O-NES
TOWER



THAI OBAYASHI

ATTENTIVELY

THINK

FOR ALL

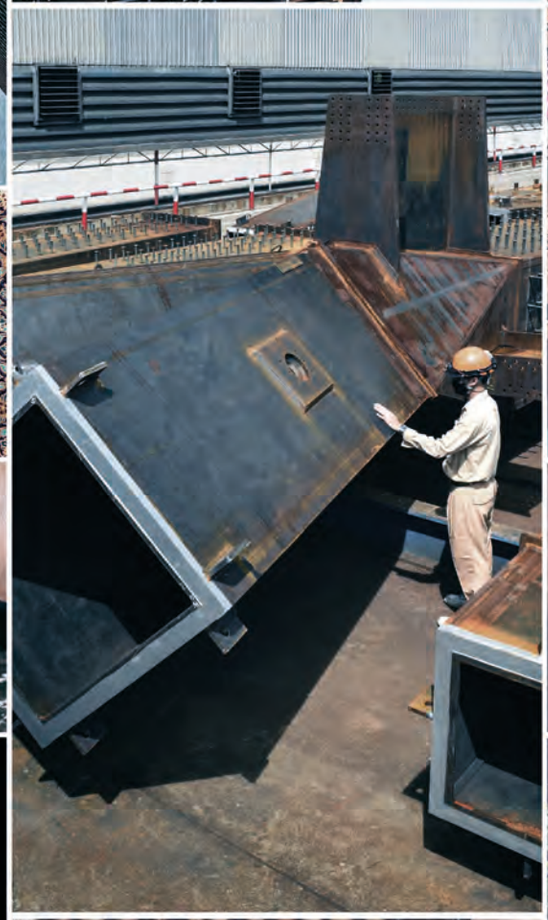
O-NES TOWER is simple, yet profound in its every detail as it is built with the deep, comprehensive Japanese concept, blended with the Thai nicety in every step. Every component starting from the internal structure, the exterior design, all the way to the small details inserted throughout the whole building was well thought out through a complex process to deliver the simplicity that has been created with attentiveness and intention to meet your needs both in the aspect of work and lifestyle, allowing everyone to enjoy the space with the utmost sense of stability, well-being, safety and sustainability.



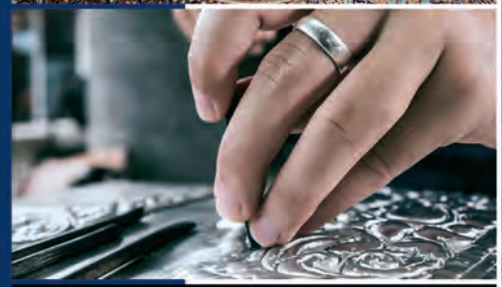






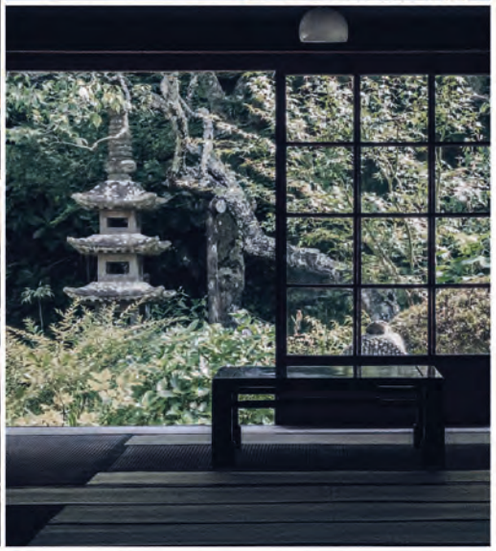
















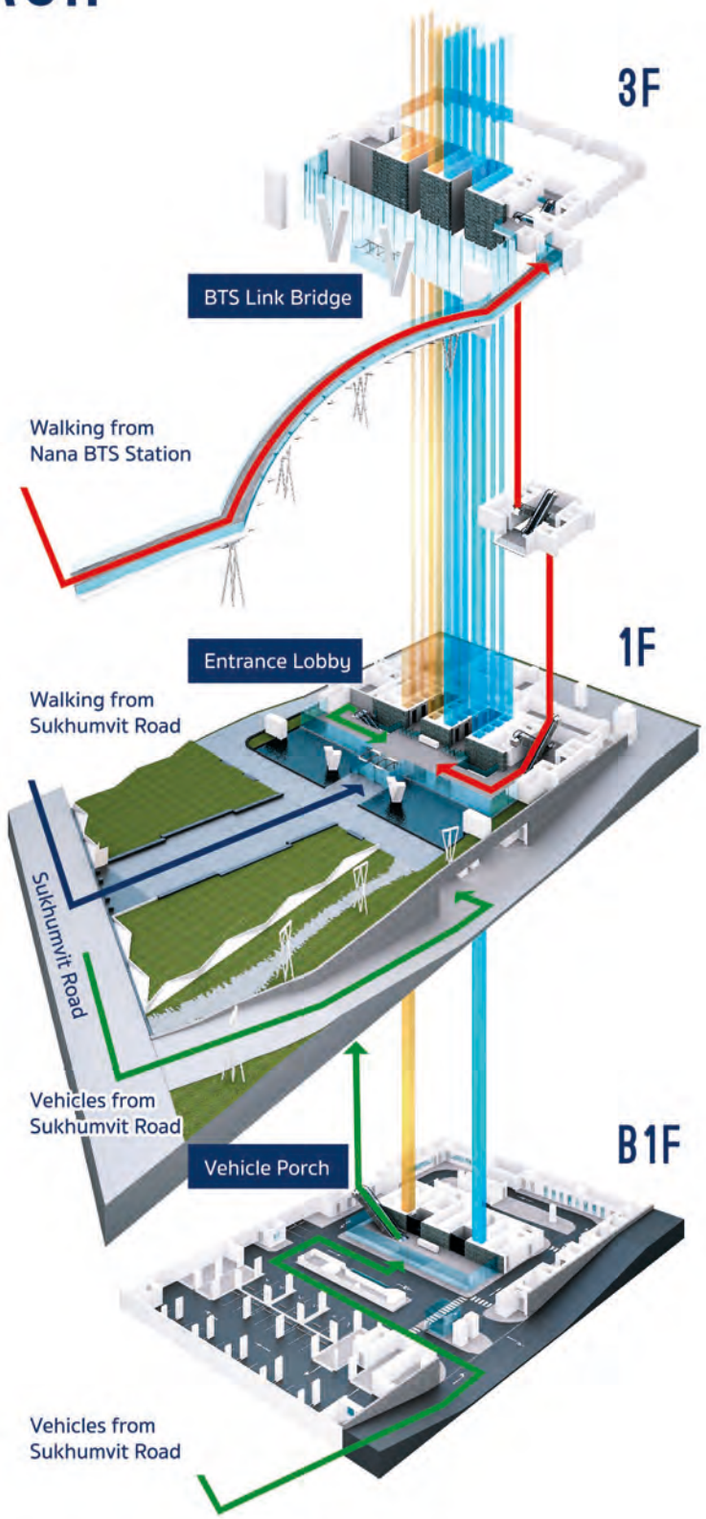


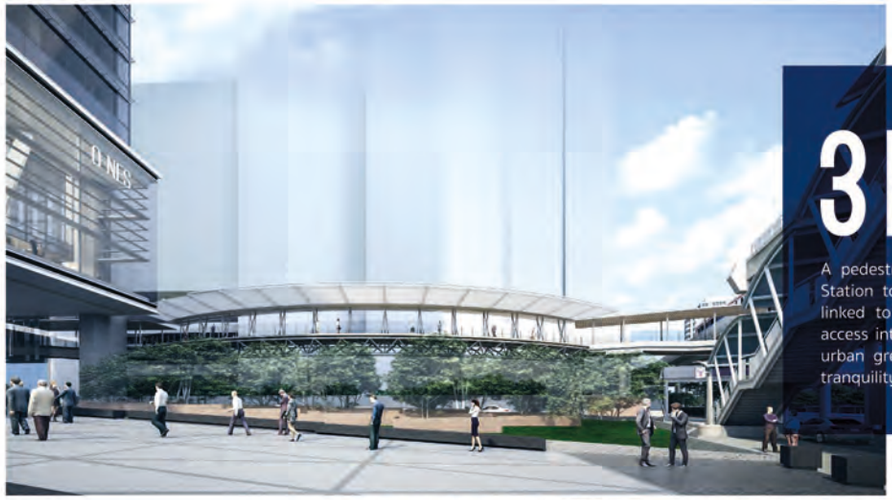
O-NES TOWER is located at Nana, the center of Bangkok and the upcoming business base center. The tower has a direct access to the adjacent Nana BTS Station. With an expressway nearby, it offers extra convenience to vehicle users. In addition, being surrounded by 5-star hotels, such as Hyatt Regency and the Landmark, and commercial facilities including Terminal 21, there is superior convenience for every lifestyle choice.

OPEN ATMOSPHERE LOBBY

The approximately 10 meters high ceiling and the full height glass enable you to enjoy greenery in the front garden from the open entrance lobby. O-NES TOWER welcomes everyone with the best hospitality displayed through its simple and elegant design.

APPROACH





3F BTS LINK BRIDGE

A pedestrian bridge directly links Nana BTS Station to a tower entrance. The sky bridge linked to Nana BTS Station allows a direct access into the tower by walking through our urban greenery offering a pleasing sense of tranquility before entering the tower.



1F PEDESTRIAN WAY

An urban greenery on the 1F offers tranquility before entering the tower. Besides embellishing the tower with an elegant appearance, a V-column has been designed to contribute a better support and add more space permitting smooth pedestrian traffic flows in and out of the tower.



B1F VEHICLE PORCH

A vehicle porch for picking up and dropping off passengers is conveniently approached from Sukhumvit Road. The convenient drop-off area, not only protects the pedestrians on the 1F from any vehicle-related accidents, but also lends a rain and sun shelter for passengers being dropped off or picked up. Moreover, sunlight shining through the ponds situated on the 1F creates beautiful natural lighting for the vehicle porch.

OFFICE SPECIFICATION



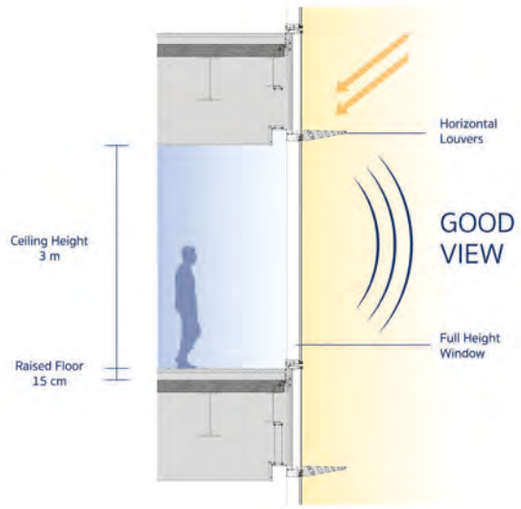
EFFECTIVE SPACE

COLUMN-FREE & GOOD-VIEW DESIGN

The column-free space with 20 meters span can accommodate various types of offices. In addition, the slender columns and full height windows provide a good view and create a bright and open office space.

GOOD VIEW AND HIGH SOLAR SHADING PERFORMANCE

The high solar radiation shielding is controlled by high-performance glass with glazing units with Low-e Coating & argon gas as thermal insulator and horizontal louvers.



HIGH CEILING

With the height of 3 meters, the ceiling creates a lighter and more airy space.

RAISED FLOOR

Raised floor is a standard installation to achieve the neat looking flat floor that enables you to arrange and change your office layout easily and flexibly.

HIGH FLOOR LOAD

The main building structure can support as much as 500 kg per square meter. The heavy duty zones have an extraordinary loading efficiency of 800 kg per square meter while the inside core is designed to take as much as 1,000 kg per square meter of load.

INTER-STORY STAIRCASES

Inter-story staircases connecting multiple floors can be installed upon your request.

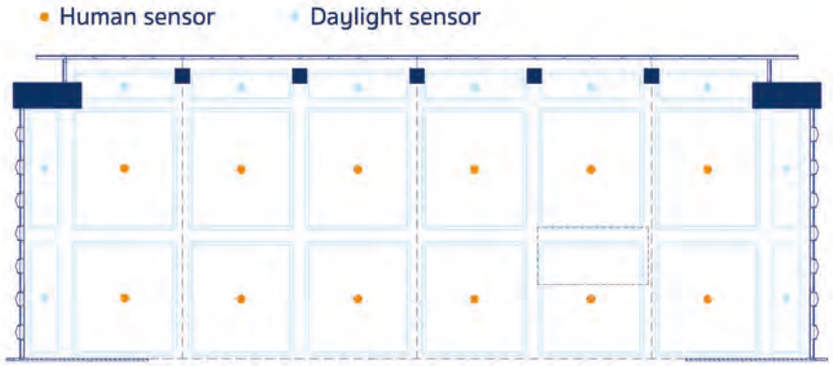
CEILING HEIGHT		**3 m**
RAISED FLOOR		**15 cm (installed)**
FLOOR LOAD	TYPICAL.....	**500 kg/m²**
	HEAVY DUTY ZONE...	**800 kg/m²**
	INSIDE CORE.....	**1,000 kg/m²**
INTER-STORY STAIRCASES		**INSTALLABLE IN OCCUPANCY AREA (OPTION)**



HIGH ZONE PLAN
(Scale = 1/300)

AC INDIVIDUAL CONTROL & AC + LIGHTING SENSOR CONTROLS

Air-conditioning system is an individual system that can be operated separately for each selected area. Not having to turn on the system for whole floor when only one specific area is in use helps conserve energy and reduce costs. In addition, air-conditioning and lighting motion sensor controls prevent energy wastes from forgetting to turn off the systems, contributing to energy saving (one sensor control per every 50 square meters). Tenants can control and adjust temperature by smart phone or computer.



ADDITIONAL FACILITIES SPACE FOR TENANTS

Outdoor AC unit space is available on each floor for additional air-conditioning that might be required for setting up auxiliary facilities such as a server room or shower room.

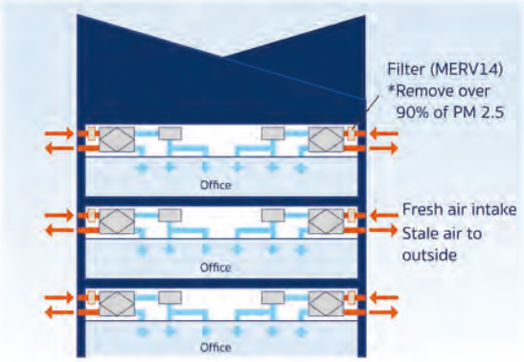
PS & EPS FOR TENANTS

A part of the common area on each floor is used for installing electric systems in order to provide easy access for maintenance without the tenants having to allow an outsider to enter their office space for such a purpose.

*PS: Pipe space, EPS: Electric pipe space

TAKE IN FRESH AIR ON EACH FLOOR

Each tenant area is supplied with fresh air from outdoors. Filters which conform to WELL standard are installed at the air intake routes to effectively remove most of PM 2.5.



SUPPLY DRINKING WATER

Potable water supply through the lead-free water piping system is available at the common pantry on each floor.

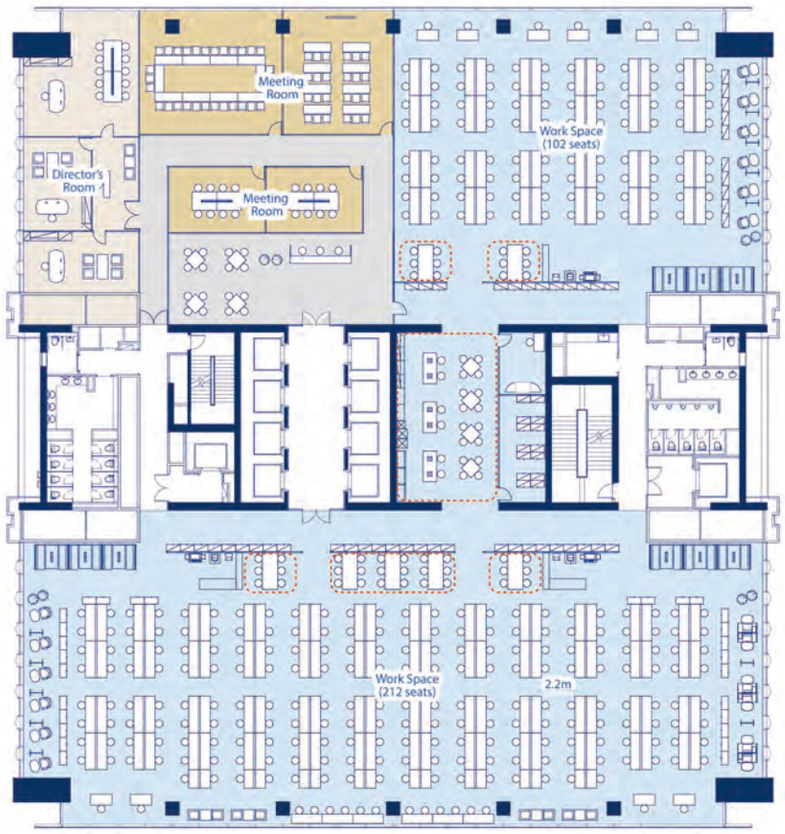


VISUAL ENERGY CONSUMPTION

Energy consumption on each tenant is visually displayed in order to facilitate efficient energy utilization management. (Option)



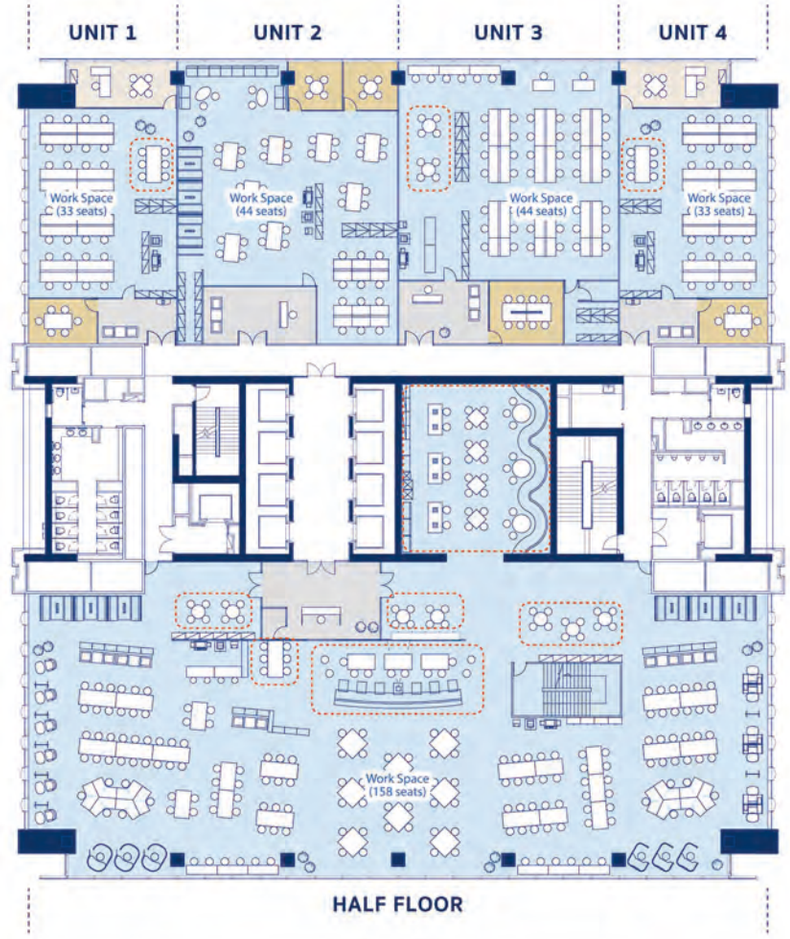
TYPE A



ALL FLOOR	FLOOR AREA FOR RENT	NUMBER OF SEATS	AREA
	2,016.84 m²	TOTAL 309 SEATS	6.53 m² / PERSON

TYPE B

	FLOOR AREA FOR RENT	NUMBER OF SEATS	AREA
UNIT 1 / UNIT 4	174.65 m²	TOTAL 33 SEATS	5.29 m² / PERSON
UNIT 2 / UNIT 3	267.21 m²	TOTAL 44 SEATS	6.07 m² / PERSON



HALF FLOOR (plus inside core)	FLOOR AREA FOR RENT	NUMBER OF SEATS	AREA
	1,064.12 m²	TOTAL 158 SEATS	6.73 m² / PERSON

WORK SPACE MEETING ROOM DIRECTOR'S ROOM ENTRANCE COMMUNICATION SPACE

BCP & SECURITY



FACILITIES FOR BUSINESS CONTINUITY PLANNING

As a part of the continuity plan, reserved resources will sustain electricity for those inside the tower for 8 hours in case of emergency while the reserved water system will provide a sufficient water supply for 72 hours.
*27th - 29th floors : 8 hours



INTEGRATED NETWORK

Integrated network system is a backbone network with high versatility, expansibility and high reliability. Security system, CCTV system, Lighting control system, and Building management system are connected to this network. Manageability of network and fault tolerance can be improved, a safe and stable building function will be provided to tenants.

SPACE FOR EMERGENCY POWER GENERATORS

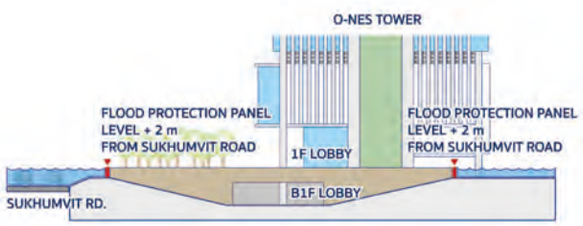
There is available space for tenants to install additional emergency power generators. Up to a maximum of 200 kVA x 4 units.

ACCESS CONTROL PLANNING

There are two layers of security, flapper gates and secure elevators in the entrance (equipped with destination control system), to go through before reaching the office areas.

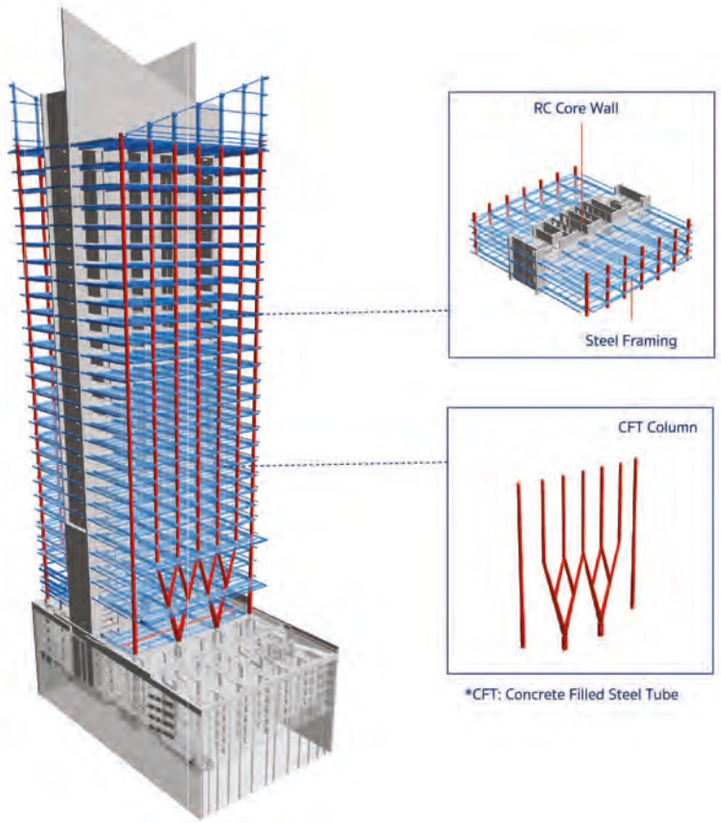
FLOOD PROTECTION

Based on the investigation of the previous flood damages in Bangkok, Level + 2 m from Sukhumvit Road has been determined as the flood level under which flood protection panels are installed at each portal to keep all internal systems operating.



STRUCTURE

Every part of O-NES TOWER has been carefully thought out, not only to maximize work efficiency, but also to present tenants with delightful views. The hybrid structure of "RC Core Wall + Steel Framing" promotes pleasant working ambience throughout the tower, reduces dust particles emitted by concrete and yields additional strength as well as better flexibility, increasing the safety level even during earthquakes or other disasters.



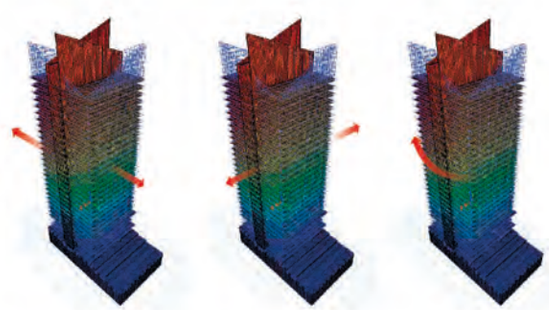
*CFT: Concrete Filled Steel Tube

COLUMN FREE SPACE

Column-free space is realized by the hybrid structure. Stability is achieved by the core wall, reducing the number of columns. The long-span floor is supported by light but strong steel beams. The perimeter columns consist of CFT which allows the cross section of column to be much smaller than sole RC or Steel column.

ADOPTING NEW SEISMIC STANDARD

O-NES TOWER is designed in accordance with the new seismic design standard, improving safety during earthquake. Major revisions of standard are updated with new earthquake information and more accuracy seismic analysis method. (In case of this building New Standard/Old Standard ≈ 3-4 times)



WELLNESS

URBAN GREENERY

Forest space located by the tower entrance and rooftop, over 1,000 square meters in size, has been designed with the purpose of embracing you with nature in everyday life.







RAINWATER REUSE

A rainwater system is utilized to collect rainwater for the cooling tower system.

LEED & WELL

Based on each LEED and WELL criterion, the building design, construction and operation help support fulfilling work life for all tenants. The air system provides superior temperature control, air ventilation, smoke reduction and monitoring. Water dispensers installed in the pantry rooms on tenant office floors supply clean and safe drinking water. The food court offers healthy food with labeling for nutrient and food allergy awareness.

FACILITIES

FOOD COURT & RETAIL

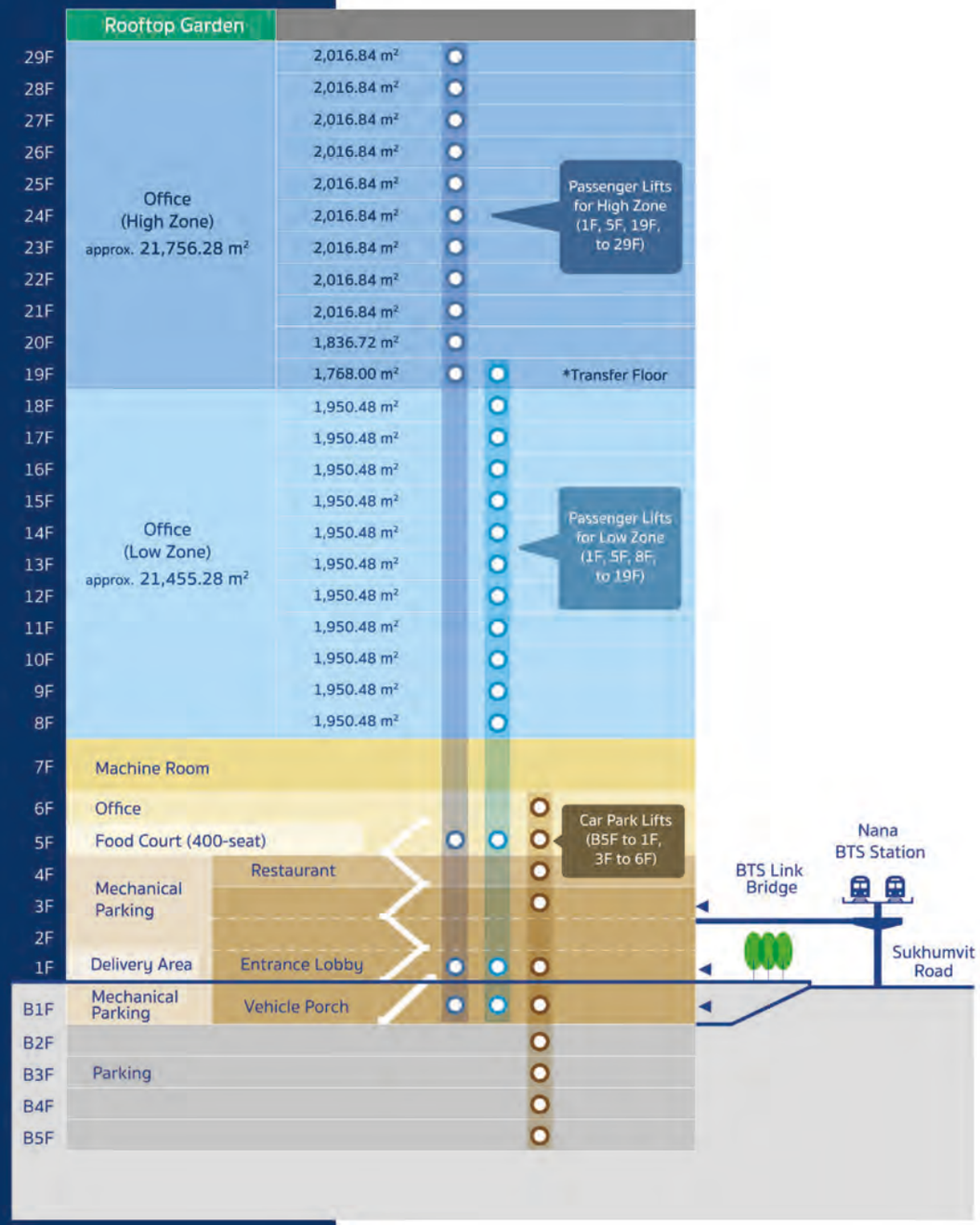
A variety of restaurants and a convenience store, as well as the comfortable 400-seat dining area, are available to offer the convenience at your fingertips.











OUTLINE OF THE BUILDING

Owner	THAI OBAYASHI CORPORATION LTD.
Design	THAI OBAYASHI DESIGN COMPANY LTD. THAI OBAYASHI CORPORATION LTD.
Construction	THAI OBAYASHI CORPORATION LTD.
Location	Front of Nana BTS Station
Transportation	Direct connection to Nana BTS Station (scheduled)
Main Purpose of Use	Office, Retail, etc.
Land Area	7,106 m²
Total Floor Area	Approx. 85,000 m²
Number of Floors	B5F, 29F, PH2F
Building Height	161 m
Structure	RC Core Wall & Steel Framing
Lifts	Passenger Lifts : Low Zone / 8 units with a capacity of 24 persons High Zone / 8 units with a capacity of 24 persons Car Park Lifts : 2 units with capacity of 15 persons Service Lifts : 2 units with capacity of 27 & 20 persons
Number of Vehicle Parking Lots	555 lots (403 conventional, 152 mechanical parking)
Completion	December 2021 (scheduled)

OUTLINE OF OFFICE SPACE FOR RENT

Office Floors	5F, 6F, 8F to 29F
Rentable Area for Standard Floors	1,768.00 - 2,016.84 m² (8F to 29F)
Division	1 Floor can be divided into 8 units (minimum 174.65 m²)
Ceiling Height/Raised Floor Height	3 m/15 cm (8F to 29F)
Floor Load	500 kg/m² (Heavy duty zone: 800 - 1,000 kg/m²)
Ceiling System	60 cm modular grid ceiling
Lighting Facility	LED lights (with sensor control)
Standard Illuminance	500 lx
Air Conditioning	VRV multi air conditioning (with sensor control) and space for additional outdoor unit for AC installation is available on each floor
Outlet Capacity	50 VA/m²

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