

Office Space in Menara UOA Bangsar

The sale of the Property offers investors an unique opportunity to acquire two office levels in the thriving Bangsar business hub:

TOWER A, MENARA UOA BANGSAR, BANGSAR, KL



The Property sits in the heart of Bangsar Commercial Hub, directly linked to Bangsar LRT station, bus services and major road networks.

Just a 3-minute drive away is the bustling Bangsar entertainment and leisure district (Bangsar Village and Telawi), while KL Sentral, Malaysia's major transit hub, is a short 5-minute drive or 1 train stop away.

The area is surrounded by popular boutique eateries and malls, making it a vibrant and favored choice among locals and international visitors.



BUILT UP AREA
37,060 sf



TENURE
Leasehold



BUILDING AMENITIES
F&B, Convenience Store, Gym, Clinic, Wellness Shop



BUILDING OCCUPANCY RATE
(Approx)
Tower A- 93%
Tower B- 95%



LAND USE
Commercial



VISIBILITY
Fronting directly to Jalan Bangsar



PUBLIC TRANSPORT
Direct link to Bangsar LRT and Bus Station



SURROUNDING LANDMARKS
Dataran Maybank, Bangsar Village, Telawi District and Bangsar LRT Station



ACCESSIBILITY
Easily accessible via major highways (Federal Highway, Kerinchi Link, Penchala Link, NPE and Sprint Highway)

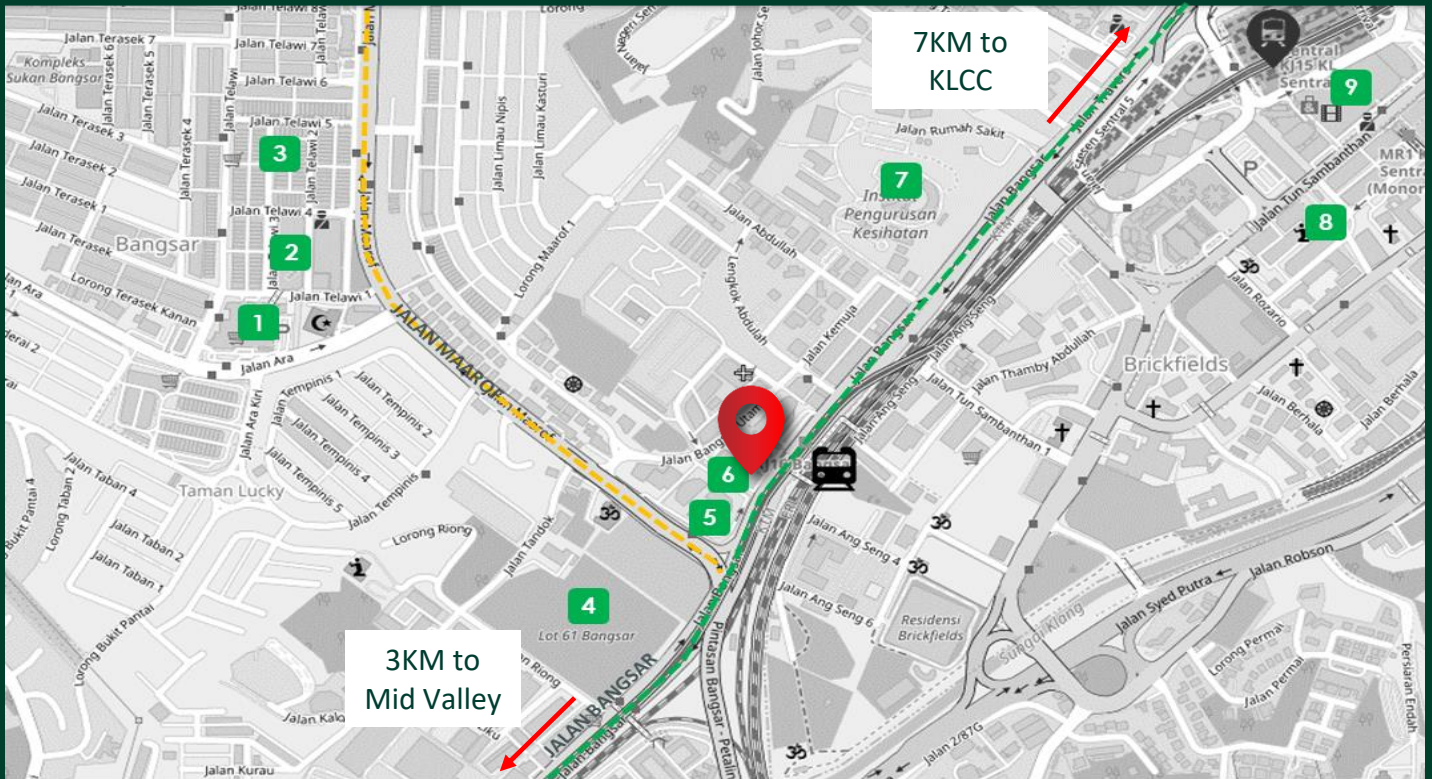
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FOR SALE By Tender

CBRE | WTW



5, Jalan Bangsar Utama 1, Bangsar, 59000 Kuala Lumpur



The Property
(Tower A,
Menara UOA Bangsar)

1 Bangsar Village

4 Bangsar 61
(Upcoming)

7 Setia Federal Hill
(Upcoming)



KL Sentral Station

2 Bangsar Village 2

5 Dataran Maybank

8 Brickfields Little India



Bangsar Taxi Stand and
LRT & Bus Station

3 Telawi District

6 Menara Etiqa
Bangsar

9 Nu Sentral Mall

CONNECT WITH US

CLOSING DATE
12.00pm, 1 November 2023

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