



- Grade A office building comprising of approximately 90,703 sq. ft.
- Completed in 1999
- Lower Ground, Upper Ground, First and Second floor for banking facilities
- Efficient and flexible floorplates
- Core Central location
- Attractive garden square adjacent to the Property
- Lease back to one of the top 10 SGX companies (in terms of market capitalisation)
- Excellent rental growth prospects

- 甲级写字楼，政府批租面积约90,703平方米
- 1999年落成
- 低层地下、高层地下、1楼及2楼作为银行
- 向交通设施靠近
- 位于中国商业核心
- 毗邻花园休憩环境
- 承租予新加坡十大上市公司之一（以市值计算）
- 租金上升潜力理想



grade A building with approximately 90,703 sq. ft. of prime office space

## 02 investment considerations

### property

131 Queen's Road Central (the Property)  
皇后大道中 131 號

### possession

The Property is to be sold on "as-is" condition with lease back arrangement

買賣此物業屬「原狀」買賣

### location

The Property is situated at a prime location on Queen's Road Central in the north of Commercial Road at the heart of Hong Kong's financial and retail districts.

A myriad mix of business and leisure facilities, encompassing hotels, retail centres and luxury hotels including the Four Seasons, The Peninsula, The Carlton and The Landmark Mandarin, together with a wide variety of restaurants, cafes, clubs and shops further enhance the appeal of the area.

此物業位於皇后大道中，位於商業區及零售區之中心地。區內有各式各樣的商業及娛樂設施，包括酒店、零售中心及豪華酒店，如四季酒店、半島酒店、嘉頓酒店及 landmark 大酒樓。此外，區內更有各式各樣的餐廳、咖啡館、酒廊及商店，進一步提升區內的吸引力。

### connectivity

Transportation facilities are superb with both Central and Island MTR lines within a 5 minute walk. Numerous bus routes run within walking distance to all areas of Hong Kong.

The Airport Express Service from nearby MTR Hong Kong Station offers a 23 minute direct service to the Hong Kong Airport (Kowloon Tsi) via Chai Che.

交通設施極為完善，中央及島綫地鐵站均在步行 5 分鐘之內。眾多巴士路線均位於步行距離之內，可直達香港各區。由鄰近的香港地鐵站乘搭機場快線服務，可直達香港機場（經柴池）只需 23 分鐘。

### description

131 Queen's Road Central is a prestigious, modern commercial building offering approximately 30,000 sq. ft. of high quality accommodation on lower ground, upper ground and 23 upper floors.

Completed in 1999, the design takes full advantage of its prominent position with facade onto Queen's Road Central and open views over "open town".

The office and leisure "pinger" with a central core providing a bank of four passenger lifts, principle staircase and hotel facilities.

The building has been fitted out to offer high quality specification and equipment with a combination of open plan and cellular offices, meeting rooms, meeting rooms on the lower ground, upper ground, 1st and 23rd floors, extensive retail parking facilities. Carpark (see also provided at the lower ground floor).

此物業位於皇后大道中，是一幢高尚、現代商業大廈，提供約 30,000 平方呎的高質素住宿單位，包括地庫、上層及 23 樓。

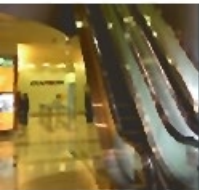
該物業於 1999 年完成，設計充分利用其顯赫位置，面向皇后大道中，並可俯瞰「開揚之景」。大廈設有辦公室及休閒「中心」，中央核心提供四部客用升降機、主要樓梯及酒店設施。大廈內設有高質素規格及設備，包括開放式及獨立辦公室、會議室、會議室、地庫、上層、1 樓及 23 樓，並設有零售停車位。停車場（另詳見地庫層）。

### major local buildings

- 1. EC 2
- 2. Bank Swire Hotel Hong Kong
- 3. Entertainment Building
- 4. The Centre

### major local business occupiers

- 1. Silver China Co. Ltd.
- 2. Haxton Properties Ltd.
- 3. Condo Shopping
- 4. Urban Gateway Authority
- 5. Morgan Stanley
- 6. HSBC
- 7. ING Bank
- 8. Citibank
- 9. JF Morgan
- 10. Standard Chartered
- 11. Aon



Prime location at the heart of Hong Kong's retail and financial district

04 unique opportunity

Floor	Usage	Plot Ratio Area (approx sq. ft.)
23/F	Mechanical Floor	-
20-22/F	Office	(93,446 x 3) 10,730
19/F	Office	3,679
3-18/F	Office	(93,704 x 8.16) 29,271
<b>Sub-Total</b>		<b>73,908</b>
2/F	Retail	4,731
1/F	Retail	3,613
LG/F (G/F)	Retail	5,472
LG/F	Retail & Carpark	2,579
<b>Sub-Total</b>		<b>16,795</b>
<b>Grand Total</b>		<b>90,703</b>

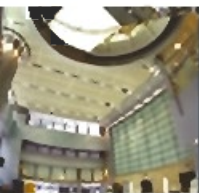
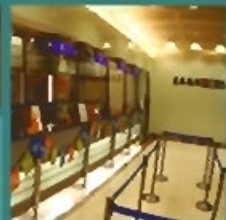
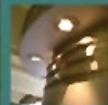
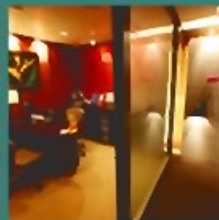
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The bank's "AA-" and "A+" credit ratings are among the highest in the Asia-Pacific region.

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Completed in 1995, the design takes full advantage of its prominent position.

## 06 accommodation highlights