

**For Rent: Lobby/Mezzanine Level Retail Space @ CIMB HUB, Jalan Sultan Ismail, Kuala Lumpur**

Located on Jalan Sultan Ismail, CIMB Hub—formerly known as Kenanga International—offers 360,000 sq. ft. of net lettable space across 22 floors, plus a 3 ½ level podium annex. With a current occupancy rate of 70%, the building houses over 2,500 staff members, based on a ratio of 100 sq. ft. per person. This ensures strong visibility and foot traffic for businesses operating within the building.

Strategically positioned, CIMB Hub features dual frontage access, providing seamless connectivity to iconic destinations like KLCC and Pavilion KL via a sheltered walkway. The building is also conveniently close to three major LRT/MRT stations, with Jalan Sultan Ismail's bus stops just a 5-minute walk away. The Raja Chulan Monorail, Bukit Bintang MRT, and KLCC LRT stations are all within comfortable walking distance. For those driving, major expressways such as AKLEH, Maju Expressway (MEX), and Lebuhraya Sultan Iskandar offer easy access.

CIMB Hub is well-equipped with 634 parking spaces, advanced turnstile card access, centralized air-conditioning, a welcoming lobby, a cafeteria, and a surau.

AVAILABLE SPACE	SIZE sq. ft.	FURNISHING	RENTAL RATE	RENTAL, MYR	REMARKS
<b>PODIUM BLOCK</b>					
Ground Floor	5,387	Bare Retail unit	MYR 10.00	MYR 53,870	Medical Centre/Showroom/Banking/Dining
<b>TOWER BLOCK</b>					
Ground Floor	1,393	Bare unit	MYR 8.00	MYR 11,144	Clinics; Dentist; Logistic Services
Mezzanine Floor	8,474	Bare unit	MYR 6.00	MYR 50,844	Can be sub-divided into smaller space



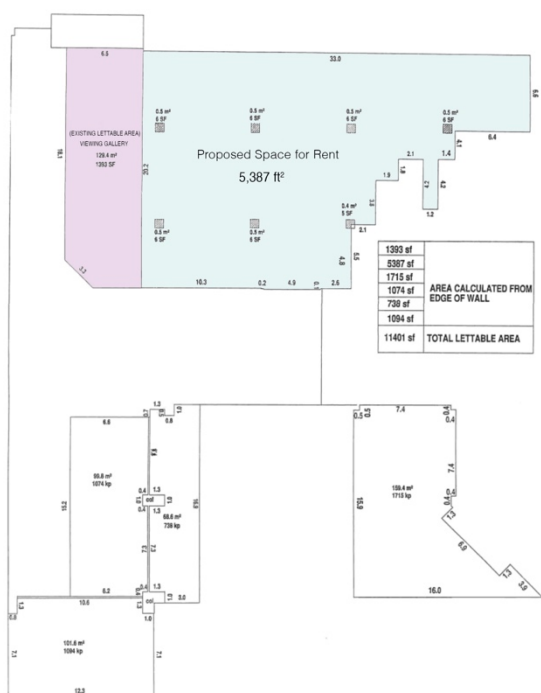
## From the desk of Amy Ho

### Ground Floor Podium Block I 5,387 ft<sup>2</sup>

Rental : MYR 53,879/month | MYR 10/ft<sup>2</sup>

Size : 5,387 ft<sup>2</sup>

Remarks : This unit is prominently located at the entrance, to the right of CIMB Hub, facing the main road, Jalan Sultan Ismail. It's ideal for a high-end restaurant, showroom, premium banking hall, or medical center.





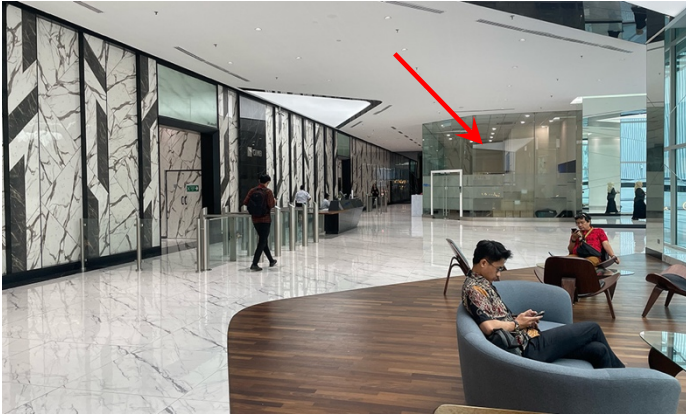
*From the desk of Amy Ho*

**Ground Floor Tower Block | 1,393 ft<sup>2</sup>**

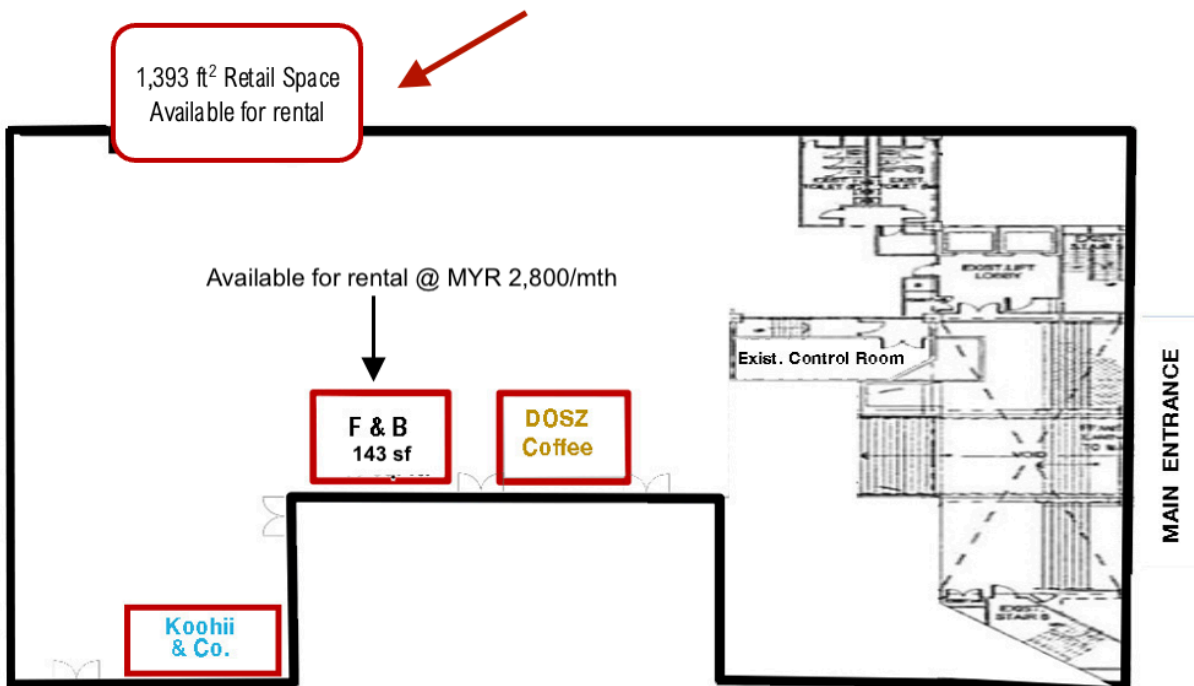
Rental : MYR 11,144 month | MYR 8.00/ft<sup>2</sup>

Size : 1,393ft<sup>2</sup>

Remarks : This unit is located directly facing the lift in the Ground Floor Lobby, making it an ideal spot for a clinic, convenience store, or logistics company.



**FLOOR PLAN**



**Mezzanine Floor Tower Block | 8,474 ft<sup>2</sup>**

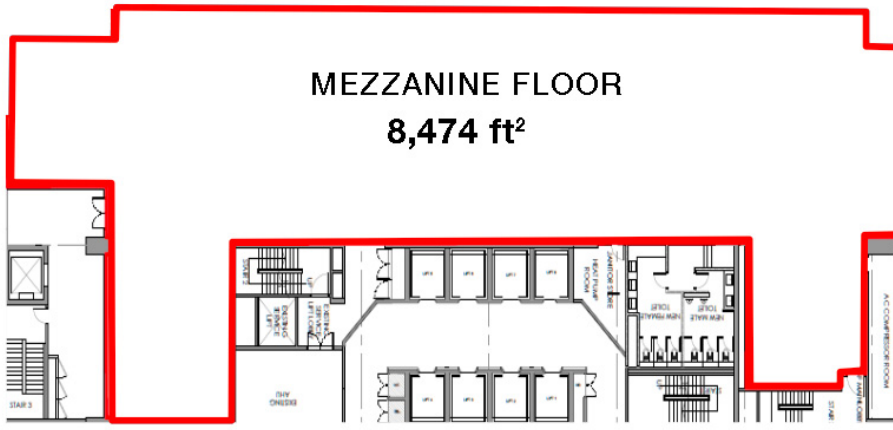
*From the desk of Amy Ho*

Rental : MYR 50,844/month | MYR 6.00/ft<sup>2</sup>

Size : 8,474 ft<sup>2</sup>

Remarks : This unit is located facing Jalan Perak and best suited for a Gym, Spa & Wellness Centre or Restaurants

### View of Jalan Perak



### View of Jalan Sultan Ismail

