Store &  
Hypermarket



Open  
Car Park



Coastal Highway  
Southern Link  
(CHSL)  
*To Second Link*





# Sunway Hotel Big Box

Sunway Hotel Big Box, which is connected via a link bridge from Wisma Sunway Big Box are able to host events, conferences, or meetings. It is also ideal for tenants to accommodate their visitors and ensuring their stay here is well taken care of.



Hotel's Lobby



Meeting Room



Sunway Hotel Big Box Facade



Function Rooms



Rooms & Suites

# Sunway Big Box Retail Park

Sunway Big Box Retail Park is the first of its kind in the country that features big warehouse concept stores, packed with myriads of big retail brands, in an open-air strip mall environment. Adjacent to the office tower, tenants will be able to benefit from the daily essentials including food & beverages without the need to travel far.



Retail's Concourse



Main Entrance



Cinema

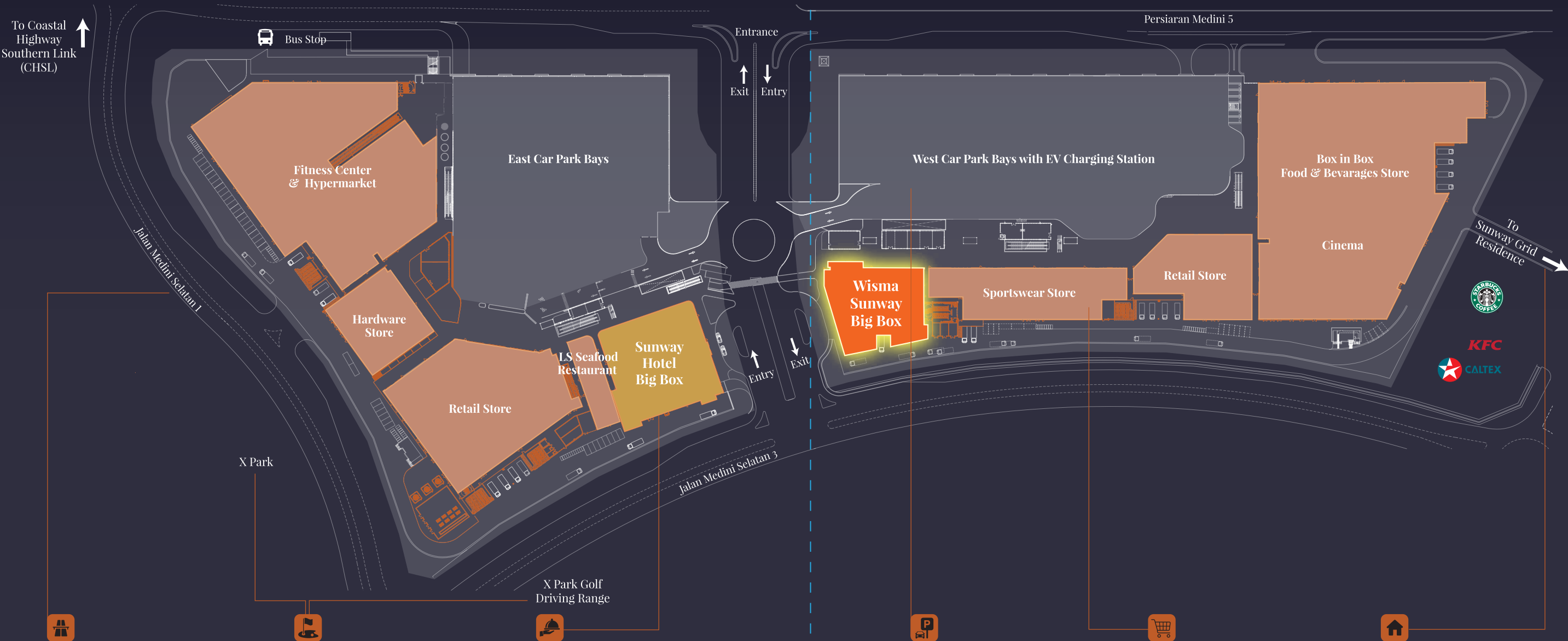


Fitness Centre



# The Components Of Sunway Big Box

The integrated Sunway Big Box Development offers a wide range of facilities & amenities for tenants and visitors. The diversity of mix elements available within this development is set to be a one-stop centre for all corporate and lifestyle demands.



## CONNECTIVITY

Seamless and direct access to Sunway Big Box via Coast Highway Southern Link (CHSL).



## LEISURE

Team building activities available in X Park and X Park Driving Range.



## HOSPITALITY

A 4-star 284 rooms Sunway Hotel Big Box is available to accommodate tenants and visitors.



## CAR PARK

The development has 1,500 indoor & outdoor car park bays available.



## RETAIL

Packed with big retail brands and variety of food & beverage outlets.



## RESIDENTIAL

The luxury residential apartment of Sunway Grid Residence is within walking distance.



Artist Impression Only



# Building Features

- Energy efficient screw chiller
- Building control system
- Automatic meter reader system
- Natural lighting in staircase
- CO<sub>2</sub> sensor to modulate centralized air conditioning



- Sub-meter available for water usage
- Motion sensor in toilet
- Direct access to buses
- Lift with VVVF & sleep mode
- Low VOC paint
- Rainwater harvesting system for landscape irrigation

# Security Features

- 24/7 Security Personnel & Surveillance System
- Facial recognition system
- Visitor Management System



Drop-off Exterior View



Ground Floor Lobby

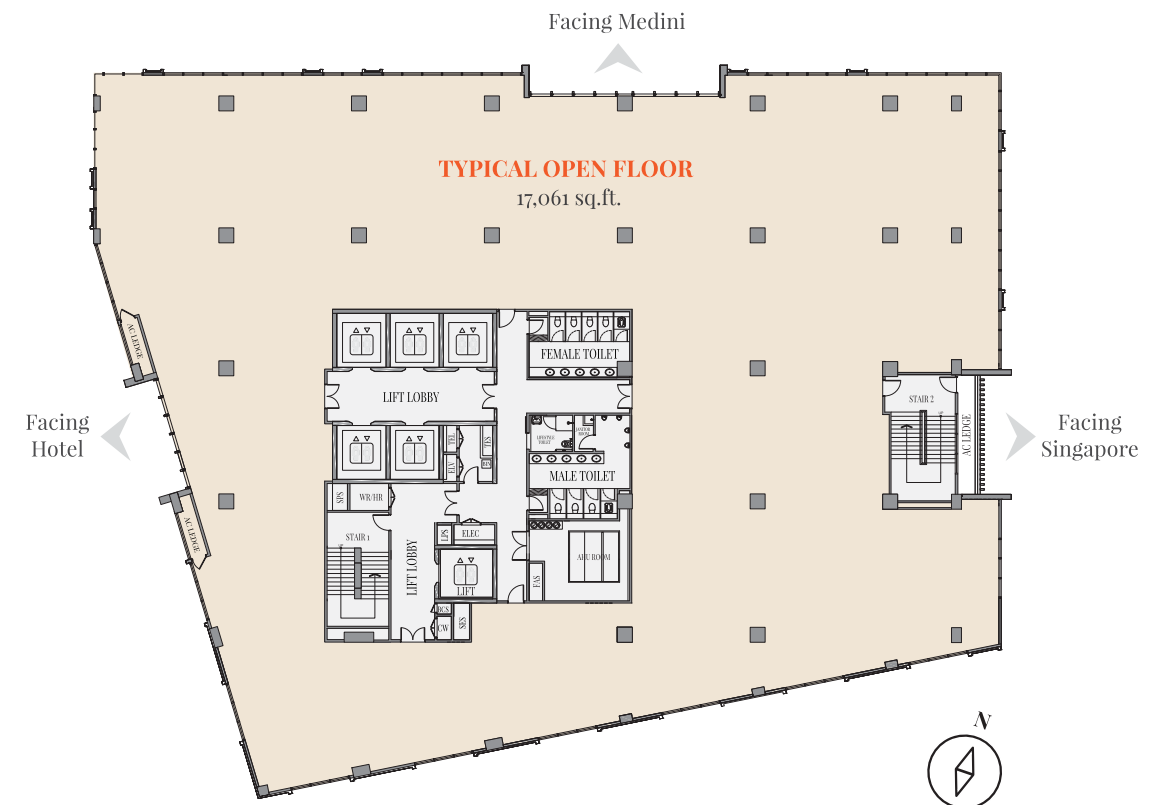


Lift Lobby

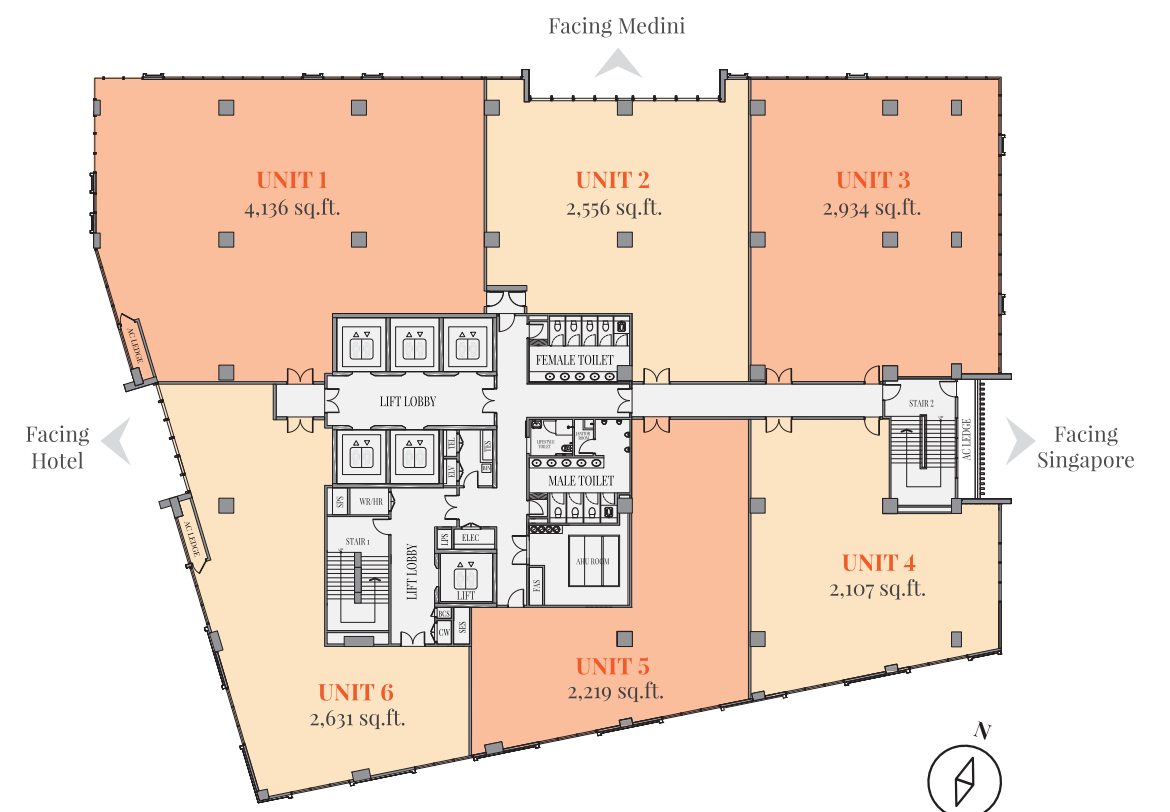


Electric Vehicle Charging Station

# Typical Floor Plan (Single Unit)



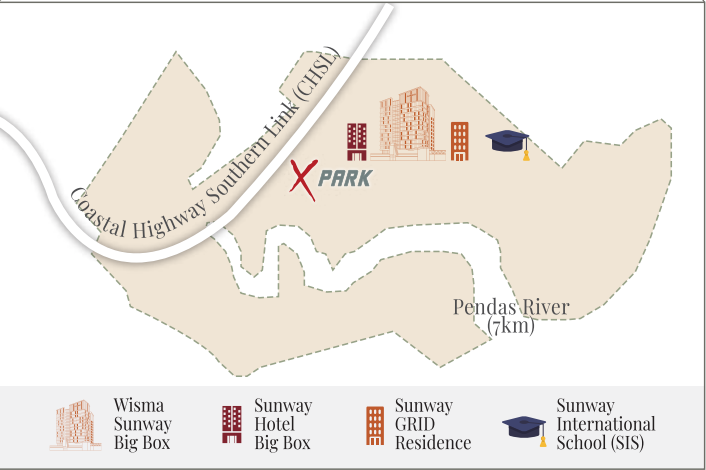
# Typical Floor Plan (6 Units)





# Specifications

COMPLETION DATE	March 2023			
TOTAL NET LETTABLE AREA	178,252 sq ft Approx. 17,000 sq ft per floor			
TOTAL NO. OF STOREY OF BUILDING	11 Floors Ground Floor- Main Lobby First Floor- Management Office & Facilities Floor 2nd to 11th floor – Office Floor			
CORE LOCATION	Centre Core			
FAÇADE SYSTEM	Low E laminated glass with alucobond panel			
FLOOR TO FLOOR HEIGHT	4m			
FLOOR SYSTEM	Cement screed flooring			
FLOOR LOADING	2.5 kN/m²			
TOILETS	Gents: 4 urinals & 4 cubicles per floor Ladies: 5 cubicles per floor Disabled Toilet: 1 unit per floor			
PANTRY	Provided at 6 locations per floor			
LIFTS	Number of lifts	Capacity	Speed	Dimension (mm)
Passenger Lifts	5	25 pax (1635kg)	120m/min	1800 (W) X 2000 (D) X 2400 (H)
Service / Bomba Lifts	1	29 pax (1975kg)	120m/min	1550 (W) X 2700 (D) X 2700 (H)
PARKING	Car park bay allocation	1 car park bay for every 1,000 sq. ft. office space provided		
	Total no.of Car Park Bays	A total of 1,500 bays within Sunway Big Box Development		
AIR-CONDITIONING SYSTEM	Provision for additonal A/C	Provision to install air conditioning spilt unit in available. (Subject to landlord approval)		
ELECTRICAL SYSTEM	Electrical supply	Dual feeder power supply with 11kV each from : i. Medini 3 PPU Station ii. Building Genset		
	Electrical Provision	6 isolator with 3 phase 63 Amps each provided per floor		
TELECOMMUNICATIONS	Fiber optic cable connecting to six (6) fiber wall socket per floor			
SECURITY FEATURES	i) 24/7 security personnel and surveillance system ii) Turnstile gate with Facial recognition system iii) Visitor Management system iv) High resolution CCTV monitoring common area			
COMMON AREA SURAU	Available at Level 1 of Wisma Sunway Big Box			
GREEN RE CERTIFIED BUILDING				
MALAYSIA DIGITAL CYBERCENTRE ACCREDITATION	Malaysia Digital status compliant, subject to MDEC's approval			



<b>Airport &amp; Seaport</b>	<b>Retail</b>	<b>Medical</b>
17km Port of Tanjung Pelepas (PTP)	100m Sunway Big Box Retail Park	5km Gleneagles Hospital Medini Johor
35km Senai International Airport	31km Johor Premium Outlets (JPO)	24km Sultanah Aminah Hospital Johor Bahru
60km Changi Airport		
<b>Education</b>	<b>Industrial Park</b>	
100m 42 Iskandar Puteri	15km Southern Industrial & Logistics Clusters (SILC)	
3km Raffles University	21km Jurong Industrial Estate	
6km Educity		
32km Sunway TES		

## Leasing Enquiries

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