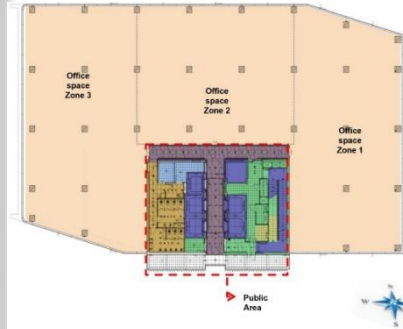




FOR LEASE



INDY Bintaro Office Park

Indy Bintaro Office Park, F Building, 3rd Floor Jl.
Boulevard Bintaro Jaya Blok B7/A6, Sektor VII, CBD
Bintaro Java Tangerang Selatan 15224

Available Space

Floor	Size Area	Condition
Lt.1 Zone 1A	130 Sqm	Bare
Lt.1 Zone 1B	113 Sqm	Bare
Lt.1 Zone 1D	134 Sqm	Bare
Lt.3A Zone 1	706 Sqm	Bare
Lt.3A Zone 2	591 Sqm	Bare
Lt.3A Zone 3	754 Sqm	Bare
Lt.8 Zone 3	731 Sqm	Bare
Lt.9 Zone 1	685 Sqm	Bare
Lt.9 Zone 2	594 Sqm	Bare
Lt. 11	2000 Sqm	Bare

Base Rental :

- Rental Price
 - Bare : Rp. 150.000,- /Sqm/Month
 - Partisi : Rp. TBA - /Sqm/Month
 - Furnished : Rp. TBA - /Sqm/Month
- Service Charge : Rp. 101,000,- /Sqm /Month
- Deposit Telphon : Rp. 5.000.000,- /Line
- Installation : Tba
- Deposit Rental : 3 Month Gross Rent
- Tax PPn : 11%
- Minimum Term : Min 3 Years

Car Parking :

- Reserved : Rp. TBA,-/Lots/Year
- Unreserved : Rp. 375.000,-/Month
- Motor Cycle : Rp. 150.000 /Month

Overtime :

- Ac : Rp. 300.000 /Hour/Zone
- Elektricitiy : Rp. 60.000 /Hour/Zone

Office Hours :

- Monday – Friday : 07:00 AM – 18:00 PM
- Saturday : 07:30 AM – 13:00 PM

Building Specification :

- Building Completion : 2013
- Numbers of Floors : 18 Floor
- Typical Floor Size : $\pm$ 2.400 M2
- Total Semi Gross Area : $\pm$ 4.000M2
- Ceiling Height : 2.75 m
- Total Parking Space : 550 Lots Parking
- Total Lift : 8 Passenger Lift, 2 Service Lift
- Power Capacity : 1.000 VA / Sqm
- Power Backup : 250 Kg / Sqm

Fire Safety :

- Fire Alarm, Sprinklers, Heat & Smoke Detector, Hydrant, Fire Hoses & Extinguisher, Emergency Stairs.

IT & Telecommunications :

- Fiber optic, infrastructure for internet broadband

Facilities :

- Coffee Shop
- Multi Function Hall
- Dedicated Smoking Area (North and South Terrace)
- Outdoor Sport Facility for Futsal, Basketball, and Volleyball
- Cafeteria
- Convenience Store (Indomaret)
- Musholla
- Fitness Center
- Driver Cafeteria
- VIP Parking Area with Canopy
- Bicycle Parking Area
- Security:
 - Centralized Access Control
 - 24-hour Security Guard On Duty
 - 24/7 CCTV

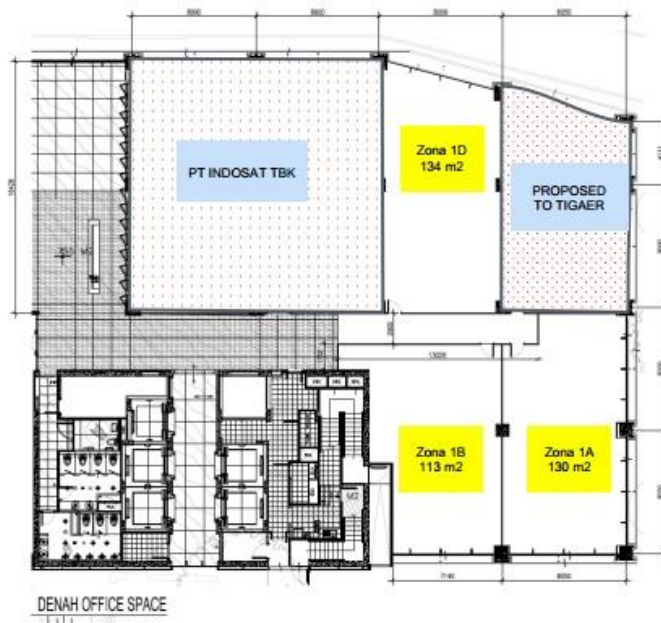








Available Space for Lease



Zone	Semi Gross (m2)
1st Floor	377 m2
Zona 1A	130
Zona 1B	113
Zona 1D	134

1st FLOOR – BUILDING A

Available Space for Lease

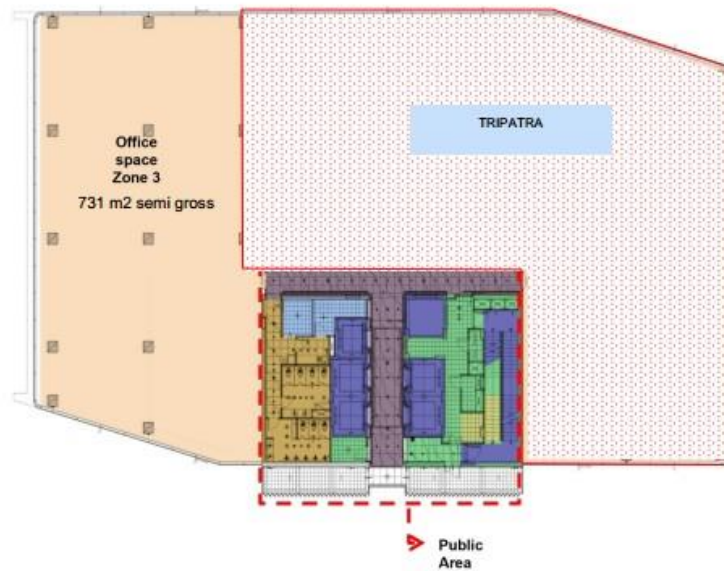


Lantai	Luasan Area Semi Gross (m2)
Lantai 3A	2,051 m2
Zona 1	706
Zona 2	591
Zona 3	754

LAYOUT – 3A FLOOR



Available Space for Lease



Lantai	Luasan Area Semi Gross (m2)
Lantai 8	731 m2
Zona 3	731

LAYOUT – 8th FLOOR

Available Space for Lease



Lantai	Luasan Area Semi Gross (m2)
Lantai 9	1278 m2
Zona 1	685
Zona 2	594

LAYOUT – 9th FLOOR



Available Space for Lease



Lantai	Luasan Area Semi Gross (m2)
Lantai 11	2,000m2

LAYOUT – 11th FLOOR