



CITYPLAZA FOUR

12 TAIKOO WAN ROAD, TAIKOO SHING,
HONG KONG

ACCESSIBILITY

Directly connected to Tai Koo MTR Station

TYPICAL LETTABLE FLOOR AREA

Approx. 23,600 - 24,300 sq ft (2,190 - 2,260 sqm)

NO. OF OFFICE FLOORS

21

TYPICAL FINISHED FLOOR TO FALSE CEILING HEIGHT

Approx. 2.45 m (8 ft 1 in)

FLOOR LOADING

Approx. 4 kPa (80 lbs / sq ft)

TRUNKING

Three-compartment floor, skirting and ceiling trunking

24-HOUR ACCESS

Card Key system incorporated with the passenger lifts for controlling access to each office floor after office hours

AIR-CONDITIONING

Variable Air Volume system (VAV)

LIFTS

12 passenger lifts and 2 service lifts

TENANTS' STANDBY ELECTRICAL PROVISION

A 800 kVA emergency generator is provided for tenants' essential applications and equipment

COMPUTER ROOM COOLING

Dedicated 24-hour chilled water supply with backup generator

TELECOMMUNICATIONS PROVISIONS

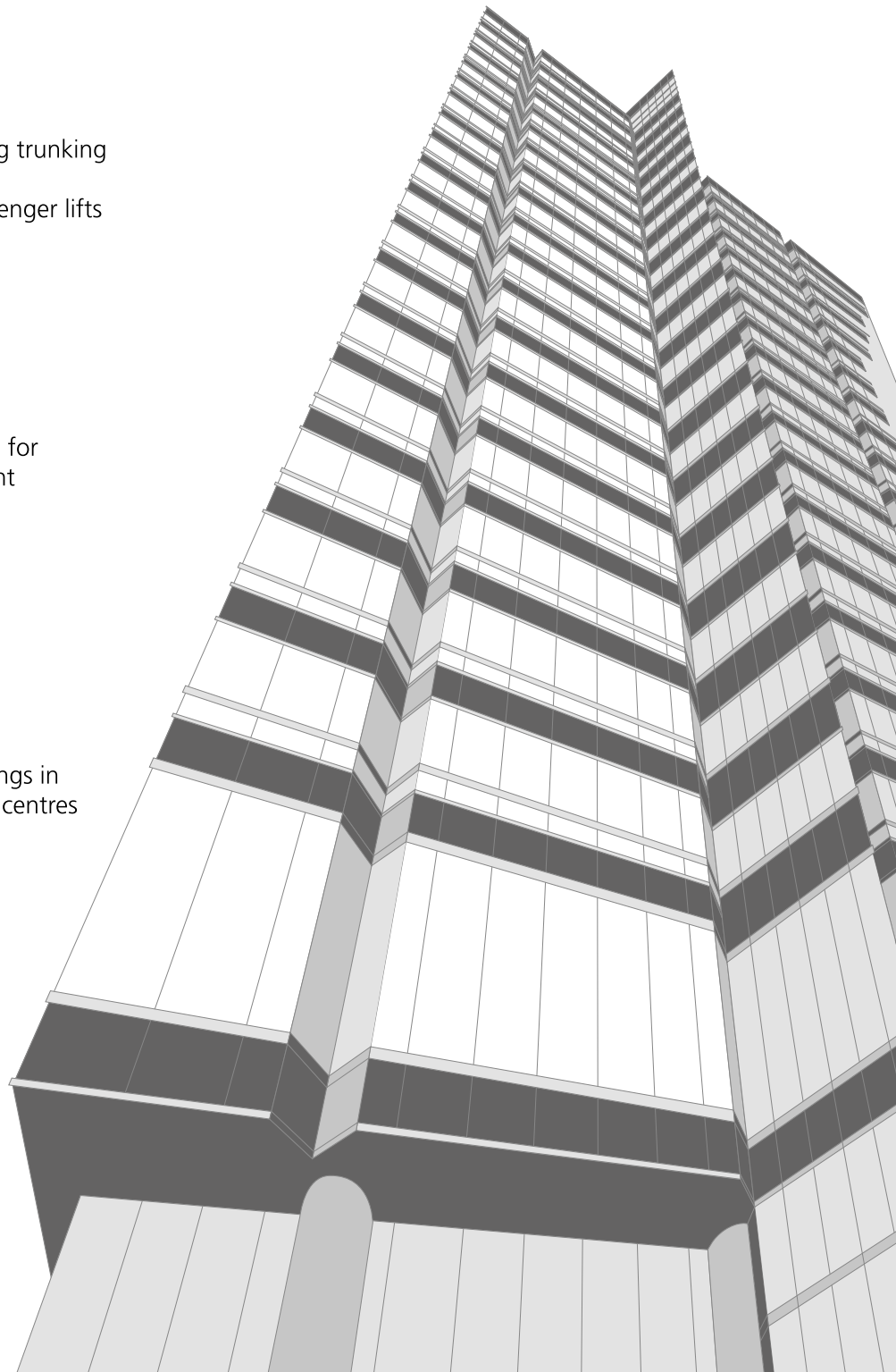
- Dual lead-ins and risers
- Full Cat.5 and fibre optic cabling
- Access to SMATV, cable TV and broadband Internet services
- Complete choice of FTNS operators
- Direct fibre connectivity to all other buildings in Taikoo Place and Cityplaza including data centres and global carriers
- Direct access to the Satellite Farm in Taikoo Place and Cityplaza

ACCESSIBLE CAR PARKING SPACES

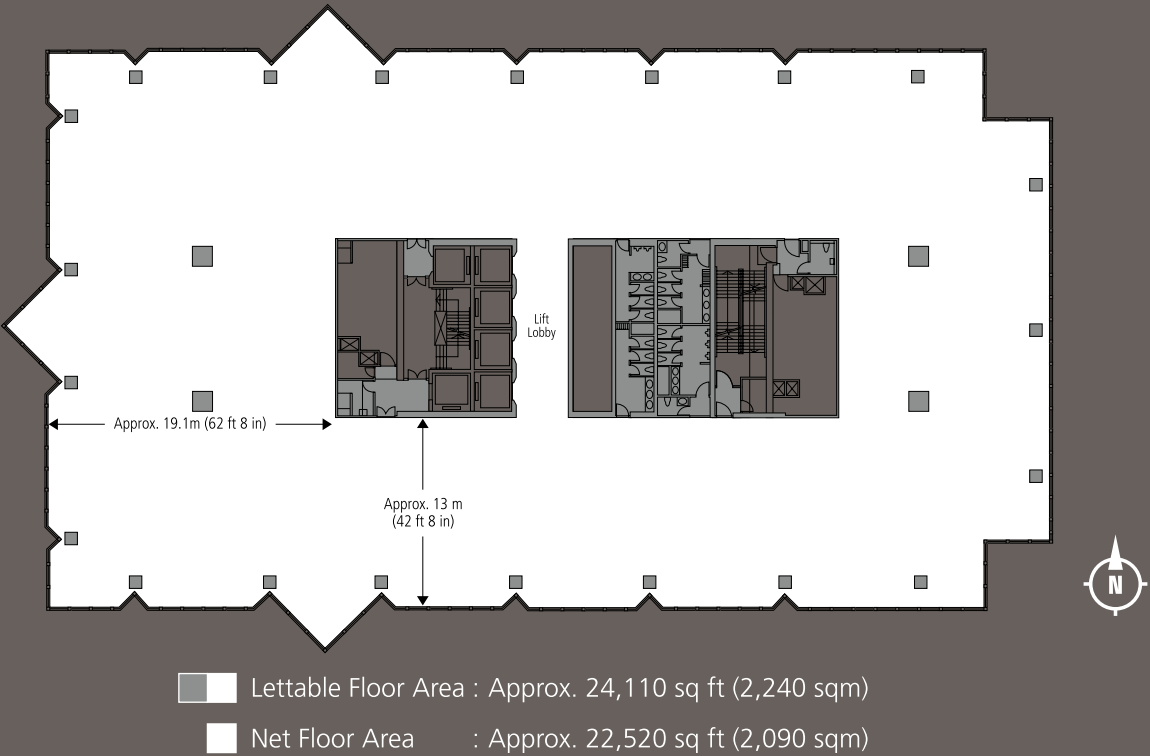
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ENVIRONMENTAL RATING

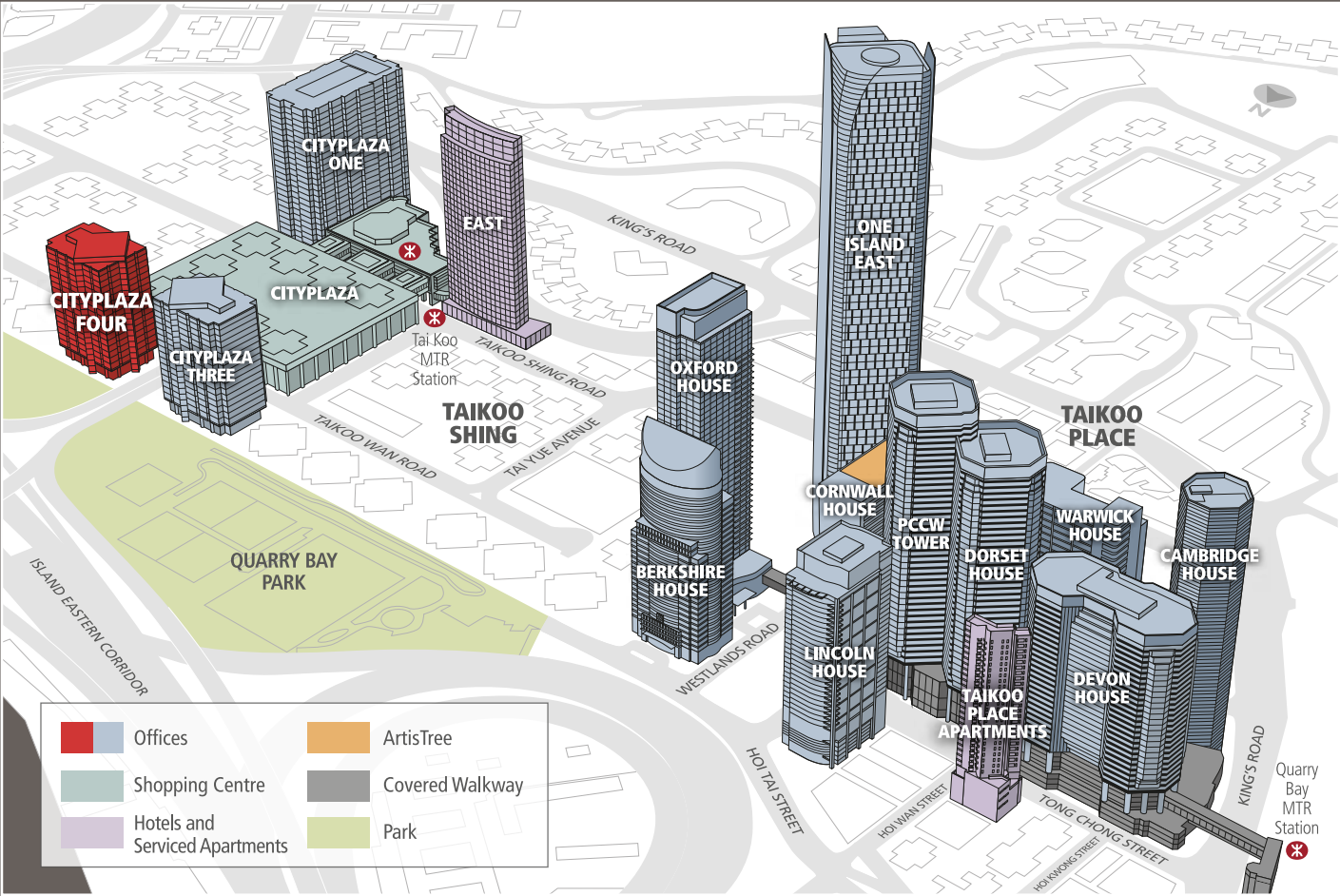
BEAM (Building Environmental Assessment Method) Rating: PLATINUM



TYPICAL FLOOR PLAN



LOCATION MAP



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