



**OFFICE
SPACE**
TOUL KOUK

SUMMARY INFORMATION



Developer	Dysiblings Commercial Co., Ltd.
Property Manager	SRPD Property Management
Location	Sangkat Beoung Kak 1, Khan Toulkork Phnom Penh, Cambodia
Type	Type B+, Office Space
Land Size	1,399m ²
Floors	15 Floors
Gross Floor Area	13,000m ²
Leasable Floor Area	8,460m ²
Parking	300 motor bikes, 63 cars
Key Occupants	Bank, commercials

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ABOUT 345 OFFICE SPACE

345 OFFICE SPACE TOULKORK is a newly built class B office space located in the growing business district of Khan Toul Kork in Phnom Penh. The area is bustling with community malls, eateries, and banks, all within walking distance, making it a convenient location for businesses to establish themselves.

The building's bespoke architectural design, which features facade fins, not only provides an aesthetically pleasing look but also ensures that the building is functional. With 8460 m² of leasable space, 300 motorbike parking, and 63 car parking lots on three split-level floors, the building offers ample parking for tenants and their employees.

The building comprises of 15 floors and one basement. The tenant spaces are well-planned, allowing for easy fitting-out and efficient move-in processes. This feature ensures that potential tenants can quickly settle into their new workspaces without any hassle.

Additionally, the building's location in an up-and-coming business district makes it an attractive option for businesses looking to expand or relocate their operations. Overall, 345 Office Space Toul Kork offers a modern and convenient office space for rent in Phnom Penh's thriving business district.

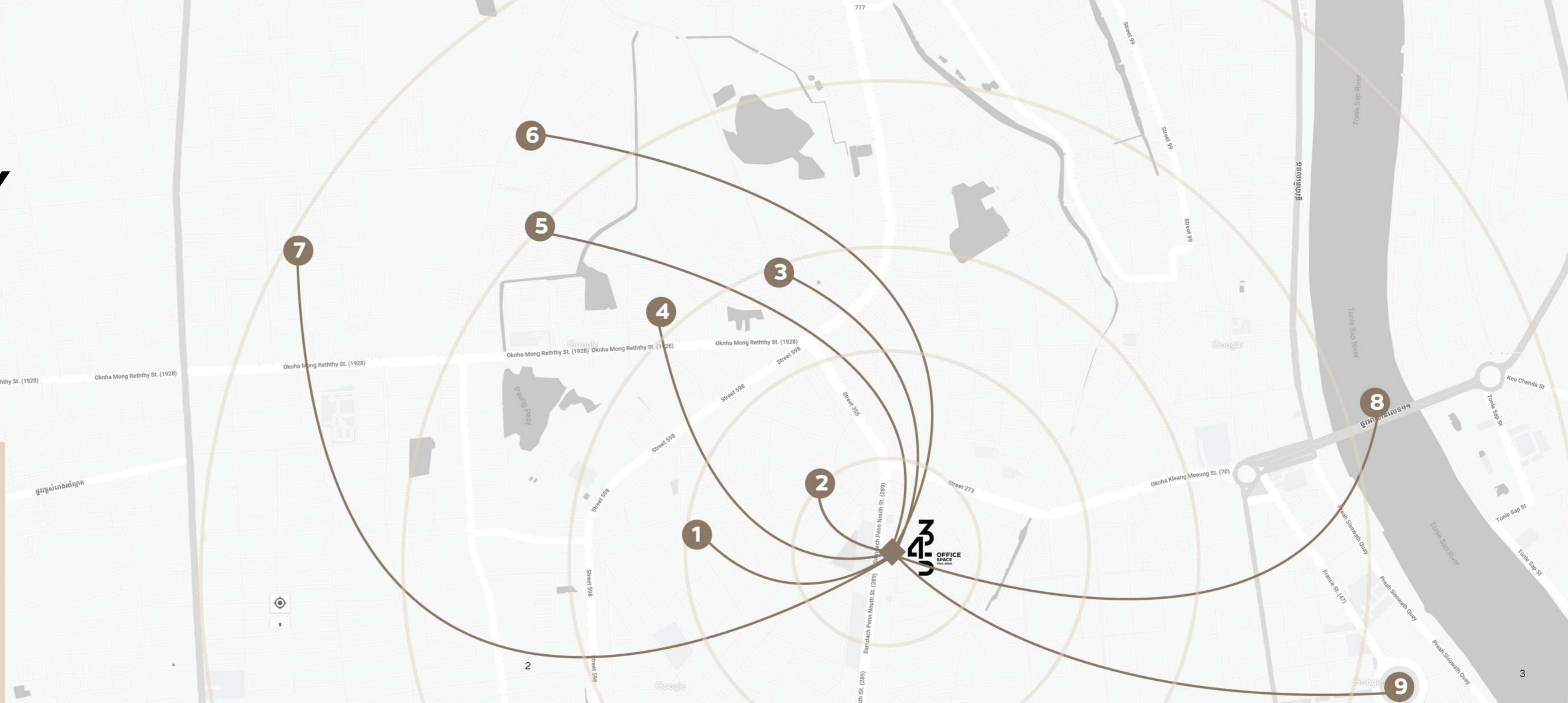


SCAN LOCATION & MAP

ESSENTIAL ADDRESSES IN THE VICINITY

the building's location in an up-and-coming business district makes it an attractive option for businesses looking to expand or relocate their operations.

- Go Gym 1
- TK Avenue Community Mall 2
- CAMKO City 3
- Borey Peng Huoth 4
- Borey New World 5
- AEON Mall Sen Sok 6
- Borey Chipmong Sen Sok 7
- Chroy Changvar Bridge 8
- Wat Phnom 9



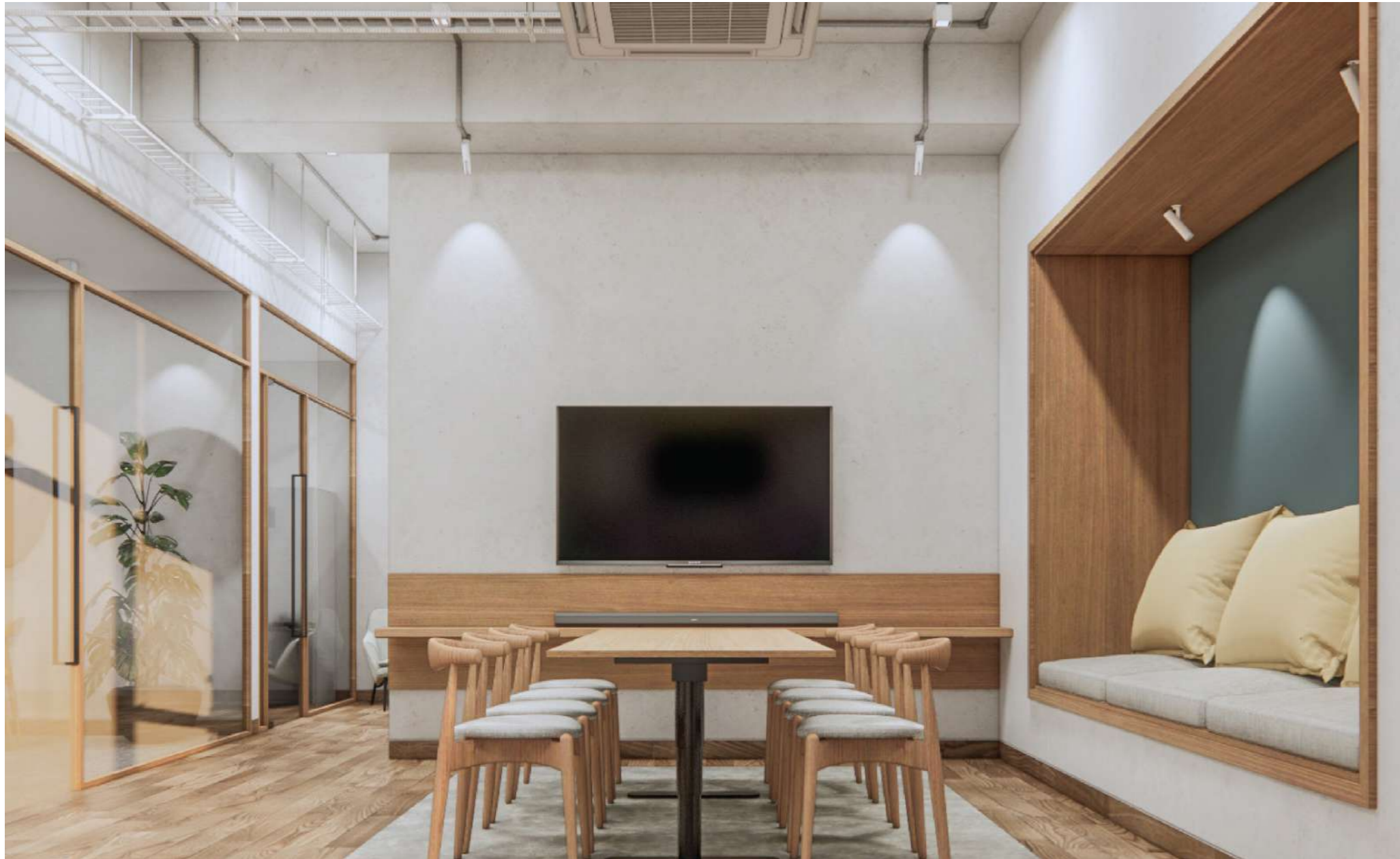
OFFICE SPACE 01 (185 SQM)

Mid century inspired architecture office natural wood theme create a soothing atmosphere to encourage productivity. Features an open reception area and conference rooms with a restrained color palette and natural light maximizing alternate work environments.

THE RECEPTION



THE MEETING AREA



8

“The details
are not the details.
They make the design.”

CHARLES EAMES

9

THE WORK STATION



A NOSTALGIC WORKSPACE OF THE MID CENTURY

The open office working space is a modern and dynamic environment that promotes collaboration and creativity. The large glass windows provide ample natural light, creating a bright and airy atmosphere that energizes employees throughout the day. The well-lit environment creates a positive mood and improves productivity, making it an ideal place to work.

The workstation is flexible, making it easy to rearrange seating for different projects and team sizes. This fosters teamwork and communication, creating a collaborative work culture. The spacious environment allows employees to freely move and interact, empowering them to express ideas and achieve shared goals. Overall, this open office space promotes innovation, inspires creativity, and supports professional growth.

THE CEO ROOM



THE PANTRY ROOM



THE CONFERENCE ROOM



OFFICE SPACE 03 (124 SQM)

In the modern industrial office design, natural light is considered a crucial element that enhances productivity and promotes employee well-being. By prioritizing its maximization, this design style creates an energizing and inspiring atmosphere that invigorates employees throughout the workday.

THE RECEPTION



THE WORKING STATION



A COLLABORATIVE FOR MODERN PROFESSIONALS

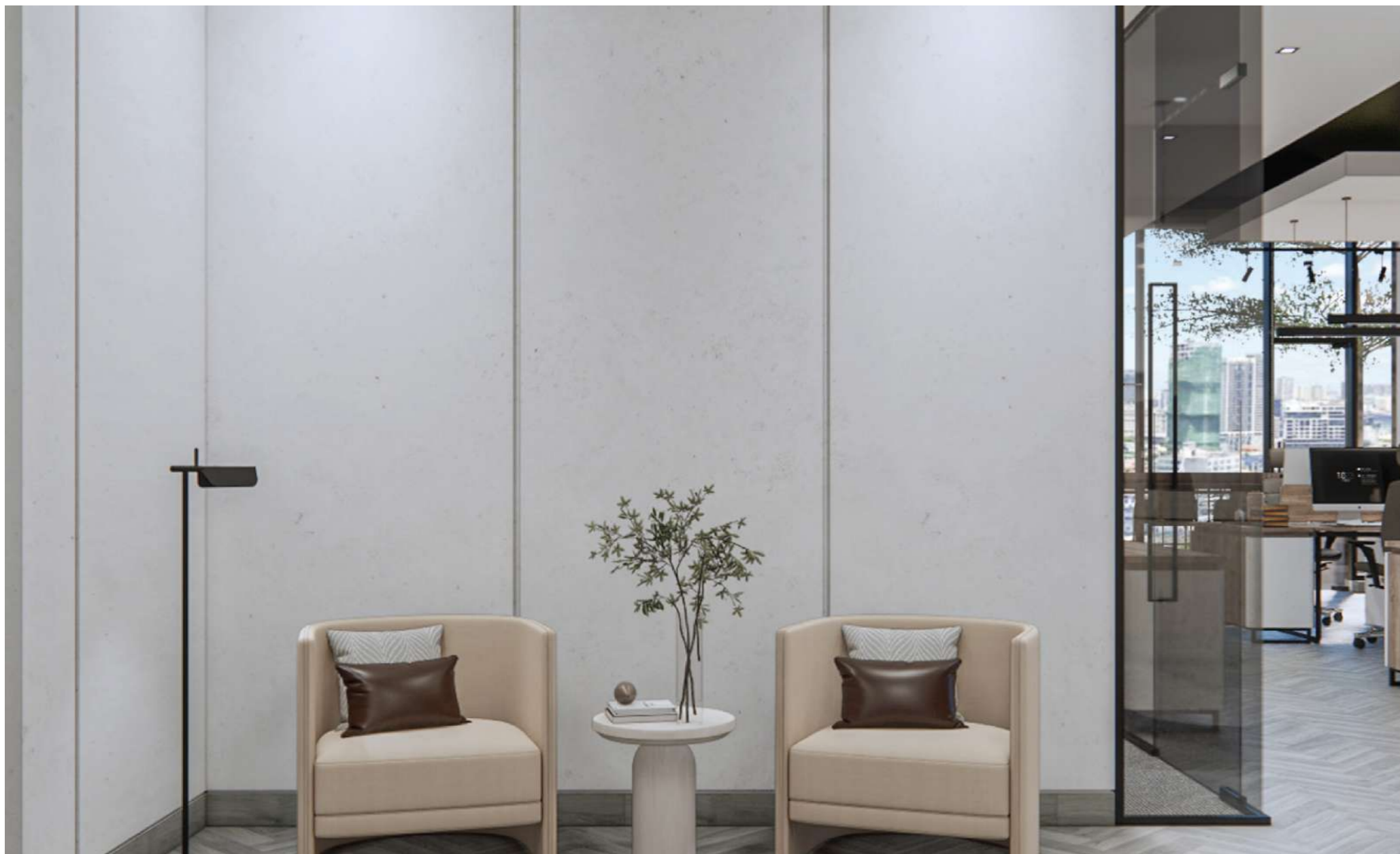
The open office area echoes the order and rhythm of the original building structure. The shape of the ceiling collocation with the indirect lighting, giving the office area a softer and more suitable working atmosphere

To enhance flexibility and encourage collaboration, the workstation in a contemporary office features a high table and stools that allow for various seating arrangements. This setup enables team members to move around freely, brainstorm ideas, and work together seamlessly. Overall, the workstation of a contemporary office promotes a modern

THE MEETING ROOM



THE WAITING AREA



THE PANTRY ROOM





THE CEO ROOM

The CEO room of a contemporary office is designed to impress visitors with its modern aesthetic and sleek design. The centerpiece of the room is a large executive desk made from polished wood finish and a marble slab, surrounded by comfortable leather chairs for meetings. The walls are painted in warm earth tones, creating an inviting atmosphere.

At the back of the room, there is a well-designed shelf to showcase souvenirs and certificate achievements. The shelf is made of natural wood and has adjustable sections to accommodate different sizes of items. This display adds a personal touch to the space and highlights the CEO's accomplishments. Large glass windows offer a breathtaking view of the city skyline, enhancing the overall ambiance of the room. Whether for meetings or for quiet contemplation, the CEO room offers a comfortable and stylish environment.

OFFICE SPACE 04 (124 SQM)

The architectural program unfolds from a transitional space that through intended materials, offers a sense of discovery where the eye is conditioned to observe a vast collection of art; photographs, paintings and furniture. The space is complimented by a highly curated collection of artist's work.

THE RECEPTION



THE PRINTING LOUNGE



STREAMLINING YOUR DOCUMENT NEEDS IN A MODERN WORKSPACE

In today's fast-paced business world, productivity is key, and having access to efficient document services is essential. That's why we're excited to introduce our new Printing Lounge, designed to meet the printing needs of professionals in a sleek, modern environment. Located within our transitional office space, the Printing Lounge offers state-of-the-art equipment and services to help streamline your workflow and boost productivity.

Our Printing Lounge offers high-speed printing and scanning, professional binding and finishing options, and cutting-edge technology for efficient document production. Our knowledgeable team is always available to provide assistance and advice. With a stylish and comfortable atmosphere, you can work in style while getting the job done, whether you need to print out a report, scan in a contract, or create a presentation.

THE MEETING ROOM



THE WORK STATION

THE INSPIRING WORK STATION OF OUR TRANSITIONAL OFFICE

Welcome to our transitional office! Designed to boost productivity with inspiring, stylish surroundings. Unique use of materials & art works encourage creativity and focus. A well-designed workspace enhances satisfaction and we believe you'll find it here



THE CEO ROOM



THE PANTRY ROOM



OFFICE SPACE 05 (203 SQM)

The architectural program unfolds from a transitional space that through intended materials, offers a sense of discovery where the eye is conditioned to observe a vast collection of art; photographs, paintings, and furniture. The space is complimented by a highly curated collection of artist's work.

THE RECEPTION



THE LOUNGE AREA



COZY LOUNGE WITH EARTHY FINISHES AND COMFORTABLE SEATING

The cozy lounge area of the office exudes comfort and relaxation with its warm, inviting atmosphere. The clever use of oak wood finishes adds texture and warmth to the space. Soft, plush seating invites you to sink in and unwind, while the gentle lighting creates an intimate ambiance. It's a perfect place to take a break from work and enjoy a moment alone or chat with colleagues amidst tasteful decor that adds sophistication and elegance to the room.

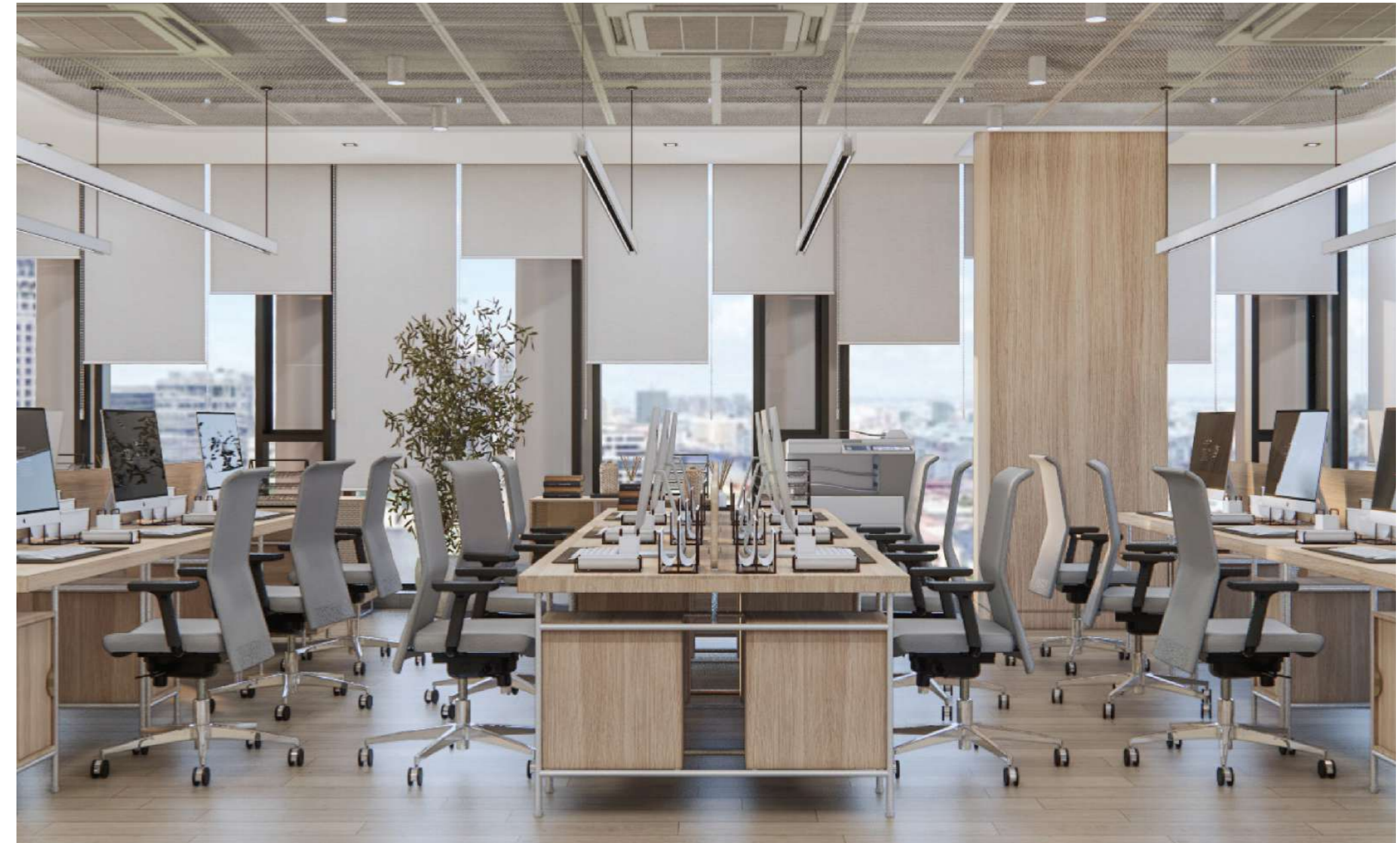


THE WORK STATION



COZY WORK STATION WITH OAK WOOD FINISHES

The cozy office space is welcoming and puts one at ease instantly. The oak wood finishes create a warm and natural earthy appeal, which is further enhanced by the abundance of natural light coming through the large windows. A gentle breeze flows through the room to ensure fresh and comfortable air, while plush furniture invites you to sit down and work. Overall, this professional yet relaxed environment creates an ideal setting for maximizing productivity and encouraging creativity.



THE CEO ROOM

EXECUTIVE COMFORT: THE WARM WELCOMING CEO ROOM IN AN OPEN OFFICE

The CEO room in this open office exudes executive comfort through a careful selection of materials, textures, and lighting. The warm and welcoming atmosphere is achieved by the use of soft, natural elements such as wood finishes and plush textiles, which are complemented by ambient lighting that creates a cozy glow. The design strikes a balance between professionalism and relaxation, providing a haven for leadership that maximizes productivity and encourages creativity.



THE MANAGER ROOM

WELCOME TO THE HEART OF OUR OFFICE

A statement that conveys the centrality of the Manager Room in the spatial layout of the office. Architecturally speaking, the Manager Room is typically located at the center of the floor plan, with other workstations and communal areas arranged around it.

This design choice is not simply functional, but also symbolic, as it expresses the idea that the Manager Room is the beating heart of the office, the place where ideas are generated, decisions are made, and relationships are built.



THE MEETING ROOM



CONNECT COLLABORATE AND CREATE

It is a philosophy that reflects the importance of social interaction, communication, and teamwork in modern workspaces. Architecturally speaking, this philosophy translates into the creation of spaces that facilitate these activities by offering a variety of settings that support different types of interactions.

These spaces should be flexible, adaptable, and intuitive, allowing people to move around and reconfigure them as needed. Finally, the inclusion of technology, such as video conferencing systems or digital whiteboards, can enhance the creative potential of these spaces by enabling remote collaboration and real-time sharing of ideas.

THE PANTRY ROOM



THE ACCOUNT OFFICE



OFFICE SPACE 06 (127 SQM)

This workspace that draws inspiration from the raw materials, functional aesthetics, and innovative spirit of manufacturing and engineering industries. This type of office typically features exposed brick walls, concrete floors, and metal accents that evoke the industrial heritage of the space.

THE RECEPTION



THE MEETING ROOM

**YES,
WE THINK OUTSIDE
THE BOX**

A meeting in an industrial and technology-inspired office is a dynamic and collaborative gathering that brings together professionals from diverse backgrounds to share ideas, insights, and visions for the future. The meeting space is designed to foster creativity, innovation, and engagement, with cutting-edge



THE CEO ROOM



THE PANTRY



BUILDING DATA

345 OFFICE SPACE TOULKORK is a premier office space designed by architects and operated by architects. The building showcases six different interior fit-out spaces on its 5th floor, each tailored to suit the unique needs of specific types of businesses.

We also can work from scratch with potential tenants to create customized spaces that meet their exact requirements and budgetary constraints. This flexibility ensures that every tenant can find the perfect space for their business, whether they need an open-plan environment for collaborative work or a more traditional office layout for focused individual work.

With its expert team of architects and designers, 345 OFFICE SPACE TOULKORK offers a one-of-a-kind office experience that combines functionality, style, and affordability.

**345 BUILDING
OFFICE SPACE.**

FLOOR	TYPE	SPACE	SQM	TOTAL RENTABLE
BF	MOTORCYCLE PARKING	MOTORCYCLE PARKING	(210 MOTORCYCLE)	1320 SQM
GF	BANK AND CAFÉ	BANK (GF)	276 SQM	368 SQM
		CAFÉ (GF)	84 SQM	
		MOTORCYCLE PARKING	(78 MOTORCYCLE)	
1F	BANK AND CAFÉ	BANK (1F)	276 SQM	396 SQM
		CAFÉ (1F)	120 SQM	
2F	CAR PARKING	CAR PARKING	(21 CAR)	1056 SQM
3F	CAR PARKING	CAR PARKING	(21 CAR)	1056 SQM
3AF	CAR PARKING	CAR PARKING	(21 CAR)	1056 SQM
5F	OFFICE SPACE	OFFICE SPACE 01	185 SQM	753 SQM
		OFFICE SPACE 03	124 SQM	
		OFFICE SPACE 04	114 SQM	
		OFFICE SPACE 05	203 SQM	
		OFFICE SPACE 06	127 SQM	

6F,7F,9F,10F 11F 12F, 13F,13AF	OFFICE SPACE	OFFICE SPACE 01	103 SQM	753 X 8 = 6024 SQM
		OFFICE SPACE 02	82 SQM	
		OFFICE SPACE 03	124 SQM	
		OFFICE SPACE 04	114 SQM	
		OFFICE SPACE 05	203 SQM	
		OFFICE SPACE 06	127 SQM	
8F	OFFICE SPACE	OFFICE SPACE 01	103 SQM	649 SQM
		OFFICE SPACE 02	82 SQM	
		OFFICE SPACE 03	86 SQM	
		OFFICE SPACE 04	86 SQM	
		OFFICE SPACE 05	165 SQM	
		OFFICE SPACE 06	127 SQM	
LR FLOOR	CONFERENCE HALL AND MEETING ROOM	CONFERENCE HALL 01	106SQM	220 SQM (Conference hall with movable partition)
		CONFERENCE HALL 02	114 SQM	
		MEETING ROOM 01	12 SQM	52 SQM
		MEETING ROOM 02	16 SQM	
		MEETING ROOM 03	24 SQM	

FLOOR	SPACE	TOTAL AREA
BF	MOTORCYCLE PARKING	1320 SQM
GF	BANK, CAFÉ, MOTORCYCLE PARKING	1068 SQM
1F	BANK, CAFÉ	914 SQM
2F	CAR PARKING	1056 SQM
3F	CAR PARKING	1056 SQM
3AF	CAR PARKING	1056 SQM
5F	OFFICE SPACE	1079 SQM
6F	OFFICE SPACE	946 SQM
7F	OFFICE SPACE	946 SQM
8F	OFFICE SPACE	946 SQM
9F	OFFICE SPACE	946 SQM
10F	OFFICE SPACE	946 SQM
11F	OFFICE SPACE	946 SQM
12F	OFFICE SPACE	946 SQM
13F	OFFICE SPACE	946 SQM
13AF	OFFICE SPACE	946 SQM
LR F	CONFERENCE HALL AND MEETING ROOM	946 SQM

Total boundary land size : **1399 SQM** (Not include pick up area 370 sqm).

Total building sqm: **17027 SQM**

Total rentable sqm: **8190 SQM**

Total bank GF & 1F: 276+276 = **552 SQM**

Total cafŽ GF & 1F: 92+120 = **212 SQM**

Total office space sqm: **7426 SQM**

Total car parking: **63 CAR**

Total motorcycle parking: **488 MOTORCYCLE**

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