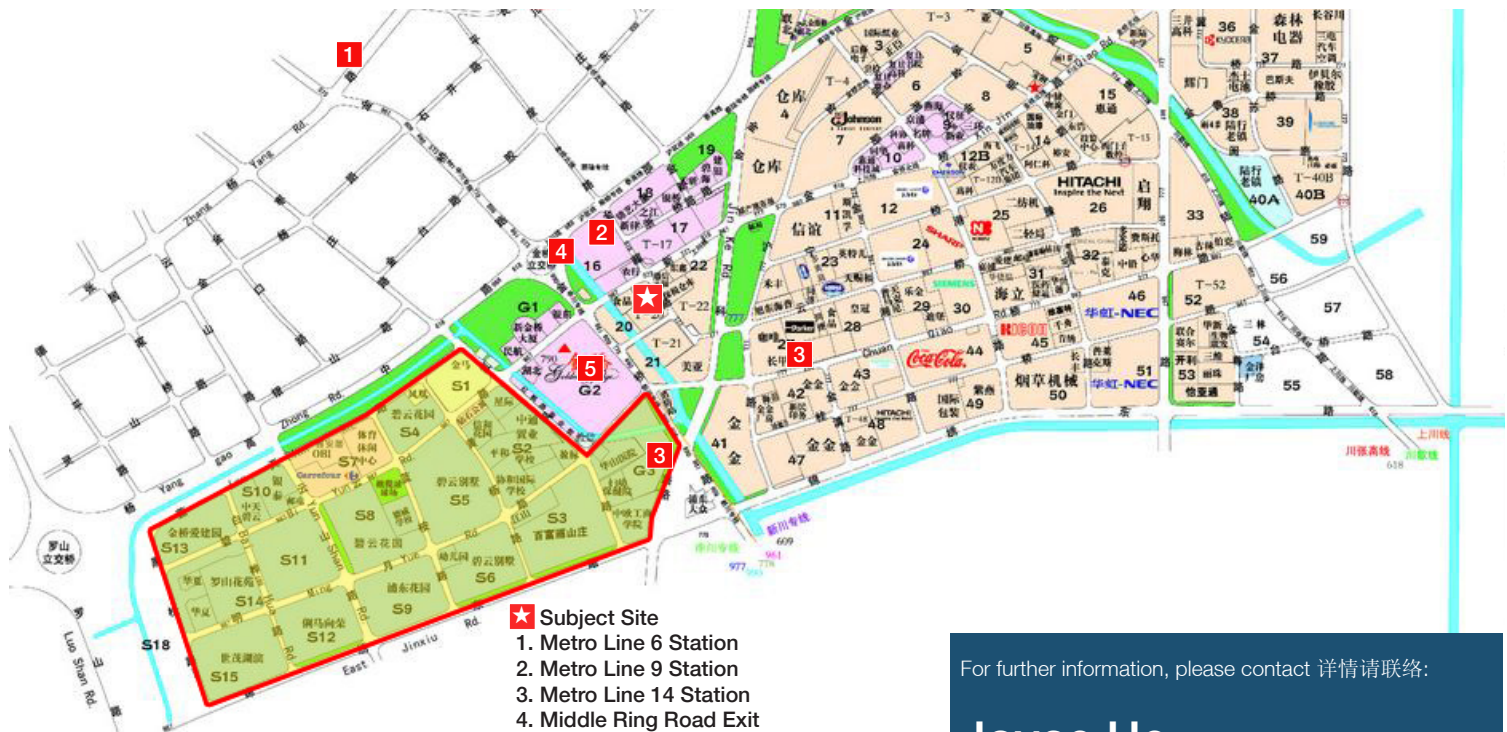


EXCLUSIVE AGENT – Multi-function Commercial Property FOR SALE

SUPER PRIME LOCATION

within Jinqiao CBD, Shanghai



- ★ Subject Site
- 1. Metro Line 6 Station
- 2. Metro Line 9 Station
- 3. Metro Line 14 Station
- 4. Middle Ring Road Exit
- 5. Jinqiao HQ (offices, hotels, etc)
- International Community Area (villas, international schools, commercial, etc)

For further information, please contact 详情请联络:

Joyce He

Assistant Manager - Commercial Division
joyce.he@asiapacificproperties.com

138 1851 5306



**ASIA PACIFIC
PROPERTIES**

ASIA PACIFIC PROPERTIES
Suite 601 Plaza 66 Tower 2
1366 Nanjing Xi Road
Shanghai 200040 P.R. China
tel +8621 6288 7333
www.asiapacificproperties.com

Intended clients should satisfy themselves by inspection or verification as to the accuracy of the particulars, which are believed to be correct. No warranty is given by the owner or the agent.

EXCLUSIVE AGENT – Multi-function Commercial Property FOR SALE

SUPER PRIME LOCATION

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PROPERTY PARTICULARS

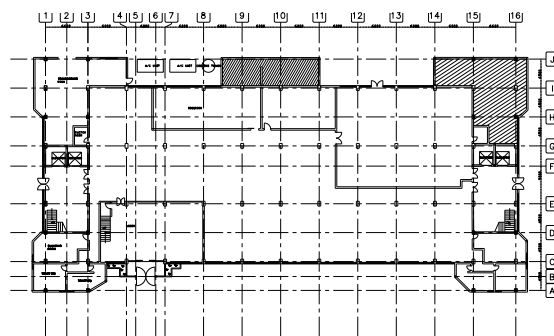
- Suitable for office, call center, storage, R&D, laboratory, assembly centre and light manufacturing
- 2-storey building connected with a private internal staircase
- 1 private entrance with independent reception area
- Internal shaft for private goods lift
- Air conditioning ducts currently installed
- High power supply with back-up generator
- Several parking spaces in surrounding area
- Rare opportunity to purchase such a site - on the ground floor, in this location
- Area developing into a commercial hub

TRANSPORTATION

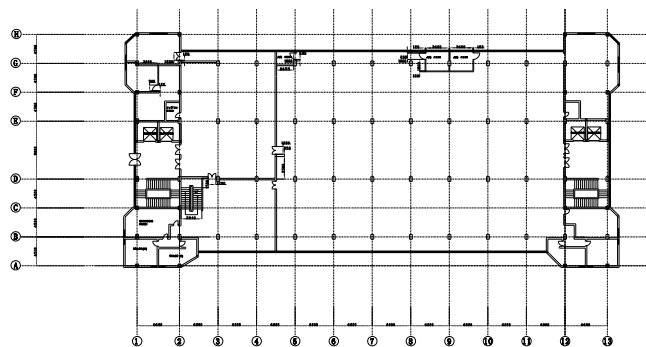
Destination	Distance
Jinqiao Road Metro Station (Line 6)	3.0 km
Future Metro Station (Line 9)	0.3 km
Future Metro Station (Line 14)	0.8 km
Middle Ring Road Highway Exit	0.3 km
Bus Station (Route: 573, 777, 790, 977 and Jinqiao No. 1)	0.1 km
Shanghai Pudong International Airport	25.0 km

BUILDING KEY FACTS

Location	Jinqiao, Pudong New District, Shanghai
Year of Completion	1993
Size	4,645.46 sq.m 2,067 sq.m (1st storey) 2,578.46 sq.m (2nd storey)
Floor Loading	2 tons / sq.m (1st storey) 1 tons / sq.m (2nd storey)
Ceiling Height	4.8 m (1st storey) 4.2 m (2nd storey)
Power	1,250 KVA (1 private transformer installed)
Entrances / Exits	3 entrances / exits on ground floor (Including 1 loading ramp)
Elevators	4 passenger / cargo elevators
Parking Facilities	On-site parking available
Nearby Facilities	3 hotels located within 500m (Including a Marriott)



First Floor Plan



Second Floor Plan



ASIA PACIFIC PROPERTIES' Commercial Division, one of the only dedicated corporate tenant-representative firms in Hong Kong, is a corporate real estate group specializing in assisting startups to large multinationals and government institutions, including 50 of the Fortune 500, with their real estate matters in Hong Kong and China.

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