

# Full Summary of Office Space for Lease

**CORPORATE LOCATIONS**



This report is based on the following criteria:

## Location

Districts Selected

*CBD*

- Sheung Wan / Western District
- Central
- Admiralty
- Wan Chai

*Hong Kong Island*

- Causeway Bay
- Fortress Hill / North Point
- Quarry Bay / Island East
- Island South / Others

*Kowloon*

- Tsim Sha Tsui / Jordan
- Mongkok
- Hung Hom
- Kowloon Bay / Kwun Tong
- Cheung Sha Wan
- Kowloon Others

*New Territories*

- Kwai Chung / Tsuen Wan
- Shatin
- Others
- New Territories General

*Prepared for*

**Marriott International**

18 August 2020

## Floor Area

*\*Gross/Rentable Area*

**3,000 sq ft – 5,000 sq ft\***

## Budget

**\$60.00 – \$80.00 per sq ft\***

*\*Effective Rate Exclusive of Service Charge*

*Researched by*

**Eddie Chan**

EAA License No. S-363656

*Contact*

**T +852 3752 3031**

**M +852 6620 1719**

[echan@corporatelocations.com](mailto:echan@corporatelocations.com)

[www.corporatelocations.com.hk](http://www.corporatelocations.com.hk)

**Corporate Locations (HK) Ltd**

20/F, Central Tower, 28 Queen's Road, Central, Hong Kong

EAA License No. C-042434

### Central

8 Queen's Road Central	1
Bank of China Tower	1
BOC Group Life Assurance Building	1
Century Square	1
China Insurance Group Building	2
Dah Sing Life Building	2
 HK Diamond Exchange Centre	2
Hong Kong Trade Centre	2
 Hoseinee House	2
Jardine House	3
Kailey Tower	3
Kinwick Centre	3
 Lee Kum Kee Central	3
LHT Tower	4
Li Dong Building	4
 Lippo Centre	4

### Wan Chai

28 Hennessy Road	6
 CKK Commercial Centre	6
Convention Plaza Tower	6
Keen Hung Commercial Building	7
 Lockhart Centre	7
Overseas Trust Bank	7

### Causeway Bay

68 Yee Wo Street	8
Bartlock Centre	8
 Capitol Centre	8
Causeway Bay Plaza	8
China Taiping Tower	8

East Exchange Tower	1
East Point Centre	1
Guangdong Tours Centre	1
Hang Lung Centre	1
Leighton Centre	2
Lippo Leighton Tower	2
 One Hysan Avenue	2
Plaza 2000	2
 Sino Plaza	2
Siu On Plaza	3
Soundwill Plaza I	3
The Goldmark	3
 Times Square 1 & 2	3
World Trade Centre	4

# Summary of Recommended Leasing Options

**CORPORATE  
LOCATIONS**

 Building	Unit / Floor	Rental Area sq ft / Efficiency %	Net Area sq ft	Asking Rate psf	Target Rent Free Period	Target Effective Rent HK\$ psf*	Target Total Effective Per month (excl. SC)
01 8 Wyndham Street	601, 6/F	1,793 / 70%	1,255	\$65.00	1 month	<b>\$60.00</b>	<b>\$107,580.00</b>
02 Central Plaza	5309, 53/F	1,992 / 80%	1,593	\$70.00	1 month	<b>\$63.25</b>	<b>\$125,994.00</b>
03 China Building	1106, 11/F	1,896 / 70%	1,327	\$75.00	1 month	<b>\$71.88</b>	<b>\$136,275.00</b>
04 Dina House, Ruttonjee Centre	902, 9/F	1,777 / 75%	1,332	\$59.00	2 months	<b>\$52.25</b>	<b>\$92,848.25</b>
05 Great Eagle Centre	1106, 11/F	1,532 / 80%	1,225	\$68.00	2 months	<b>\$62.00</b>	<b>\$94,984.00</b>
06 Lee Garden Five	801, 8/F	1,978 / 70%	1,384	\$59.00	2 months	<b>\$54.00</b>	<b>\$106,812.00</b>
07 New World Tower 1	1201, 12/F	2,078 / 70%	1,455	\$70.00	2 months	<b>\$65.00</b>	<b>\$135,070.00</b>
08 Shui On Centre	2407-08, 24/F	1,846 / 80%	1,476	\$53.00	2 months	<b>\$48.00</b>	<b>\$88,608.00</b>
09 Sun Hung Kai Centre	3837-40, 38/F	2,020 / 83%	1,676	\$68.00	2 months	<b>\$62.00</b>	<b>\$125,240.00</b>
10 The Center	4908, 49/F	2,225 / 70%	1,557	\$72.00	2 months	<b>\$68.00</b>	<b>\$151,300.00</b>
11 The Center	5110, 51/F	2,487 / 70%	1,741	\$70.00	2 months	<b>\$65.00</b>	<b>\$161,655.00</b>
12 Times Square, Tower One	3310-11, 33/F	2,032 / 70%	1,422	\$63.00	2 months	<b>\$58.00</b>	<b>\$117,856.00</b>

**\*Target Effective Rent Definition / Per sq ft per month**

This is a rough guide only on the likely bottom line effective rent per sq ft per month after negotiations. This rate factors in any rent free period that might be secured. The actual rent paid over the whole term of the lease is **averaged out on a monthly basis**.

Corporate Locations, for themselves or for the vendors or lessors of these properties give notice that:

1. These particulars do not constitute any part of an offer or a contract. They are given in good faith and are believed to be correct.
2. All information contained in these particulars is subject always to correction of errors and omissions and/or change at any time, without prior notice.
3. All statements contained in these particulars are made without responsibility on the part of Corporate Locations or the vendors or lessors.
4. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
5. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained herein.

## Office Space Listing: For Lease

Prepared for: Sample Client

Date: 28 Aug 2020 / Researched by: Eddie Chan (S-363656)

2/3

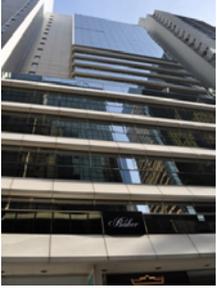
Area:  
(G) Gross  
(L) Lettable  
(N) Net

### Subject to Contract & Availability

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals

# CORPORATE LOCATIONS

## Central

	Unit No, Floor Fitted, Bare	Rental Area Net Area	Net Efficiency % Serv Charge psf	Asking Rate Rent Free	Est. Effective Rate psf/pm	Total Est. Effective Rent inc S/C per mth	Availability Remarks
<b>China Building</b> 29 Queen's Road Central   <p>Previously known as 'Aon China Building' the property was built in 1977 and refurbished in 1985. This building comprises a 25-storey office tower with retail on the lower floors. The typical floor plate is around 9,500 sq ft with an 80% efficiency. There are 6 passenger lifts and 1 cargo lift in a rear service core. Air-con hours 8.00am to 6.30pm Mon-Fri &amp; 8.00 am to 1.30pm Sat. The property is in single ownership.  <a href="https://bit.ly/33QHU5J">More details: https://bit.ly/33QHU5J</a></p>	505, 5/F Fitted.	1,551 L 1,241 N	80% \$9.00 / \$13K	\$80.00 Try 1 month	\$74.75 \$115,937	\$129,896 p.m.	Available Immediate-Fitted. *3 Rooms + 1 Meeting Rm (Nicely Kept renovation)
<b>Dina House, Ruttonjee Centre</b> 11 Duddell Street   <p>Part of the Ruttonjee Complex and was constructed in 1982. The property comprises a 19-storey office tower above a retail podium with an average floor plate ranging from 3,200 to 5,500 sq ft providing a total area of 93,000 sq ft. There are 4 passenger lifts and 1 cargo lift. Gross/net efficiency ratio is 70%. The property is in single ownership. Air-con hours 8.00am to 9.00 pm Mon-Fri and 8.00am to 2.00pm Sat.  <a href="https://bit.ly/2XOV2Le">More details: https://bit.ly/2XOV2Le</a></p>	1004, 10/F Fitted.	1,539 G 1,077 N	70% \$9.78 / \$15K	\$82.00 Try 2 months	\$75.56 \$116,287	\$131,338 p.m.	Available Immediate-Fitted.
	1302, 13/F Fitted.	1,720 G 1,204 N	70% \$9.78 / \$16K	\$73.00 Try 2 months	\$66.11 \$113,709	\$130,531 p.m.	Available Immediate-Fitted.
	602, 6/F Fitted.	1,832 G 1,282 N	70% \$9.78 / \$17K	\$73.00 Try 2 months	\$66.11 \$121,114	\$139,030 p.m.	Available Immediate-Fitted.
<b>New World Tower 1</b> 16-18 Queen's Road Central   <p>Located in the heart of Central with a prominent frontage to Queen's Road Central this 43-storey office tower was built in 1978 and provides a total office floor area of approximately 250,000 sq ft. The typical sized floor plate is 8,000 sq ft gross with a gross to net area efficiency 75% (whole floor). There are 17 passenger lifts and 1 cargo lift. The property is in single ownership. Air-con hours are 8.30am to 6.00pm Mon - Sat.  <a href="https://bit.ly/33USVtd">More details: https://bit.ly/33USVtd</a></p>	1207-08, 12/F Fitted.	1,800 G 1,350 N	75% \$7.60 / \$13K	\$98.00 Try 2 months	\$89.72 \$161,496	\$175,176 p.m.	Available Immediate-Fitted.
	1601, 12/F Fitted.	1,891 G 1,418 N	75% \$7.60 / \$14K	\$93.00 Try 2 months	\$85.00 \$160,735	\$175,107 p.m.	Available 01 Oct 2020-Fitted.
<b>Printing House</b> 6 Duddell Street   <p>A 20-storey office tower built in 1980. The total building area is approx 70,000 sq ft with a typical sized floor plate of 5,343 sq ft gross and 3,740 sq ft net for low floors (gross to net area efficiency of 70%). Some high rise floors have high raised flooring. There are 3 passenger lifts. The air-conditioning hours are from 8.30am to 7.00pm Mon - Fri and 8.00am to 1.30pm Sat. The property is in single ownership.  <a href="https://bit.ly/30SwBP6">More details: https://bit.ly/30SwBP6</a></p>	501-02, 5/F Fitted.	1,614 G 1,130 N	70% \$8.70 / \$14K	\$77.00 Try 2 months	\$70.83 \$114,320	\$128,361 p.m.	Available Immediate-Fitted. *Fitted with a pantry