



6

REASONS WHY MID VALLEY CITY SHOULD BE YOUR CHOICE

With all the convenience you could think of in one place, the chance to work here is a once-in-a-lifetime opportunity! Right next to public transport like LRT and KTM while also accessible via major highways like New Pantai Expressway with a prime location between two major cities, Mid Valley City brings convenience to a whole new level.

4 ACCESSIBILITY

- Federal Highway
- New Pantai Expressway
- Sprint Expressway
- Kerinchi Link
- Jalan Bangsar

5 WELL-PLANNED SYSTEM

- CCTV
- Turnstile
- 24 hours Manned Security
- Auxiliary Police within the development

6 AMENITIES

- Shopping Malls
- Hotels
- Residences
- Food & Beverages Outlets
- Medical Centres
- Fitness Centres
- Banks
- Cinemas



DISCOVER MID VALLEY CITY

Menara IGB, an 18-storey office building together with a 2-storey annexe is located on the south side of Mid Valley Megamall which overlooks the spectacular view of Kuala Lumpur city skyline. Menara IGB is conveniently located to nearby neighbourhoods and as such, various public transportation options like buses, LRT as well as KTM services are easily available within reach.

The location where Menara IGB stand, marks as a notable business landmark which offers a myriad of opportunities. It also has easy access via a few major highways and roads connecting to and from Kuala Lumpur City and Petaling Jaya. Situated within Mid Valley Megamall and walking distance to The Gardens Mall, it is the epitome of convenience. Mid Valley Megamall is a shopper's paradise, fashionista's haven, kid's wonderland, gourmet hunter's sanctuary and a firm family favourite while The Gardens Mall is a premium shopping oasis where top international fashion brands reside. Not to mention, businesses have a vast choice of dining options for lunch meetings.

1 PRIME LOCATION

- Mid Valley address established business district in Kuala Lumpur fringe

2 ENVIRONMENT

- Grade A building
- MD Cybercentre Tier 2 building
- Centre core for maximum natural light within the office space



3 CONNECTIVITY

- Mid Valley KTM Station
- Abdullah Hukum LRT Station
- Public buses
- Taxis and e-hailing services





EXPLORE MID VALLEY CITY

This precious gem comprises residential, commercial and retails components that ensure you have an elevated experience within the heart of the city without compromising convenience and accessibility.

WORK

OFFICE AND
BUSINESS DISTRICT

Working in the heart of Mid Valley City spells convenience. Besides Menara IGB, there are other commercial buildings nearby being Southpoint Offices & Retail, The Gardens North & South Towers, Centrepoint North & South, Boulevard Offices & Retail and Northpoint Offices & Retail. These buildings come equipped with various office spaces, advanced security features as well as exceptional amenities.

LIVE

URBAN LIFESTYLE
SERVICED APARTMENT

Mid Valley City is more than just a place to do business; it's also a place to live the elevated lifestyle you've always wanted. There are three residential buildings in this vicinity, being Southpoint Residences, The Gardens Residences, and Northpoint Residences which offer spacious units and a variety of amenities that are designed to make your life easier than before.

STAY

HOTEL

Stay at the hotel of your choice, selected from the three hotel options available which include The Gardens Hotel, Boulevard Hotel, and Cititel Hotel, all of which are located within walking distance from Menara IGB. The high-end services and amenities supplied by these hotels will surely make you feel like you're in a home away from home.

ENJOY

LIFESTYLE DISTRICT

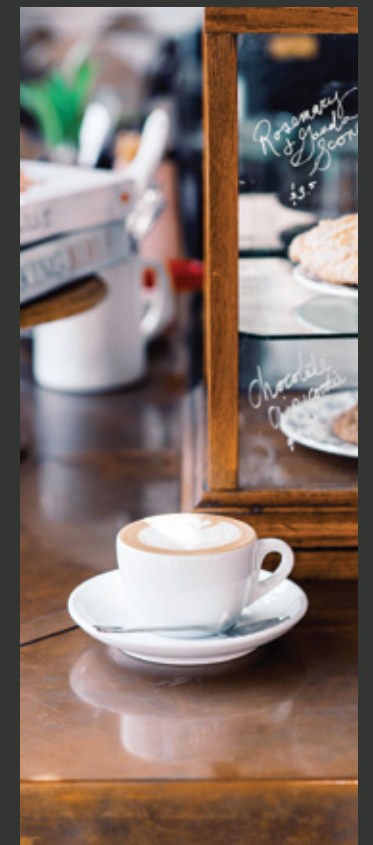
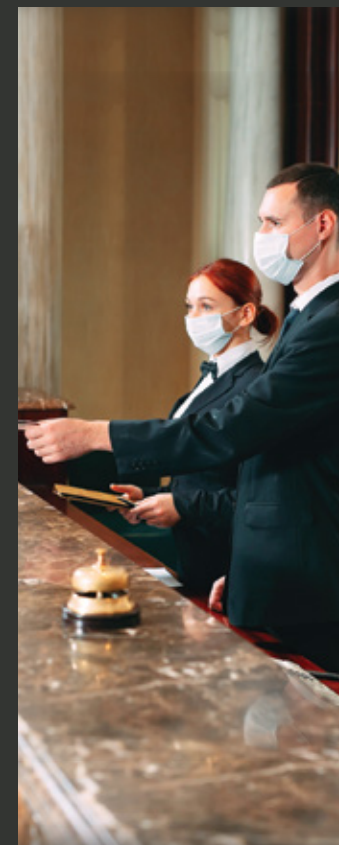
Menara IGB has a direct connection to Mid Valley Megamall and a bridge that links to The Gardens Mall. These two malls feature a range of well-known retail and F&B outlets which offer a one-of-a-kind shopping and dining experience.

PRIME LOCATION

Mid Valley City is situated in a wonderful location unlike any other, next to major neighbourhoods and main highways, it is destined to be a notable business landmark. When you combine this with the availability of a variety of F&B outlets, retail stores, and other amenities, you have yourself a near-unbeatable experience in this "City within a City".

Neighbouring cityscapes and commercial hubs distance to major nodes

- 7 minutes to **Bangsar**
- 12 minutes to **Petaling Jaya**
- 14 minutes to **Sri Hartamas**
- 15 minutes to **Kuchai Lama**
- 16 minutes to **Sri Petaling**
- 17 minutes to **KLCC**
- 19 minutes to **Cheras**
- 19 minutes to **Bandar Sunway**
- 21 minutes to **Subang Airport**



EXPLORE MID VALLEY CITY

With easy accessibilities via highways and main roads while being within walking distance from various modes of public transportation available, discovering the charm of Mid Valley City has never been easier. Upgrade your lifestyle, only at Mid Valley City.



CONNECTED & EASY ACCESSIBILITY

HIGHWAY & MAIN ROAD

With easy access to most cities via major highways like Federal, SALAK, Kerinchi, NPE and SPRINT and various main roads, Menara IGB make it possible for all walks of life to reach this location without any hassle.

HIGHWAY

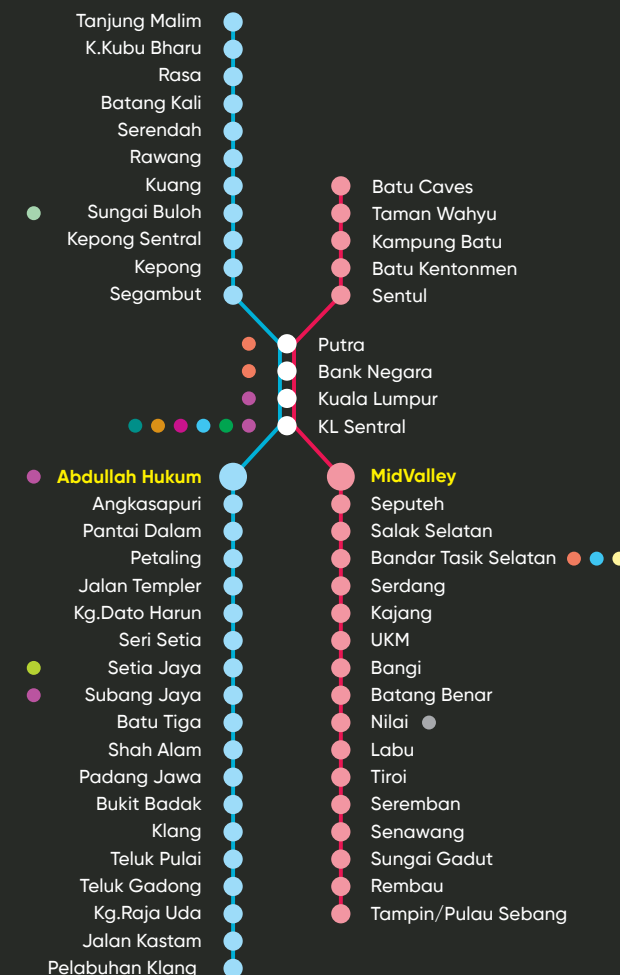
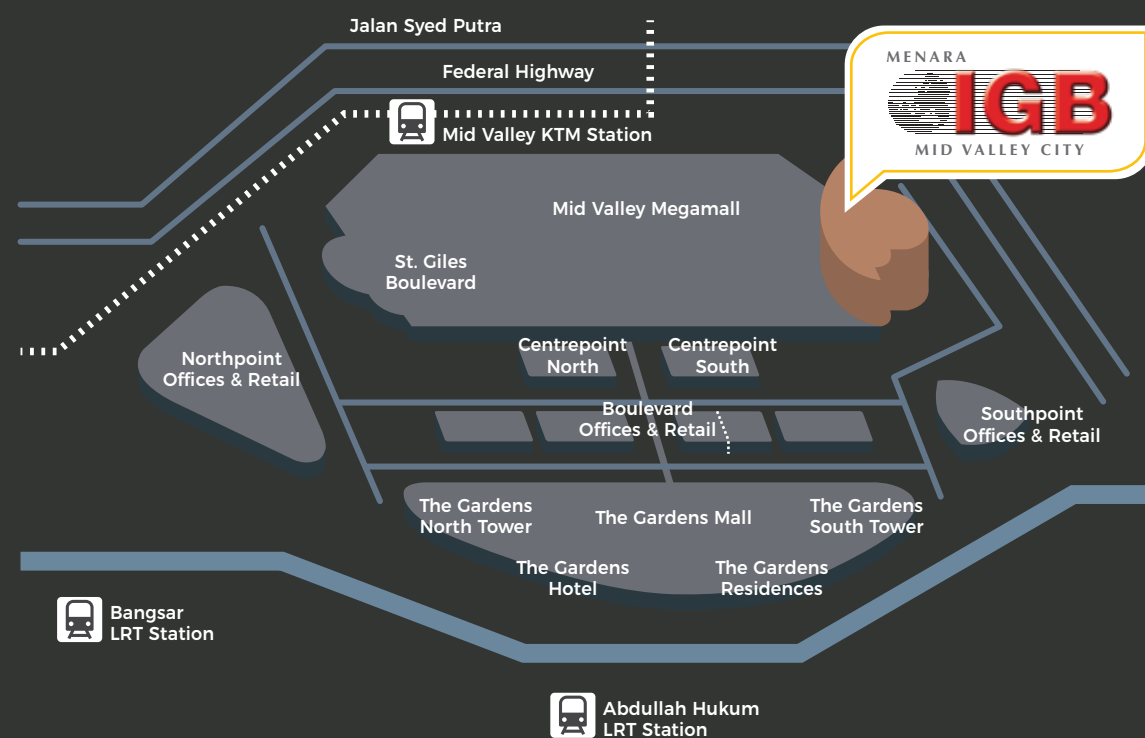
- Federal Highway
- SALAK Expressway
- SPRINT Highway
- NPE Highway
- Kerinchi Link

MAIN ROAD

- Jalan Syed Putra
- Jalan Bangsar
- Jalan Klang Lama

COMPREHENSIVE RAIL NETWORK

Those who choose to commute by public transportation will appreciate the respective covered walkways connecting to the Abdullah Hukum LRT Station and the Mid Valley KTM Station.

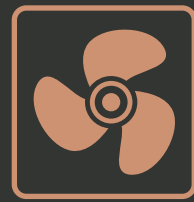


- KTM Seremban Line
- KTM Port Klang Line
- Interchange Station
- MRT Sungai Buloh - Kajang Line
- LRT Sri Petaling Line
- LRT Kelana Jaya Line
- KL Monorail Line
- ERL KLIA Transit
- ERL KLIA Ekspres
- Free Bus Service GoKL
- MRT Feeder Bus Service
- TBS (Terminal Bersepadu Selatan)
- BRT Sunway Line
- Interchange to KLIA & KLIA2

HOLISTIC INITIATIVES IN MENARA IGB FOR YOUR WELLNESS, SAFETY & COMFORT



Germ-Free Surface Disinfectant
Spray in all common areas



UV Air Purifiers in all
passenger lifts



Hand Sanitiser Dispensers are
available conveniently



Frequent cleaning and
disinfection for touchpoints



Safe Level of Indoor Air Quality
(IAQ) with Air Handling Unit
(AHU) Coil Cleaning,
Microorganism Filter Treatment,
and installation of UVC lights

YOUR BUSINESS IS OUR PRIORITY

Here at IGB Property Management, we strive to provide more than just office spaces that suit you and your business needs.

Our building is managed and supported by a dedicated team that elevates your business. What sets us apart is our dedication to bridging our Tenants together with the expansive IGB Community. Hence, we have several conscious efforts to spark meaningful connections and put your business at the forefront.



E-newsletter

To keep you abreast with the latest happenings and promotions within the IGB Community



Event Collaboration with IGB

An initiative to work together to achieve common purpose



Partnership

Jointly coming together to produce brand awareness and recognition



Tenant Networking Opportunity

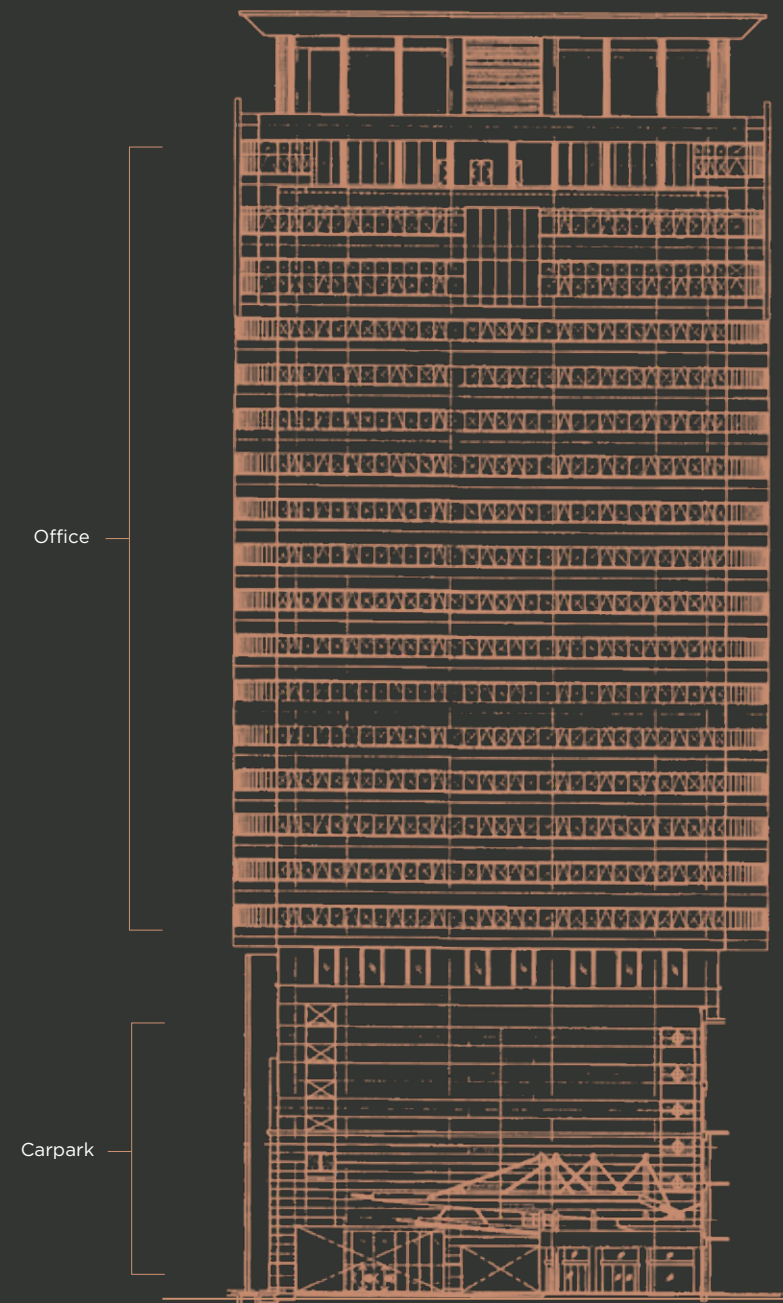
A platform to bring valuable insights and experience from broad sections of industries

Completion Year :
 Year 1999

Total Gross Area :
 approx.
 316,000^{sq.ft.}

Net Lettable Area :
 approx.
 263,000^{sq.ft.}

ELEVATION PLAN



SPECIFICATIONS

Ceiling
 : 2"x 4"

Ceiling Height
 : Floor to Ceiling - 2.4m , Slab to Slab - 3.7m

Floor
 : Cement Render Finish

Floor Loading Capacity
 : 2.5kN/m² (imposed live load) & 1.0kN/m² (partition)

Electrical Services
 : 6 nos x 60 Ampere(s) (Amp) 3-Phase
 Distribution Board (DB) per floor

Telecommunications Services
 : 6 nos x 20 pairs Distribution Panel (DP) per floor

Satellite Master Antennae Television (SMATV) System
 : 4 outlet point(s) per floor

Building Security System
 : 24Hrs CCTV, Turnstile & Security Guards

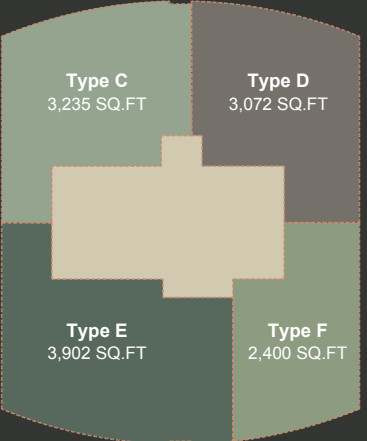
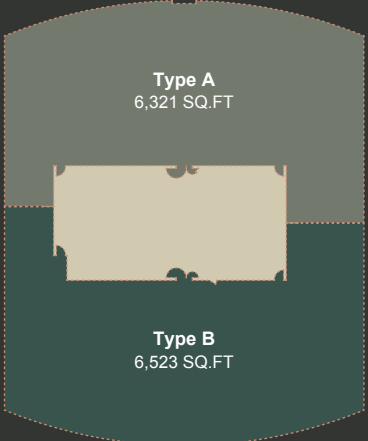
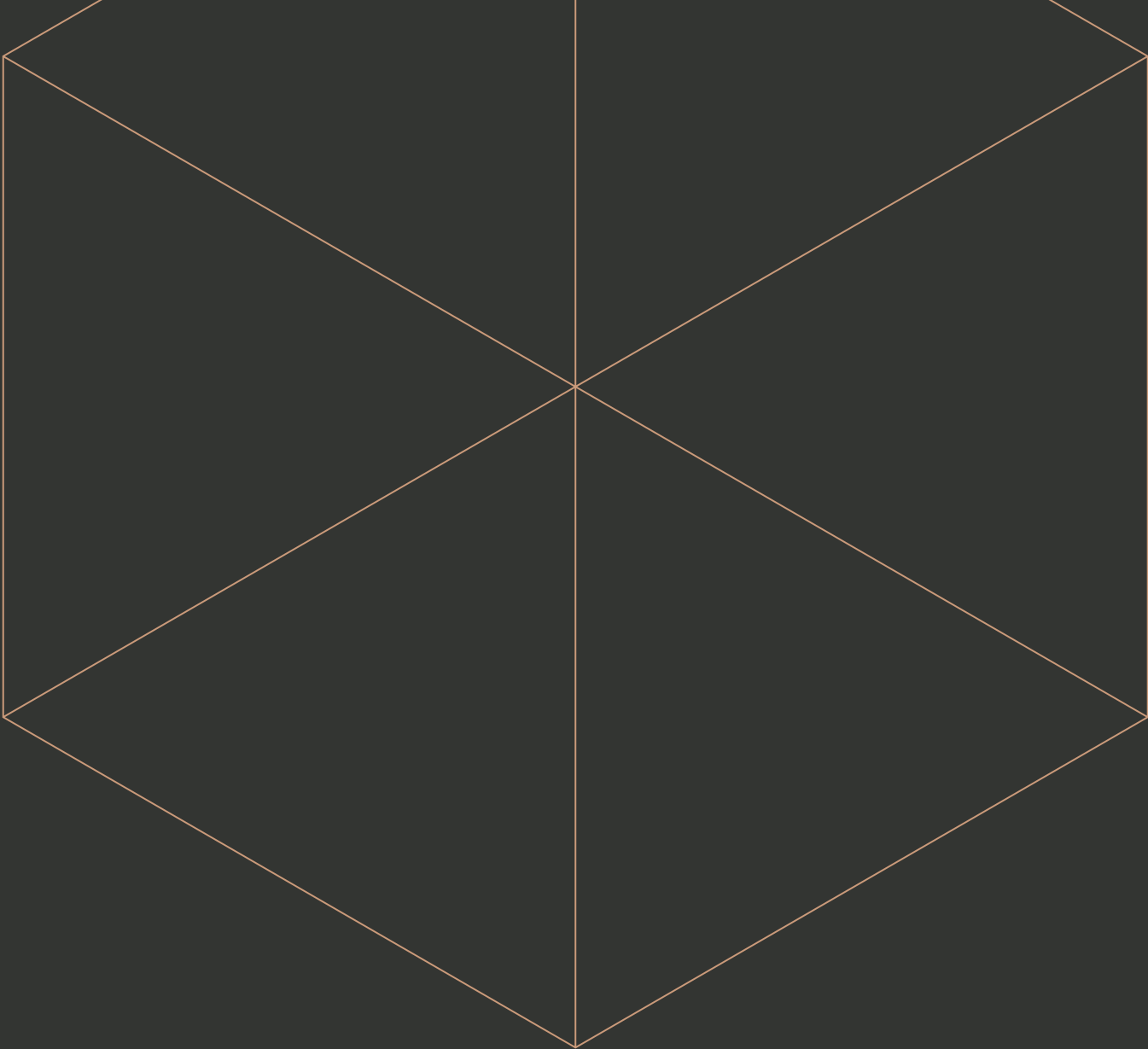
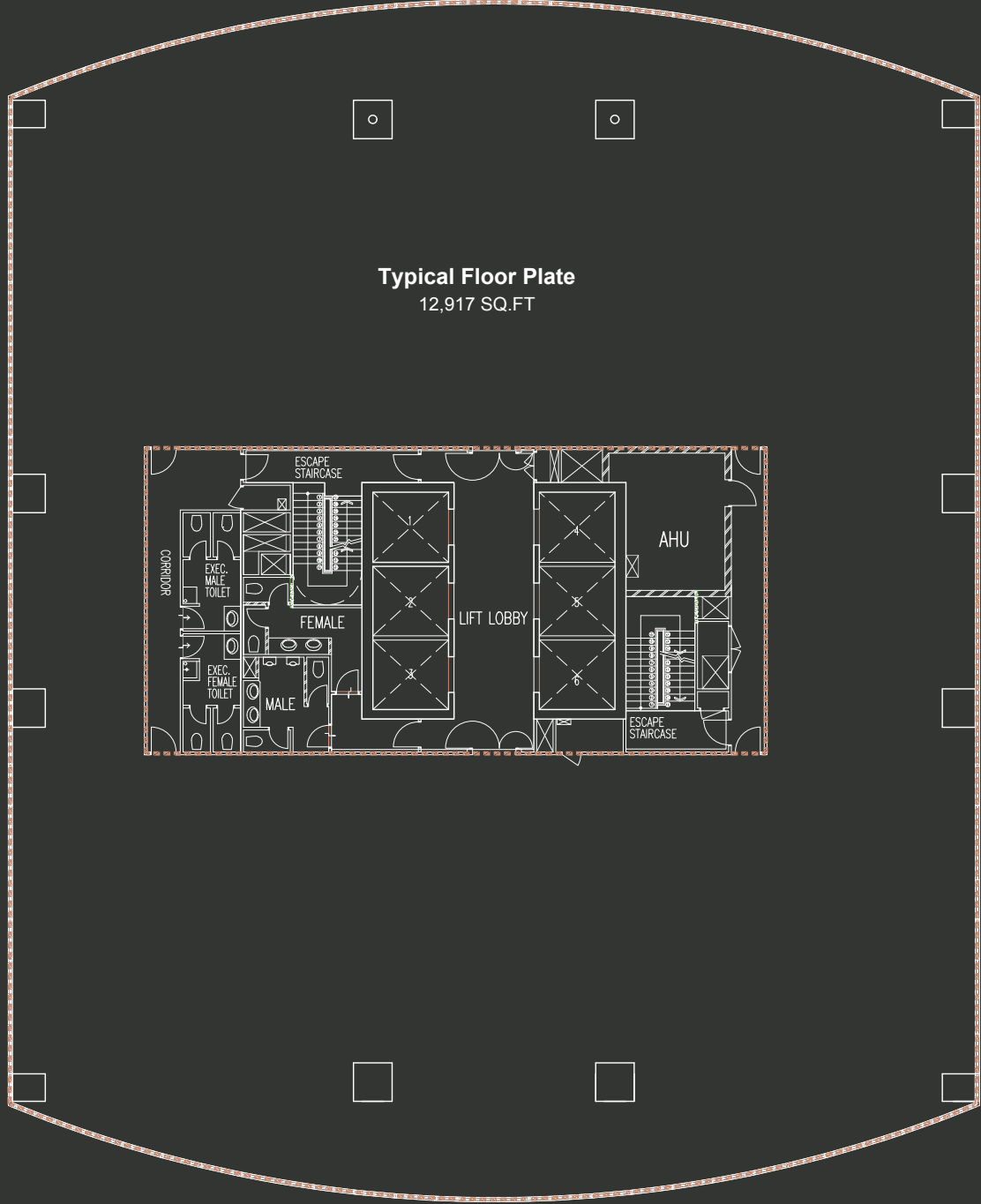
Data Services
 : 60 pairs of copper wire for incoming telephone and
 fix line per floor

Vertical Transportation
 : 6 Lifts

Air Conditioning and Mechanical Ventilation Services
 : AHU System

Plumbing and Sanitary
 : Pantry provision available

FLOOR PLAN





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The development and design of the Menara IGB, are on-going. While all information, specification, proposals, images and renderings are current and accurate at the time of publications, these are subject to change and refinement without notice.

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