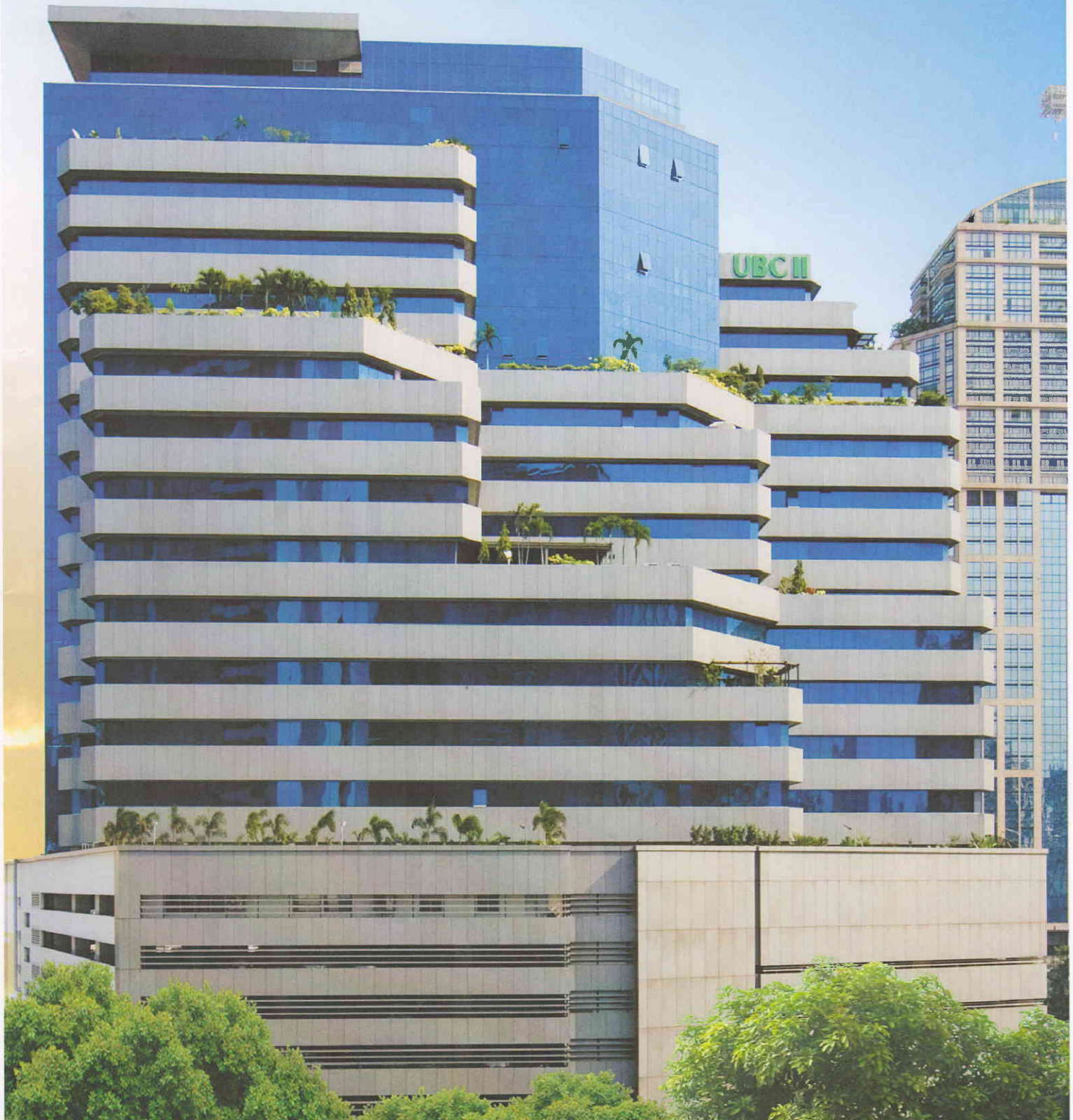


UCB II
สมัยที่ ๑๖๑ ปี ๒



| Enjoy Quality Lifestyle Here

UCB II Building, a sound business decision, fine architecture,
exceptional location and the commitment to quality



United Business Centre II (UBC II) is a leading Category of an Office Building available for rent in which its location situation right in the heart of Bangkok Business Area. We are within the walking distance of BTS Sky Train, Phrom Phong Station. It is also opposite Benjasiri Park & Emporium Department Store & Shopping Complex. Area offers the best of Bangkok Lifestyle.

Principle of internal design is determined on the energy and environmental friendly : concerning the use of high efficiency electric equipments and sanitary system. Our safety standard is certified by OHSAS 18001:2007 & TIS 18001

Meeting room facilities are available to serve you with a team of professional staff under the management of UBC II.

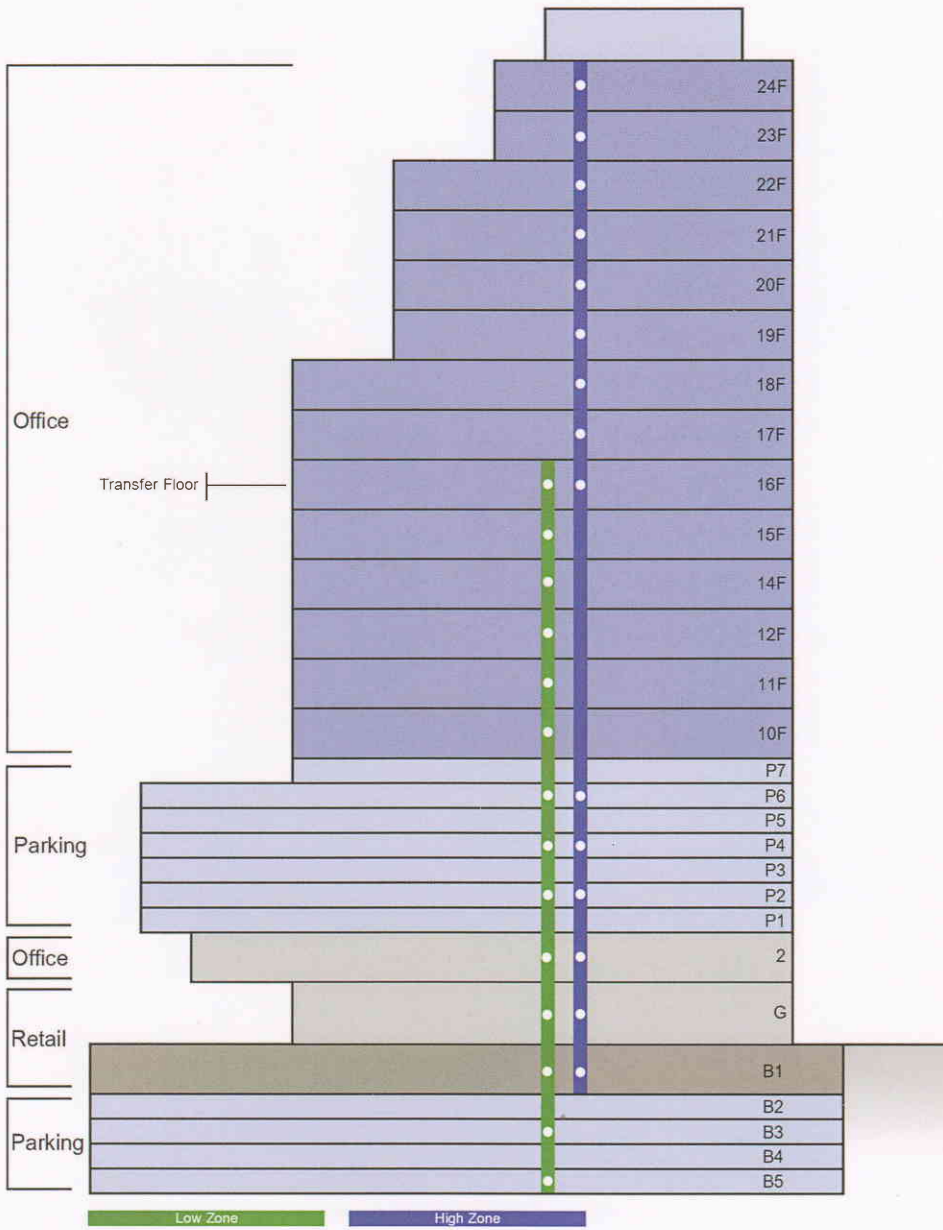
Exceptional Location



Link to Public Transport & Accessibility

- BTS - Prompong Station Gate 5 (200 m.)
- MRT - Sukhumvit Station (900 m.)
- Airport Link - Makasan Station
- Bus - 2 25 38 40 48 501 508 511
- Airport Express Bus - AE3
- Boat - Prasanmitr Pier

Facilities Plan



Helipad with FAA Standard



Green Open Space



Car Parking



Lobby Area



Office Floor



Meeting Room Facility



Lift Hall

Facilities & Services

Helipad	Available on the deck of the building with Federation Aviation Administration (FAA) Standard.
Car Park	840 cars parking is available,60Sq.m. rental space : 1 car parking space.
Motorcycle Parking	160 motorcycles.
Telephone System	1,000 telephone lines connecting to high speed internet and every mobile network is available with base station ; namely AIS, DTEC and TRUE MOVE.
Lift	There are 12 Mitsubishi lifts allocated by sizes and capacity as followed 4 high zone and 4 low zone lifes. Each one is capable to accommodate up to 20 passengers, equivalent of 1,350 Kg.
Air Condition System	Central Cooling Air Condition System using package of water cooled system made by Carrier Co.,Ltd.The building is designed by considering importance of clean air ventilation system, with cleaning service of air duct.
Fire Protection System	The Fire Supervisory has been installed in the building under Legal Standard. All Offices floor have convenient accesses to two seperate fire stairs for emergency exiting.
Fire Escape Stairway	The access to the stairway is available in a distance of every 30 Meters according to the international standard.
Flooding Protection	2.6 maters above the the sea level flood protection is installed surround the building to prevent Flooding situation.
Security System	More than 80 CCTV cameras, covering all public and important area. Burglar Alarm has been installed to monitor every entrance on every level with 24 hour surveillance. The security guards are provided on assured agency responsible to monitor every check point.
Emergency Generator	CATERPILLAR 700 KVA, the back up power feeding to run the lighting system in public area,with 48 hours non stop continual generating.
Cleaning	Providing cleaning service to all common area.
Maintrance	Providing full service in maintrance with computerised order taking and follow up system.
Meeting Room Facility	Available on 7th floor with Conference Room(capacity: 70 attendances) and Meeting Room (capacity: 12 attendances).
Green Open Space	Communal garden is available on 7th Floor, private balcony at first 5 office level floor.

Outline of Building

Floors	24 Floors above ground level, 5 Floors underground level.
Structure	Reinforced Concrete.
Office Spaces	B1,Ground, 2, 10th - 24th Fl.
Total Gross Area	83,500 Sq.m. Rental Space 32,000 Sq.m.
Rentable Space	Floor plate could accommodate subdivided to office renting from 60-2,265 Sq.m./ Floor
Ceiling Height	2.5 M.
Floor Load Capacity	Typical Floor: 300 Kg./ Sq.m.
Car Park	P1 - P7 Fl. and B2-B5 Fl.
Lifts	8 Passenger Lifts,2 Service Lifts and 2 Underground Car Parking Lifts
Air Conditioning	System Package Water-Cooled Unit.

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