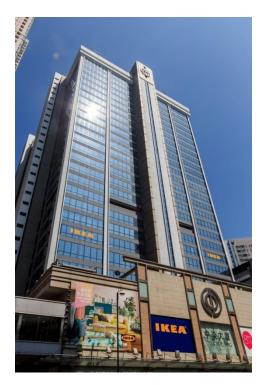




CDW Building



CDW Building is a commercial complex comprising a shopping mall and an office tower located in the heart of Tsuen Wan.

Advantages

Strategic Location

CDW Building (the "Building") is situated in the heart of Tsuen Wan, the most vibrant and strategically located district in the New Territories. A commercial hub, Tsuen Wan boasts excellent transport links, international hotels and newly developed residential estates. An air-conditioned walkway links the Building directly to Tsuen Wan MTR Station, offering easy and fast links to Central, Kowloon and the Airport. A number of bus routes fan out from just outside the Building, with a cross-border bus stop nearby to link it to mainland China. With its strategic location in Tsuen Wan, the Building is also expected to benefit from the soon-to-be-completed Hong Kong – Zhuhai – Macau Bridge.



Flexible Layout

CDW Building's office tower has 18 spacious floors, offering a total of approximately 66,400 square metres of flexible office space that is suitable for a wide range of dynamic businesses. The large floor plate of each floor is considered rare in the market and can be divided into several smaller offices, with size range from 170 square metres to 3,735 square metres. Needless to say the higher floors enjoy spectacular views of either the urban cityscape or the hills of the New Territories.

Professional Management

Excellent parking facilities accommodate up to 185 private vehicles, making it easy for visitors to quickly find a place for their car. An additional 43 spaces are set aside exclusively for goods vehicles, allowing convenient pick-ups and deliveries. A professional management team oversees the Building round-the-clock, quickly handling any issues and ensuring everything runs smoothly while looking after the needs of customers and tenants.





Leisure Ancillaries

The lower floors comprise a shopping mall named 8½. A trending hotspot for shopping and dining featuring a wide variety of shops, 8½ provides a range of leisure and lifestyle options for tenants and nearby residents alike.

The Building:	CDW Building
Location:	388 Castle Peak Road, Tsuen Wan, Hong Kong
The Landlord:	CDW Building Limited (A member of HKR International Ltd.)
Total GFA:	Approx. 91,000 square metres
Total No. of Storey:	27 *
No. of Retail Storey:	7 (Part of G/F, 1/F, 3/F to 8/F) [#]
No. of Office Storey:	18 (10/F to 30/F) [#]
Typical Floor	Approx. 40,000 square feet
Area(Office):	
Car Parking Storey:	Part of G/F and 2/F
No. of Car Parking	185
Space:	

Building Information

*Includes 7 Retail Storeys, 18 Office Storeys, 2/F Carpark and 9/F Refuge Floor. #4/F, 13/F, 14/F and 24/F are omitted.

Building Specification:

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Floor Height:	Approx. 3.35m
Lift:	18 passenger lifts and 4 cargo lifts
Electricity:	2 x 400 AMP (3-phase) power supply per floor
Emergency Power	2 x 32 AMP (3-phase) per floor
Back Up:	
Telecommunications	 Fibre extendable to tenant's area subject to the
and Cabling System:	services package with service provider
	 Communal TV system provided
	• Free choice of ISP and FTNS operators from 4 major
	service providers
	 Optical network availability with band width up to
	1000M subject to level of subscription
	Mobile phone coverage
	 Wifi connectivity at office corridor