

TOP GLOVE TOWER

TOP QUALITY | CONVENIENT | SECURE



TGT Website



TGT 360°
Virtual Tour

TOP GLOVE PROPERTIES SDN BHD (652659-D)

16, Persiaran Setia Dagang,
Setia Alam, Seksyen U13,
40170 Shah Alam,
Selangor D.E., Malaysia.

03 3362 3098

03 3362 3860

Top Glove Tower

topglovetower

All information contained herein is subject to change and cannot form part of an offer and contract. All renderings are artist's impressions only. All measurement are approximate. While every reasonable care has been taken in preparing this factsheet, the owner cannot be held responsible for any inaccuracies. All items mentioned in specifications are subject to variation, modifications and substitutions by the architect and/or the appropriate authorities.

<https://www.topglove.com/top-glove-tower-en>

DOP 19122023



TOP GLOVE TOWER

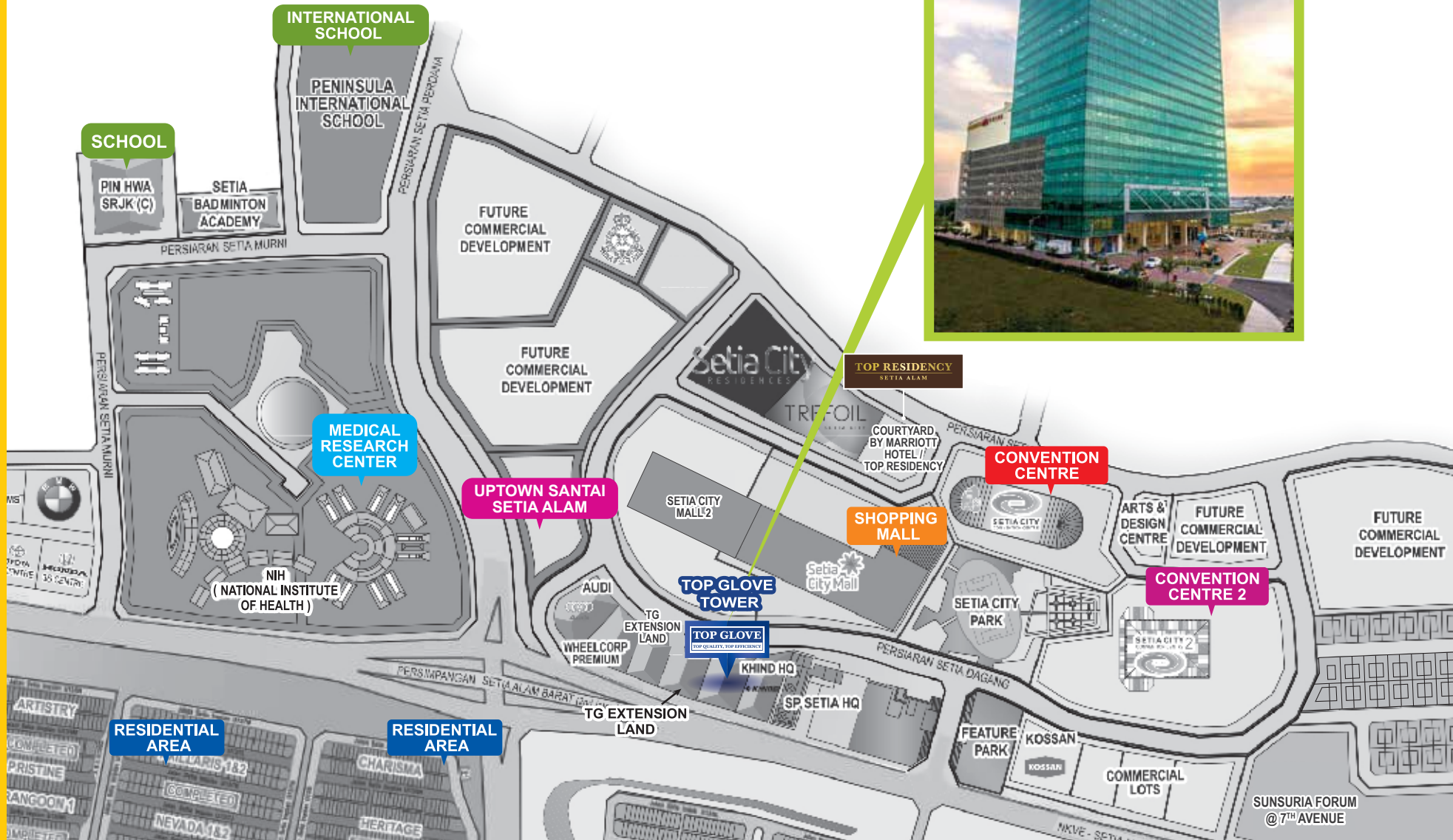
**23-Storey Grade A & Green Building Index (GBI) Certified Gold Office Tower
at Setia Alam, Shah Alam, Selangor D.E., Malaysia**

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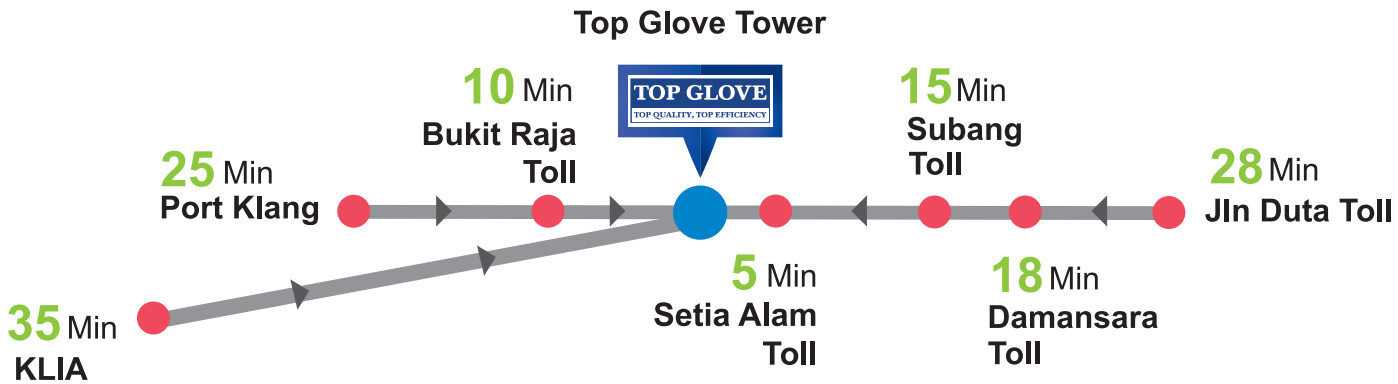


SETIA ALAM: A DEVELOPED AND VIBRANT TOWNSHIP



MAP OF TOP GLOVE TOWER

Top Glove Tower is conveniently located in thriving township of Setia Alam in Selangor, Malaysia where is about 35 minutes from KLIA, 25 minutes from Port Klang, 15 minutes from Subang toll and 10 minutes from Bukit Raja toll.



**Green Building Index (GBI)
Certified Gold Office Building**



Energy-efficient features, excellent accessibility and modern amenities make Top Glove Tower the preferred address for business



■ QUALITY AND EFFICIENT HALLMARKS OF TOP GLOVE TOWER



A Grade A and Green Building Index (GBI) Certified Gold office building

Top Glove Tower is an impressive 23-storey office and retail building featuring high performance glazing, efficient chiller plant system design and LED lights for optimum energy and water efficiency, towards lower utility costs.



Compliant with CONQUAS and QCLASSIC quality standards

Your assurance of sound construction quality that fulfils international benchmarks.

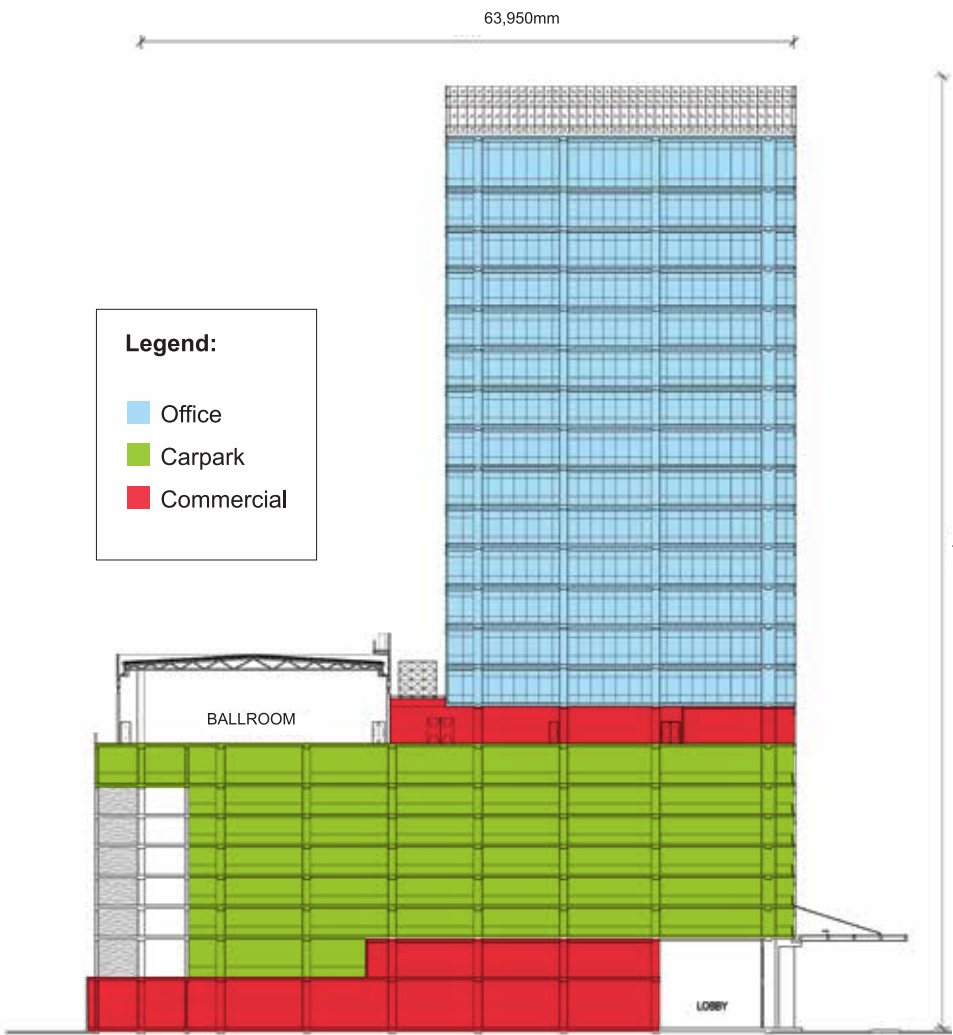


A prestigious address in the commercial heart of Setia Alam, Shah Alam, Selangor

Conveniently located in the thriving township of Setia Alam in Selangor, Malaysia, Top Glove Tower comprises 14 floors of office space, 2 floors of retail space and 7 floors of parking space.

Designed with energy efficiency in mind, it features double-glazing for optimum light and heat insulation, as well as photovoltaic panels to harness solar energy.

SPECIFICATIONS



Top Glove Tower | 16, Persiaran Setia Dagang, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor

GPS Coordinates | Latitude 3.107895
Longitude 101.458952



Building Specifications

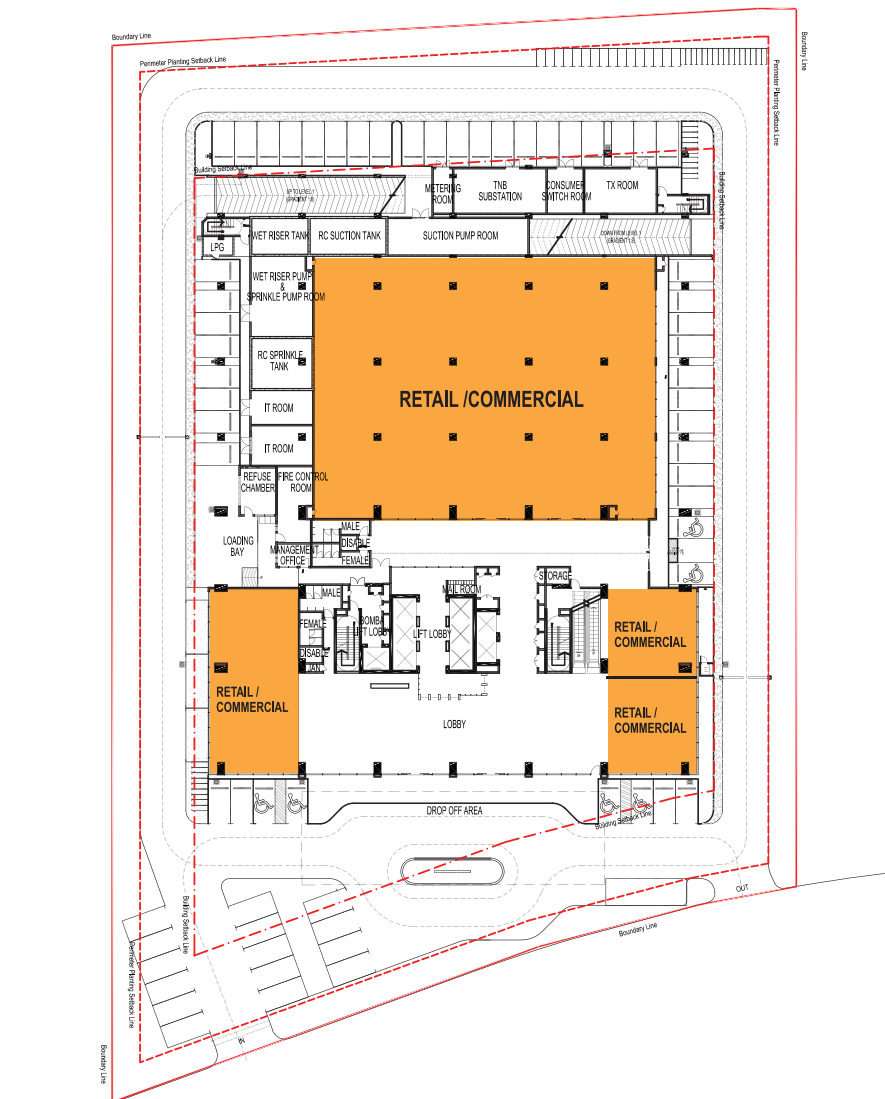
- **Total Build Up Area** : 644,659 ft²
(Including Car Park)
- **Total Gross Floor Area** : 410,017 ft²
(Without Car Park)
- **Net Lettable Area** : 298,091 ft²
- **Total Office Area** : 240,798 ft²
- **Total Retail Area** : 57,293 ft²
- **No. of Floors** : 23
- **Office Floors** : 14 Floors (Level 10 to Level 23)
- **Retail Floors** : 3 Floors (Level 1, Level 2 and Level 9)
- **Car Park Floors** : Level 3 to Level 8
- **No. of Car Park Bays** : 768 bays (indoor)
165 bays (outdoor)



Security

- 24 hours electronic surveillance with monitoring
- Access card control system
- CCTV coverage in common area
- 4-hours surveillance by security police

FLOOR PLAN LAYOUT



Level 1 Floor Plan

- **Gross Floor Plan** : 35,284 sqft
- **Retail/Commercial** : 4,240 sqft



Level 2 Floor Plan

- | | |
|---|--------------------------------|
| • Gross Floor Plan : 36,533 sqft | • Retail 3 : 1,582 sqft |
| • Retail 1 : 5,827 sqft | • Retail 4 : 1,668 sqft |
| • Retail 2 : 1,582 sqft | • Retail 5 : 1,668 sqft |

FLOOR PLAN LAYOUT



FACILITIES IN TOP GLOVE TOWER



TOP GLOVE GRAND BALLROOM (1,000 Pax | 100 Tables) at Level 9

FACILITIES IN TOP GLOVE TOWER



TGGD MEDICAL & DENTAL CLINIC at Level 1



TOP HEALTHY FITNESS at Level 10

FACILITIES IN TOP GLOVE TOWER



AUDITORIUM (161 Pax) at Level 21



HEALTHY EVENT HALL (350 Pax) at Level 21

FACILITIES IN TOP GLOVE TOWER



BOARDROOM (25 Pax) at Level 21



CONFERENCE ROOM (12 Pax) at Level 21



MEETING ROOM (12 Pax) at Level 21

RETAIL TENANTS IN TOP GLOVE TOWER



HAO XIANG CHI RESTAURANT at Level 9



7 ELEVEN at Level 1



JING SI BOOKS AND CAFÉ Level 2

RETAIL TENANTS IN TOP GLOVE TOWER



BMS ORGANICS at Level 1



GIGI COFFEE at Level 1



BESPOKE TAILOR'S at Level 1

OTHER PROPERTIES



THE ICON @ Tun Razak

Location : No. 1, Jalan 1/68F, Off Jalan Tun Razak, 50400 Kuala Lumpur
Storey : 21 Floors
Gross area (ft²) : 348,279
Lettable area (ft²) : 267,907 (East Wing)



MINES 2

Location : Pusat Perdagangan Mines, Jalan Mines 2, The Mines Resort City, 43300 Seri Kembangan, Selangor, D.E.
Office Block : 11 Floors
Gross area (ft²) : 151,228
Lettable area (ft²) : 124,709
Retail Block : 6 Floors
Gross area (ft²) : 467,113
Lettable area (ft²) : 263,800

PJD TOWER



Location : No. 50, Jalan Tun Razak,
50400 Kuala Lumpur

Storey : 29 Floors

Gross area (ft²) : 796,355

Lettable area (ft²) : 445,111

EMPIRE SUBANG



Location : Jalan SS16/1, 47500 Subang Jaya,
Selangor, D.E.

Storey : 12 Floors (7 units)

Gross area (ft²) : 82,858

Lettable area (ft²) : 63,737

MEET THE TEAM

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*We look forward to providing quality and professional services
to cater for your company's leasing and event requirements.*