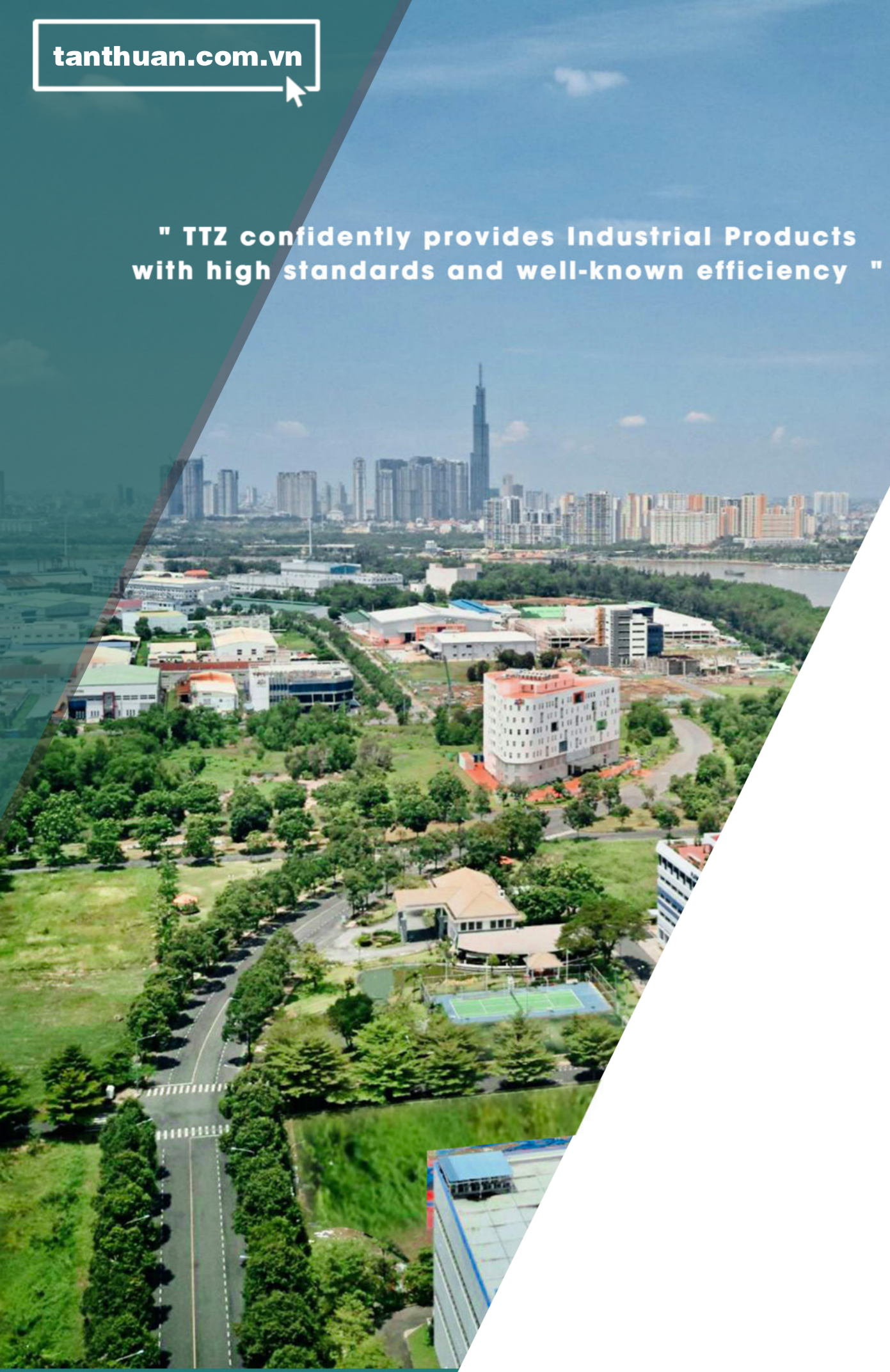



" TTZ confidently provides Industrial Products with high standards and well-known efficiency "



INCUBATION CENTER BUILDING C



 Tan Thuan Export Processing Zone, Tan Thuan Dong Ward, District 7, HCMC, Vietnam

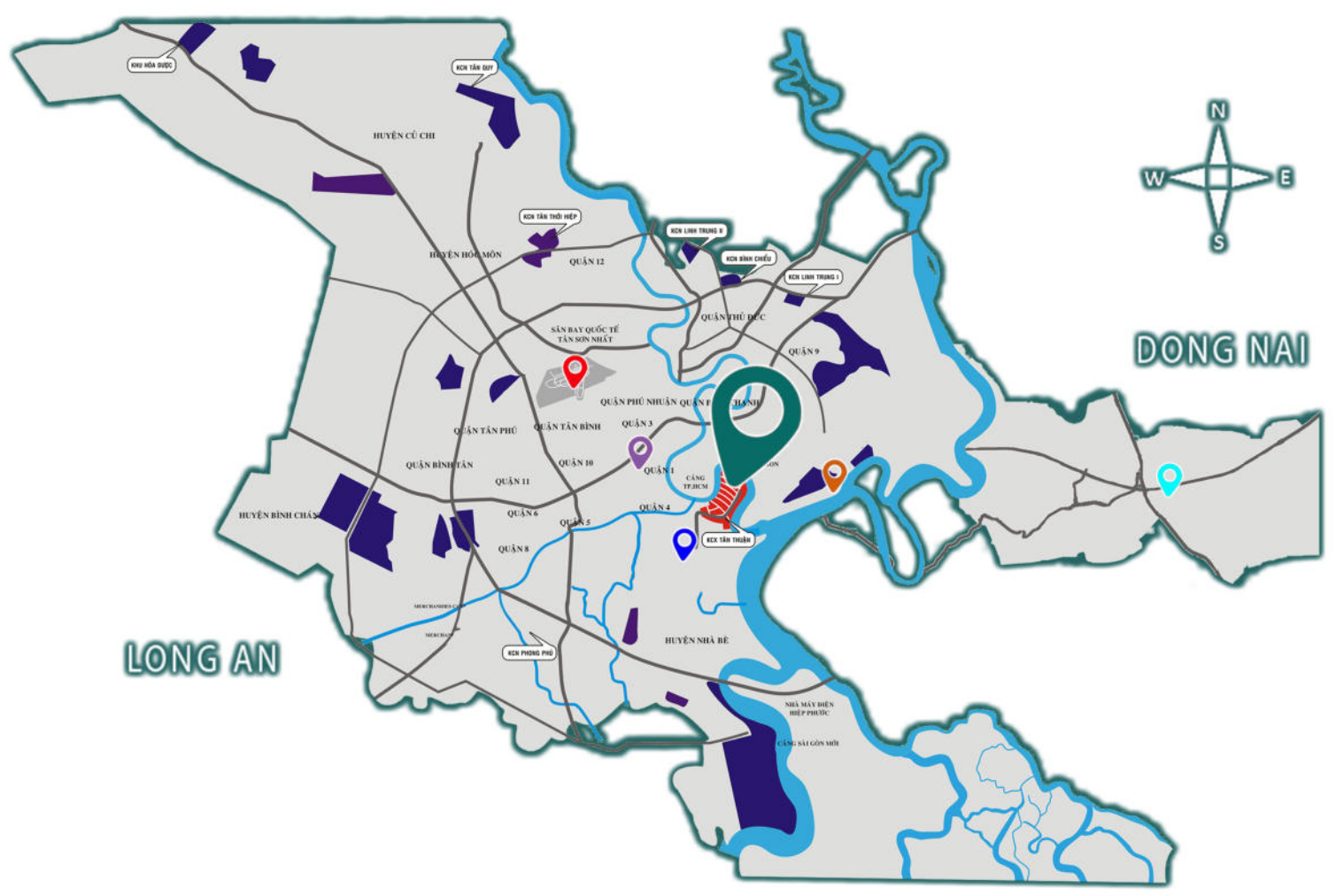
 028 3770 1777 / 1888 ; 0901 821 669

 marketing@tanthuan.com.vn



Tan Thuan Corporation (**TTC**) presents the new product: Office Building C, located at the entrance of Tan Thuan Export Processing Zone, District 7, HCMC, surrounded by green spaces and lots of public facilities.

Building C - **16 floors**, is a modern design and a premium selection, bringing the ultimate working environment for the enterprises.



ADVANTAGES

- Convenient Traffic: **4km** to District 1, **2km** to Phu My Hung, **8km** to District 2, **12km** to Tan Son Nhat International Airport and **48km** to Long Thanh Airport
- Abundant, high educated and qualified labor resources in HCMC
- One Stop Service- license procedure is supported by **HEPZA**
- International standard Building Management
- Diverse and civilized business community



📍 Tan Thuan Export Processing Zone

- 📍 Phu My Hung (**2 km**)
- 📍 District 1 (**4 km**)
- 📍 Cat Lai port (**8 km**)
- 📍 Tan Son Nhat airport (**12 km**)
- 📍 Long Thanh International airport (**48 km**)



INCENTIVES

- Connecting the investors with HEPZA & Enterprises Support Center for license & different issues' consultancy
- Tax exemption for 4 years & 50% tax discount for the next 9 years, exclusively for Science and Technology Enterprises



The current Building A,B - Incubation Center

INFRASTRUCTURE & PUBLIC FACILITY

Tan Thuan Zone:

- Stable, high power electricity (up to **120 MW**, able to be increased upon requests)
- Huge water capacity (**35,000 m³/day**), backup resource from TTZ backup water tank (**2000m³**)
- High speed internet cable infrastructure & data centers from top telecommunication companies in Vietnam such as FPT, VNPT, CMC etc. are all presented in TTZ
- Clinics and Recreation Center
- Modern and accomplished Firefighting station

Phu My Hung new city center:

A wonderful living environment includes premium facilities such as villas, luxury apartments, FV International Hospital, Saigon Exhibition and Convention Center (SECC), department stores, national and international universities.



PRODUCT DETAILS

FLOOR INFORMATION

- Leasable area: ~ 660m² - 940m² / floor
- Loading Capacity:
 - + 1st - 4th floor: 400kg/m²
 - + 5th - 16th floor: 250kg/m²
- Height (floor to floor): approximately 3.8m

GENERAL PLANNING

- Attracting high-tech, services, trade, software, R&D enterprises, etc.
- Modern architecture, surrounded by green space
- Solid concrete structure
- Ultimate parking utility
- Convenience stores, cafes, canteens and restaurants, etc.



COMPREHENSIVE INFRASTRUCTURE & FACILITIES

- Completed gypsum ceilings with the lighting system
- White-painted walls, rough floors without tiles
- Empty Premises to facilitate fit-outs
- Standard telecommunication system with one electrical cabinet per floor
- VRV air conditioning system for each floor/unit
 - Floors 7-8-9 are divided into 4 Units and the remaining floors are divided into 2 Units.
- Automatic Fire Fighting system
- CCTV system for public area
- Integrated service and passenger elevators



GOLDEN LOCATION
in the heart of the city



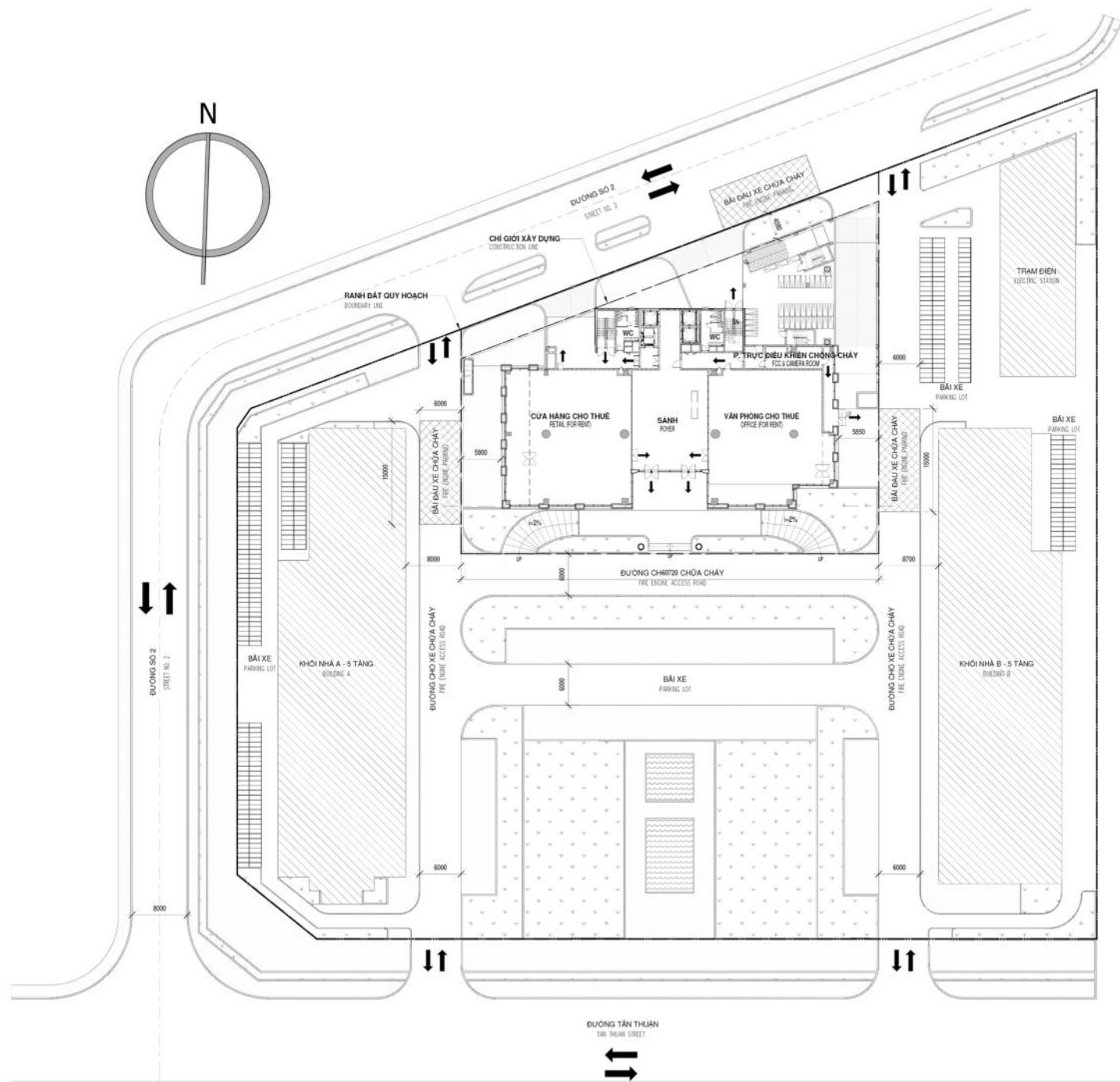
MANAGEMENT
Professional

ARCHITECTURE
Modern



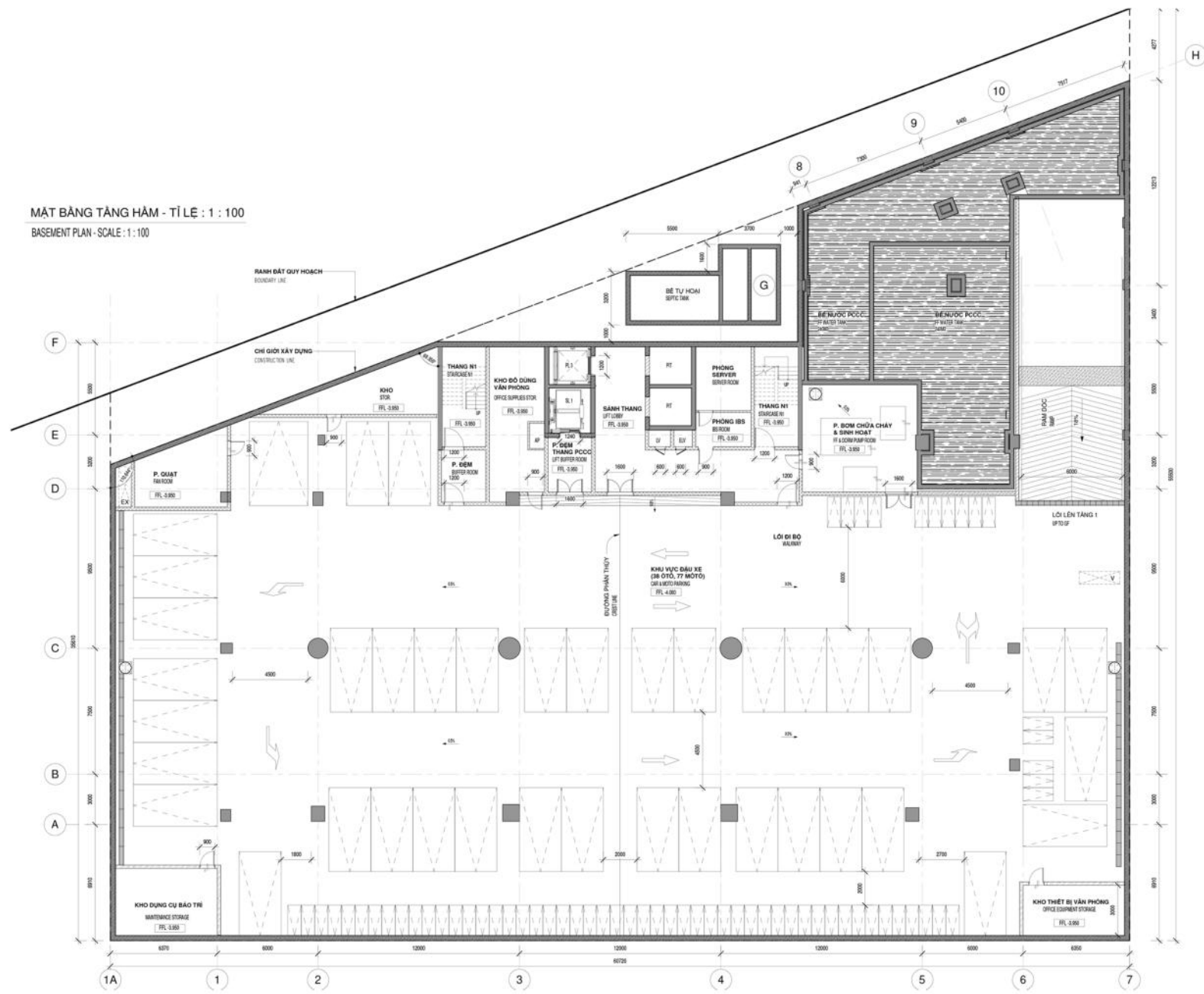
ENTERPRISES
Growth business ecosystem

PREMISES DRAWINGS



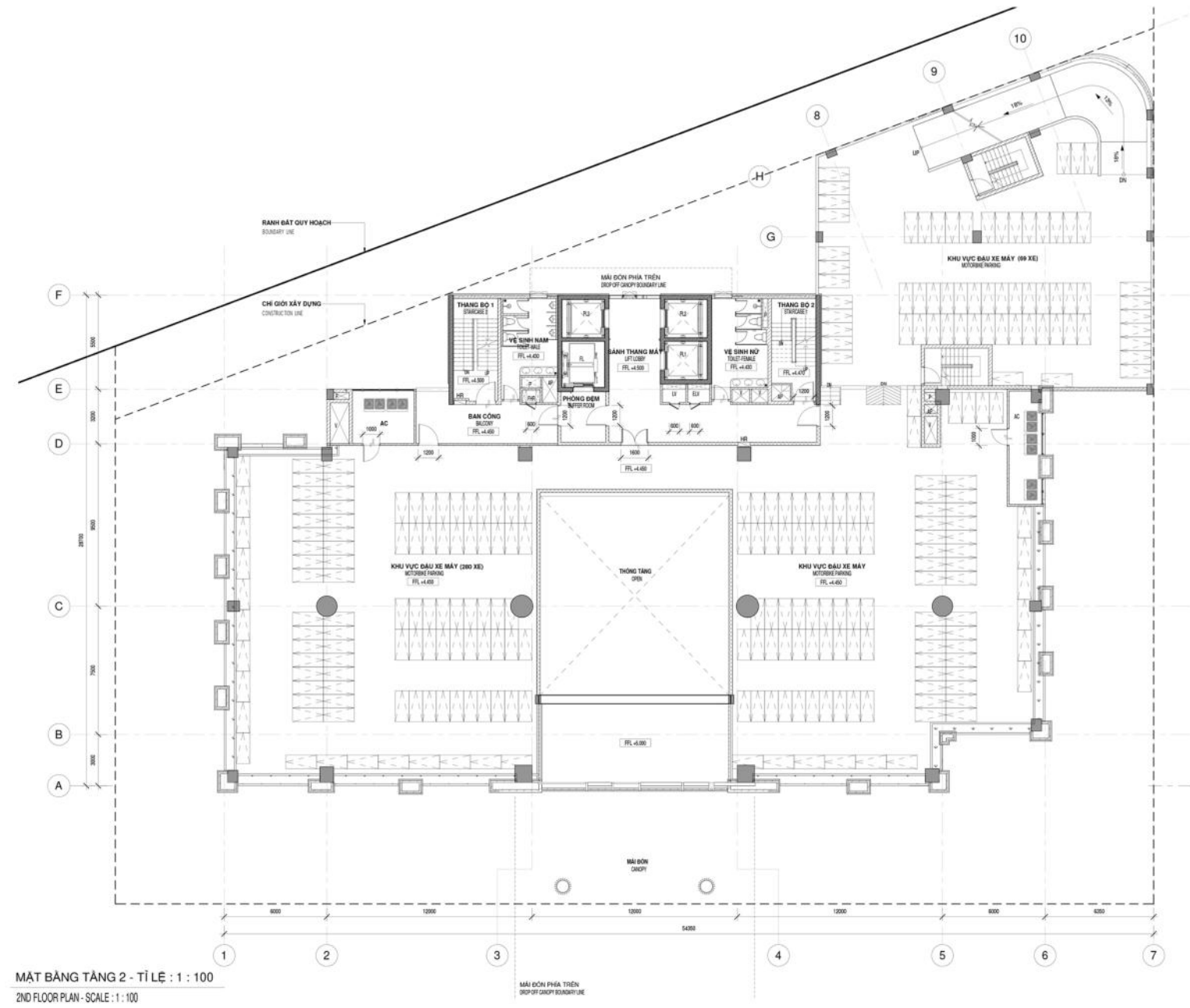
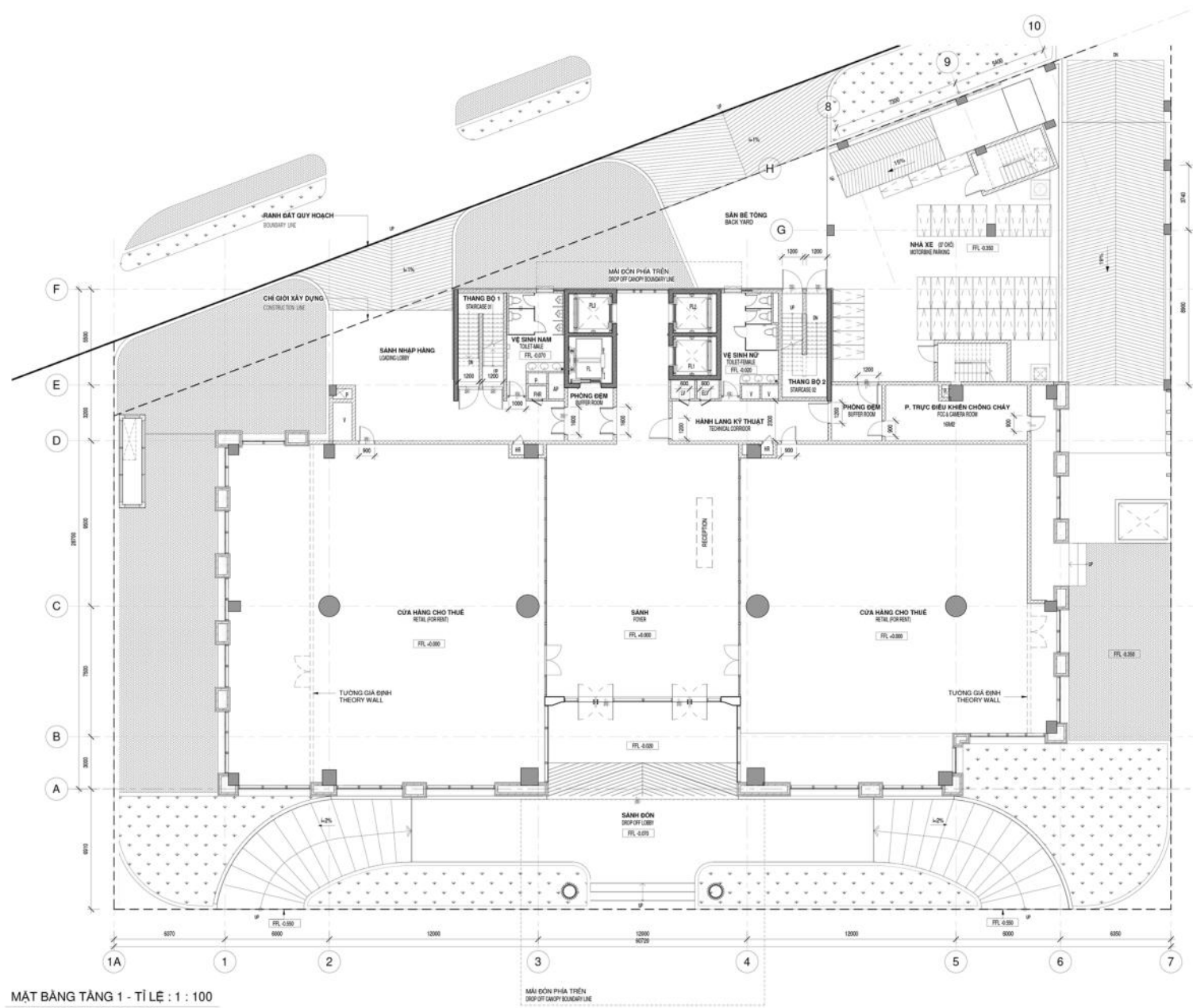
MẶT BẰNG TỔNG THỂ TẦNG 1 - TỈ LỆ : 1 : 300
GROUND FLOOR - MASTER PLAN - SCALE : 1 : 300

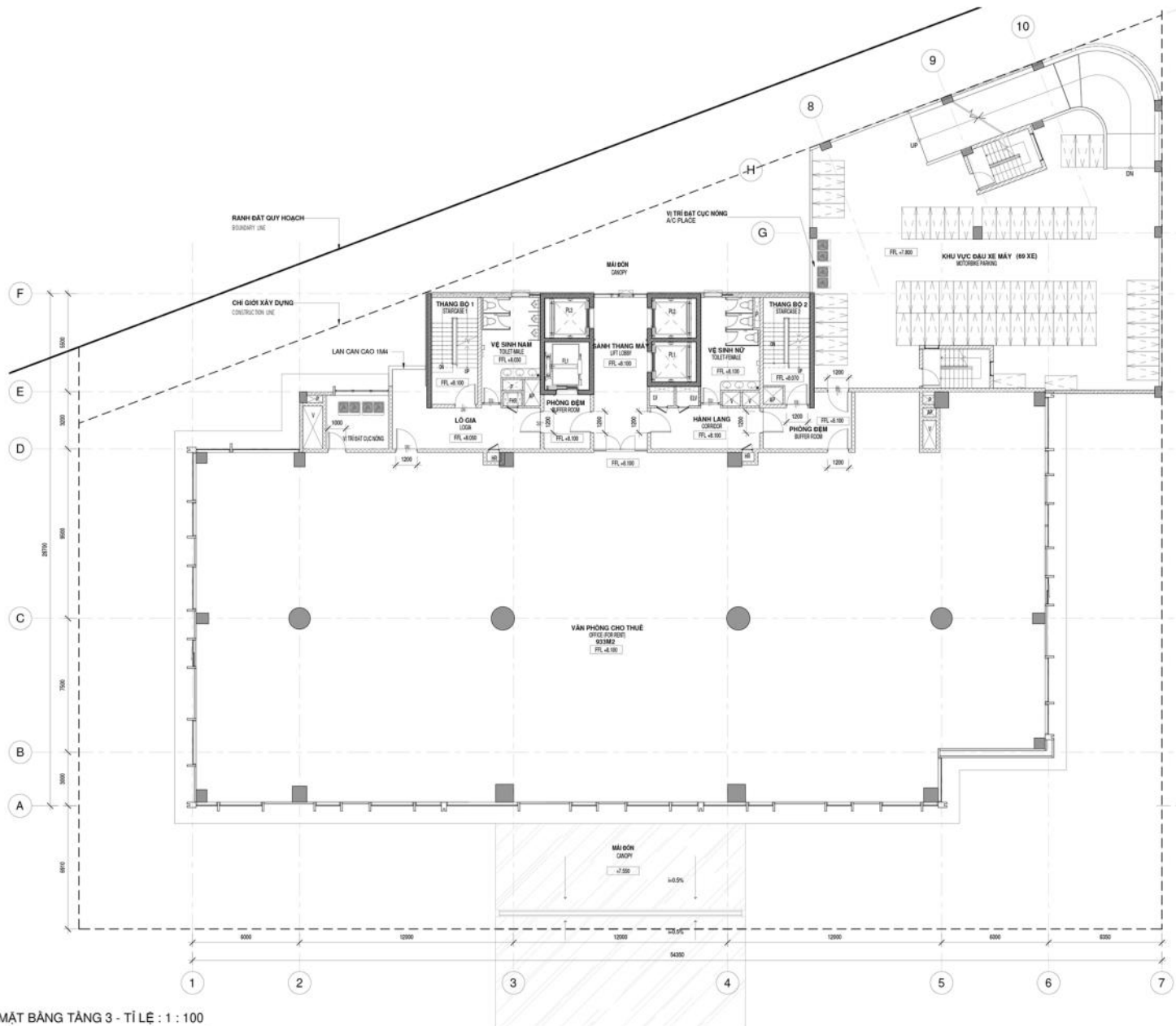
GHI CHÚ:
 [Hatched Box] CÔNG TRÌNH HIỆN HỮU/ EXISTING
 [Arrow] LƯƠNG GIAO THÔNG/ TRAFFIC



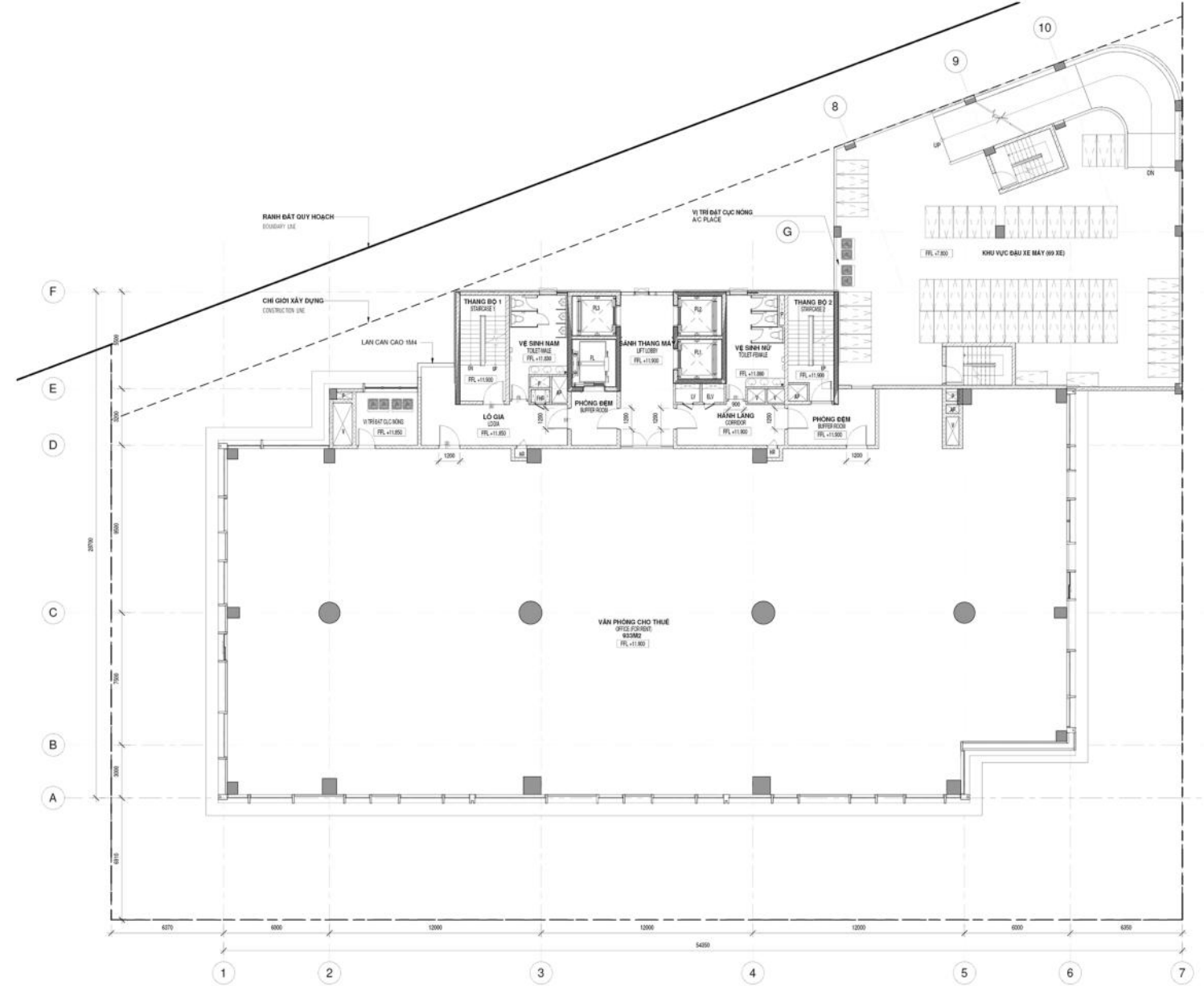
MẶT BẰNG TẦNG HẦM - TỈ LỆ : 1 : 100
BASEMENT PLAN - SCALE : 1 : 100

PREMISES DRAWINGS

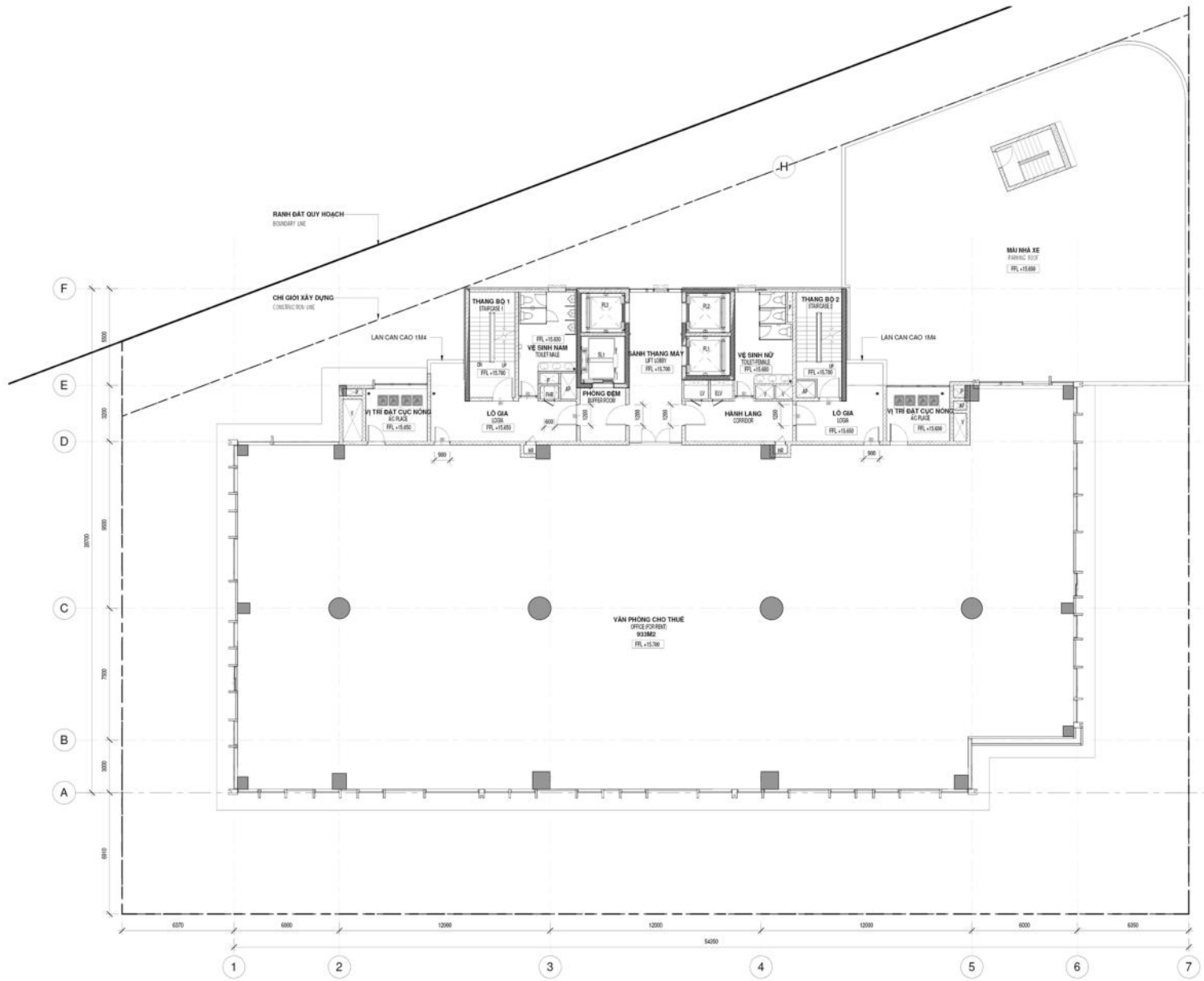




MẶT BẰNG TẦNG 3 - TỶ LỆ : 1 : 100
3RD FLOOR PLAN - SCALE : 1 : 100

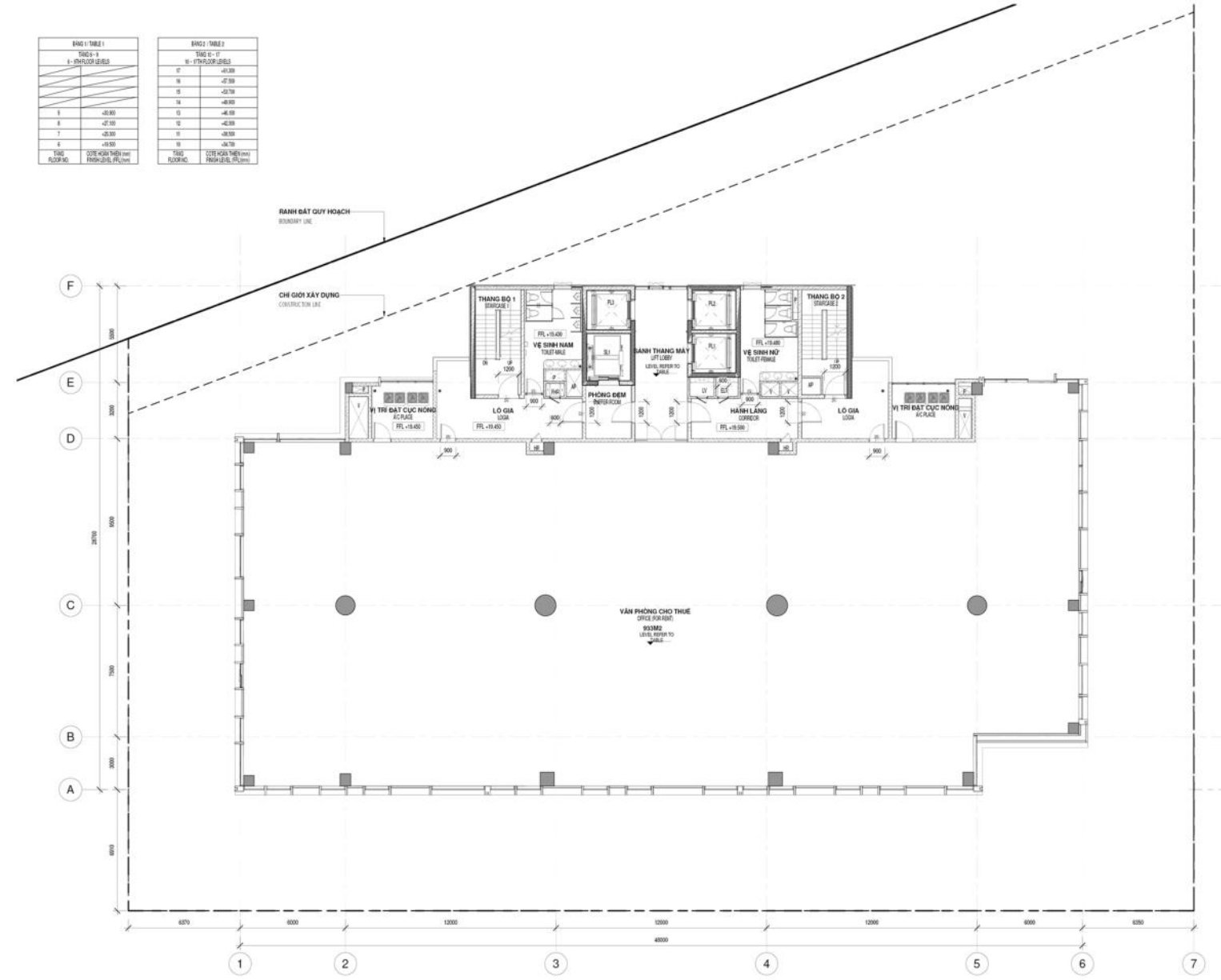


MẶT BẰNG TẦNG 4 - TỶ LỆ : 1 : 100
4TH FLOOR PLAN - SCALE : 1 : 100



MẶT BẰNG TẦNG 5 - TỈ LỆ : 1 : 100
5TH FLOOR PLAN - SCALE : 1 : 100

BẢNG 1 (TẦNG 5)		BẢNG 2 (TẦNG 6-17)	
TẦNG 5 - 1 - PHÒNG CHỖ ĐÓNG		TẦNG 6-17 - PHÒNG CHỖ ĐÓNG	
1	-0.00	1	-0.00
2	-0.50	2	-0.50
3	-1.00	3	-1.00
4	-1.50	4	-1.50
5	-2.00	5	-2.00
6	-2.50	6	-2.50
7	-3.00	7	-3.00
8	-3.50	8	-3.50
9	-4.00	9	-4.00
10	-4.50	10	-4.50
11	-5.00	11	-5.00
12	-5.50	12	-5.50
13	-6.00	13	-6.00
14	-6.50	14	-6.50
15	-7.00	15	-7.00
16	-7.50	16	-7.50
17	-8.00	17	-8.00
18	-8.50	18	-8.50
19	-9.00	19	-9.00
20	-9.50	20	-9.50
21	-10.00	21	-10.00
22	-10.50	22	-10.50
23	-11.00	23	-11.00
24	-11.50	24	-11.50
25	-12.00	25	-12.00
26	-12.50	26	-12.50
27	-13.00	27	-13.00
28	-13.50	28	-13.50
29	-14.00	29	-14.00
30	-14.50	30	-14.50
31	-15.00	31	-15.00
32	-15.50	32	-15.50
33	-16.00	33	-16.00
34	-16.50	34	-16.50
35	-17.00	35	-17.00
36	-17.50	36	-17.50
37	-18.00	37	-18.00
38	-18.50	38	-18.50
39	-19.00	39	-19.00
40	-19.50	40	-19.50
41	-20.00	41	-20.00
42	-20.50	42	-20.50
43	-21.00	43	-21.00
44	-21.50	44	-21.50
45	-22.00	45	-22.00
46	-22.50	46	-22.50
47	-23.00	47	-23.00
48	-23.50	48	-23.50
49	-24.00	49	-24.00
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51	-25.00	51	-25.00
52	-25.50	52	-25.50
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55	-27.00	55	-27.00
56	-27.50	56	-27.50
57	-28.00	57	-28.00
58	-28.50	58	-28.50
59	-29.00	59	-29.00
60	-29.50	60	-29.50
61	-30.00	61	-30.00
62	-30.50	62	-30.50
63	-31.00	63	-31.00
64	-31.50	64	-31.50
65	-32.00	65	-32.00
66	-32.50	66	-32.50
67	-33.00	67	-33.00
68	-33.50	68	-33.50
69	-34.00	69	-34.00
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71	-35.00	71	-35.00
72	-35.50	72	-35.50
73	-36.00	73	-36.00
74	-36.50	74	-36.50
75	-37.00	75	-37.00
76	-37.50	76	-37.50
77	-38.00	77	-38.00
78	-38.50	78	-38.50
79	-39.00	79	-39.00
80	-39.50	80	-39.50
81	-40.00	81	-40.00
82	-40.50	82	-40.50
83	-41.00	83	-41.00
84	-41.50	84	-41.50
85	-42.00	85	-42.00
86	-42.50	86	-42.50
87	-43.00	87	-43.00
88	-43.50	88	-43.50
89	-44.00	89	-44.00
90	-44.50	90	-44.50
91	-45.00	91	-45.00
92	-45.50	92	-45.50
93	-46.00	93	-46.00
94	-46.50	94	-46.50
95	-47.00	95	-47.00
96	-47.50	96	-47.50
97	-48.00	97	-48.00
98	-48.50	98	-48.50
99	-49.00	99	-49.00
100	-49.50	100	-49.50



MẶT BẰNG TẦNG 6 - 17 - TỈ LỆ : 1 : 100
6TH - 17TH FLOOR PLAN - SCALE : 1 : 100