

MILLENNIUM CENTENNIAL CENTER

Where Business Flourish

BUILDING QUICK FACT

- Premium Building
- Leasable Area: 93,900 Sqm semi-gross
- 53 Storey Building
- Prime Location - Sudirman
- Typical Floor Plate 1,787 – 1,842 Sqm semi-gross
- Building Operation - March 2019
- Green & Smart Building
- 4.500 sqm Astonishing Garden
- The Winner of Best Landscape Architectural

Design, Indonesia Property Award 2017

- Design by World Renowned Architect
- Developed by PT. Permata Birama Sakti



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THE DEVELOPER

Permata Birama Sakti is one of the Indonesian largest commercial real estate developer, with more than 20 years of experience. The group has managed prestigious portfolio developments of commercial office, hotel, shopping mall, luxury apartments and township development.

Our successful commercial office building project includes:

Millennium Centennial Center (2019) – 93,900 Sqm

Centennial Tower (2016) – 100,000 sqm

Sahid Sudirman Center (2015) – 138,000 Sqm

Equity Tower (2010) – 86,000 Sqm

Pacific Place (2008) – 530,000 Sqm

Sudirman Plaza (2006) – 80,000 Sqm

Plaza Asia (2005) – 26,000 Sqm

Plaza Mutiara (1998) – 18,000 Sqm

CIMB Niaga Plaza & Sequis Tower (1991) – 42,500 Sqm

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BUILDING INFORMATION

General Building Information

Total Area : 1 Ha

Total Building Area : +/- 150,000 sqm semi-gross

Total Leasable Area : +/- 93,900 sqm semi-gross

Typical Office Floor Size : +/- 1,787 - 1,842 sqm semi-gross

Number of Office Level : 66 floors (Marketing Floor)

Low Zone : G -31st

High Zone : 33rd - 66th

Parking Structure : 6 levels of basement parking

Total Parking Area : +/- 1000 lots car parking basement

Eating Place & 556 lots motorcycle parking available at separate building within the same complex

Floor to Ceiling Height :

Ground Floor : 9 m

Typical Floor : 3m

Floor Loading Capacity : 250 kg /sqm (typical office)

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BUILDING INFORMATION

Safety and Security System:

Automation Fire Alarm, Smoke & Heat Detector, Sprinkler System, 2 units of Emergency Stairs with Pressurizing Fan, Fire Hoses and Extinguishers every floor
CCTV and 24 hour Security Guards, Door Monitoring, Guard Tour Monitoring

Air Conditioning : Mitsubishi VRF System, 8 zones/floor

Power Supply:

PLN 10,000 KVA, +/-110 VA per sqm
100% power back-up system

IT & Telecommunication:

Telephone Lines, TV & Fiber Optic Internet (Smart Building System)

Building Automation System:

Integrated computerized system : Central Alarm, Public AC, Public Lightning, Ventilation Fire Protection, Elevator System

Structural:

Foundation : Bore pile and 3 meters thickness of massive concrete
Basementt Wall : Diafragma Wall
Upper : Reinforced concrete core wall in center and Columns in perimeter
Floor : Reinforced concrete slab and beam

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BUILDING INFORMATION

Lift Information:

Elevators : OTIS Double Decker High Speed

Low Zone : 12 units, 24 passengers (GF - 31st)

High Zone : 12 units, 24 passengers (33rd - 66th)

Executive : 1 unit, 24 passengers, every floor

Service : 2 units, 21 passengers, every floor

Parking : 3 units, 20 passengers (GF – Basement 6)

Disable : 1 unit (GF - MZ)

Garden Service/Fire Elevator : 1 unit (B1 - B6)

Main Lobby Escalator : 2 units, connecting Ground & Mezzanine floor

Podium Escalator : 2 units, connecting Garden & Basement 1

Other Facilities :

Public Toilets : Every floor, TOTO Apricot washlet and Long Body Urinal

Executive Toilet : Every floor, TOTO Neorest washlet and Long Body Urinal

Public Pantry : Every office floor

Janitor and Ablution : Every office floor

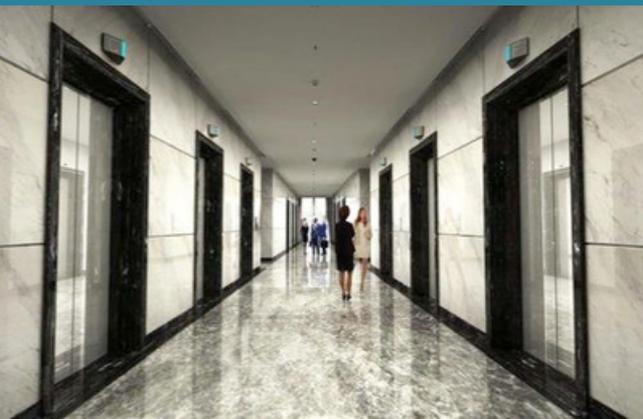
Nursery Room : Ground Floor & Refugee Floor

Mosque : behind the main building within walking distance less than 30 m

Helipad : available at the rooftop

MILLENNIUM CENTENNIAL CENTER

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BUILDING INFORMATION

Building Finishing

Main Lobby :

Floor : Imported marble

Walls : imported marble & clear suspended glass

Ceiling : Painted fibrous gypsum with specific ceiling design

Automatic Sliding Doors : clear tempered glass

Common Corridor :

Floor : imported marble

Walls : imported marble

Ceiling Ground : painted fibrous gypsum with cove lights design

Ceiling Typical : painted gypsum board with drop ceiling design

Office Suite :

Floor : concrete bare finished

Ceiling of Office : Bare or Complete ceiling system

Divider Wall : gypsum drywall with wire mesh inside, painted finished

Window Stool : gypsum board, painted finishing

Curtain Wall : double reflective glass (8-12-8 mm)
with powder coating aluminum frames

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SITE PLAN

4,500 sqm garden landscape
The Winner of Best Landscape
Architectural Design

Indonesia Property Award 2017



Jalan Sudirman
Main Road

MCC main
exit gate

MCC main
entrance gate

Pedestrian
Path

MCC rear access
exit gate

Jalan
Komando Raya

MCC Lobby
drop-off

MCC rear access
entrance gate

1. Entrance
2. Seating Area with Flower Pot
3. Open Lawn
4. Sculpture
5. Exit
6. Lower Plaza
7. Staircase to Basement Car park
8. Water Feature
9. Access Ramp Step Up To Upper Plaza
10. Upper Plaza
11. Access to Basement Car park
12. Access from Basement Car park
13. Water Feature Wall
14. Building Drop Off
15. Carraig way
- 16.

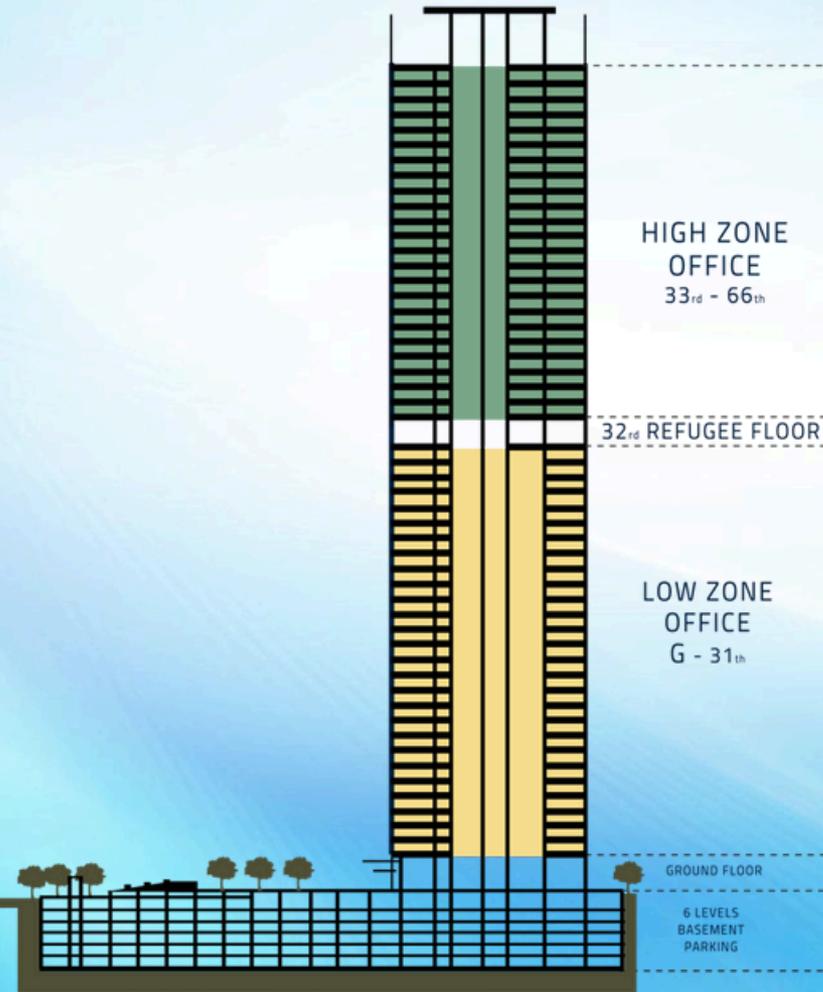


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LOW ZONE OFFICE | G – 31th
Semigrass: +/-1,787 sqm

FLOOR PLAN

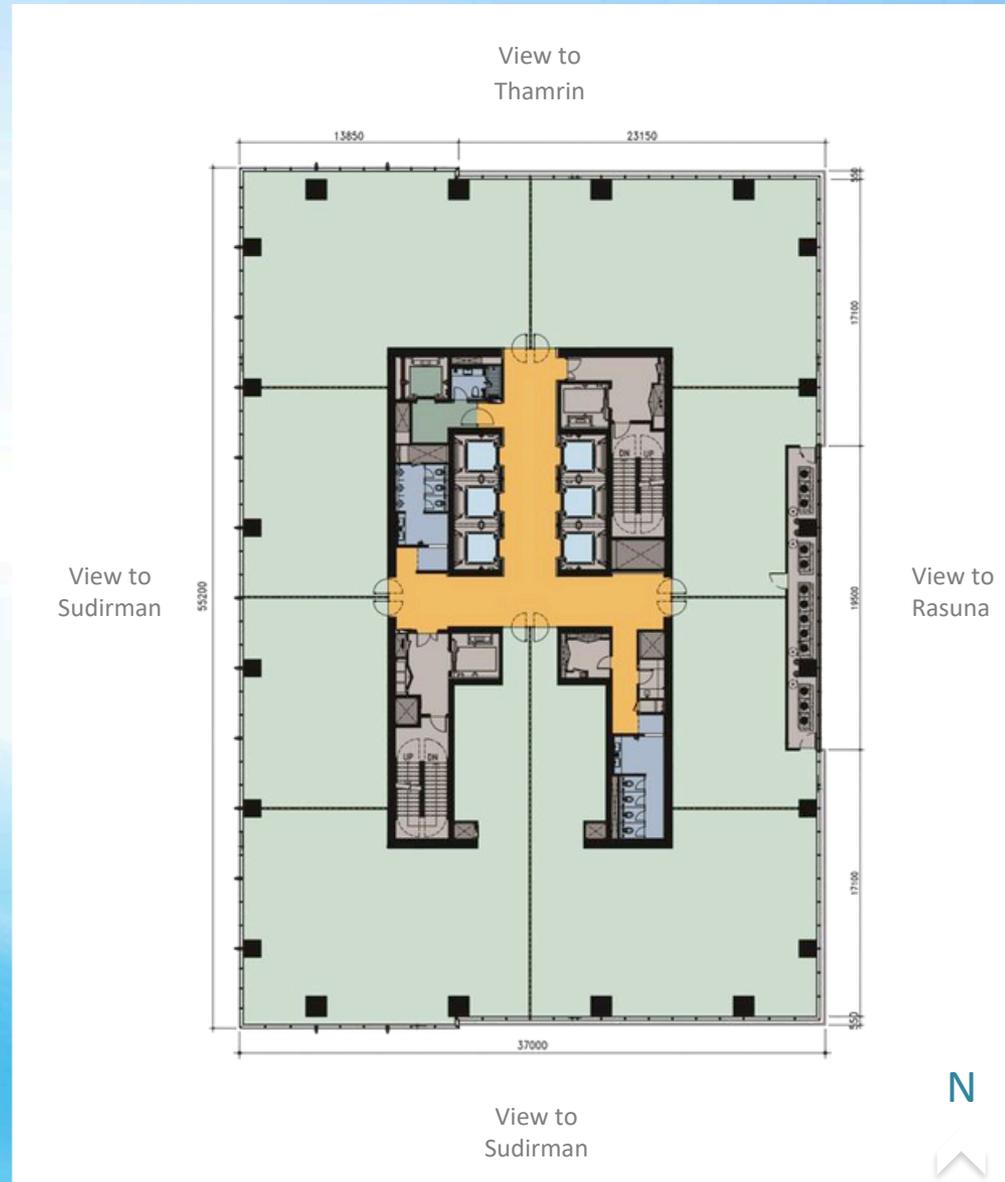
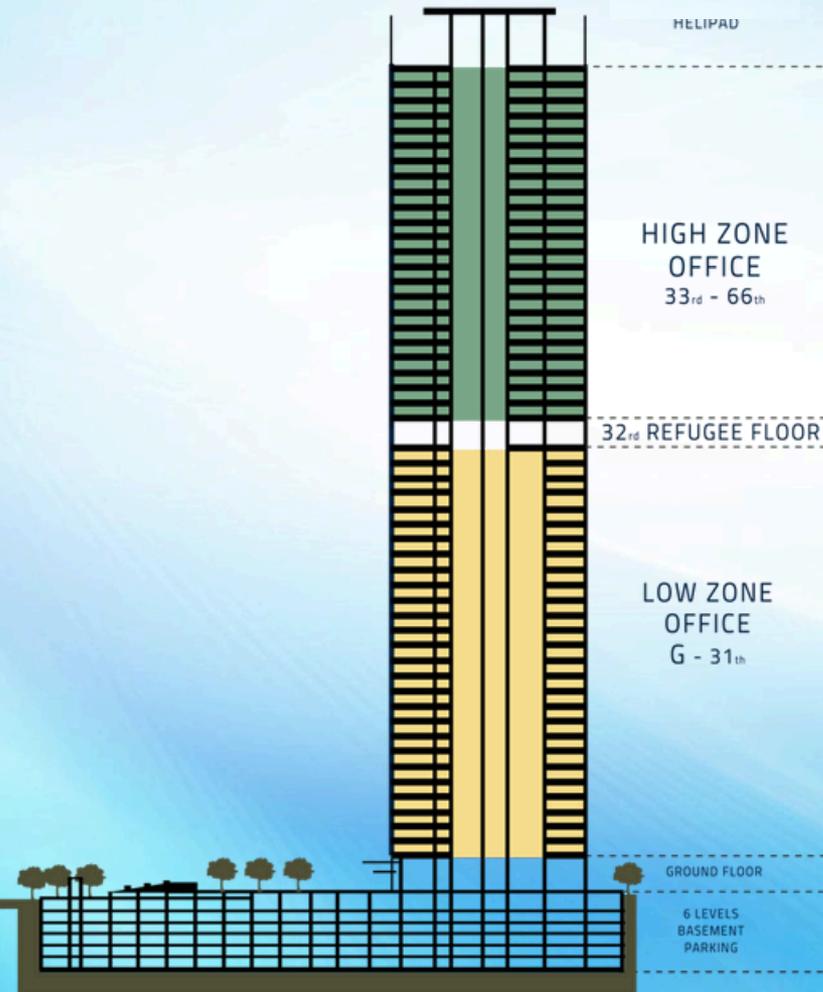


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HIGH ZONE OFFICE | 33rd - 66th
Semigross: +/-1,842 sqm

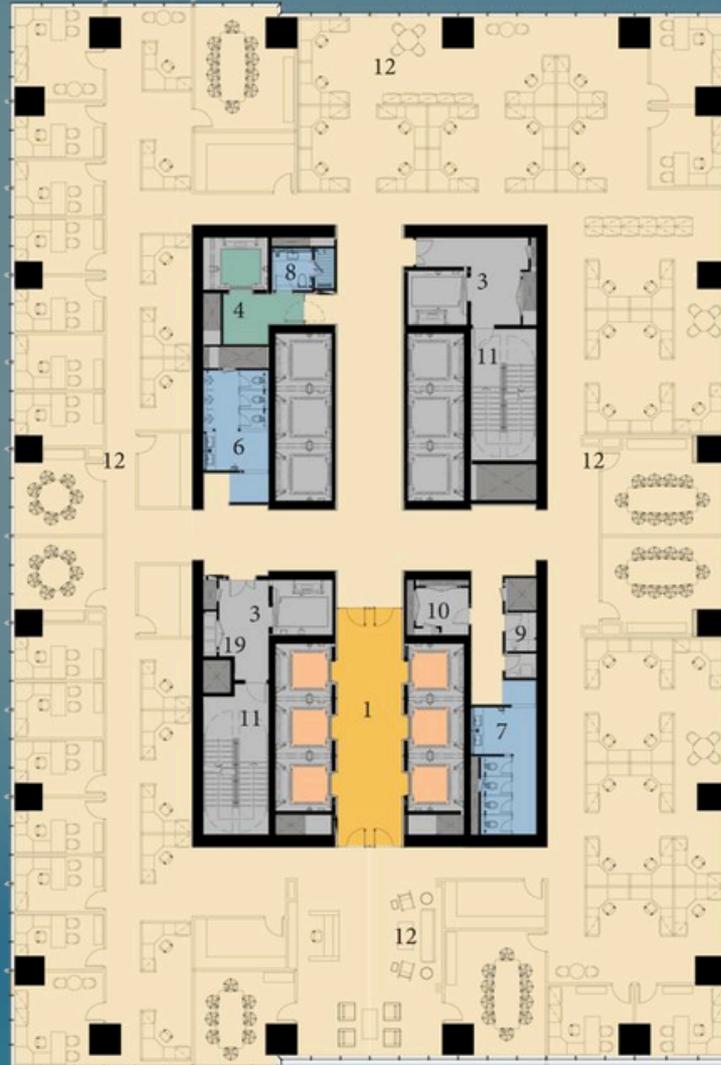
FLOOR PLAN



MILLENNIUM CENTENNIAL CENTER

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SPACE PLANNING SINGLE TENANT

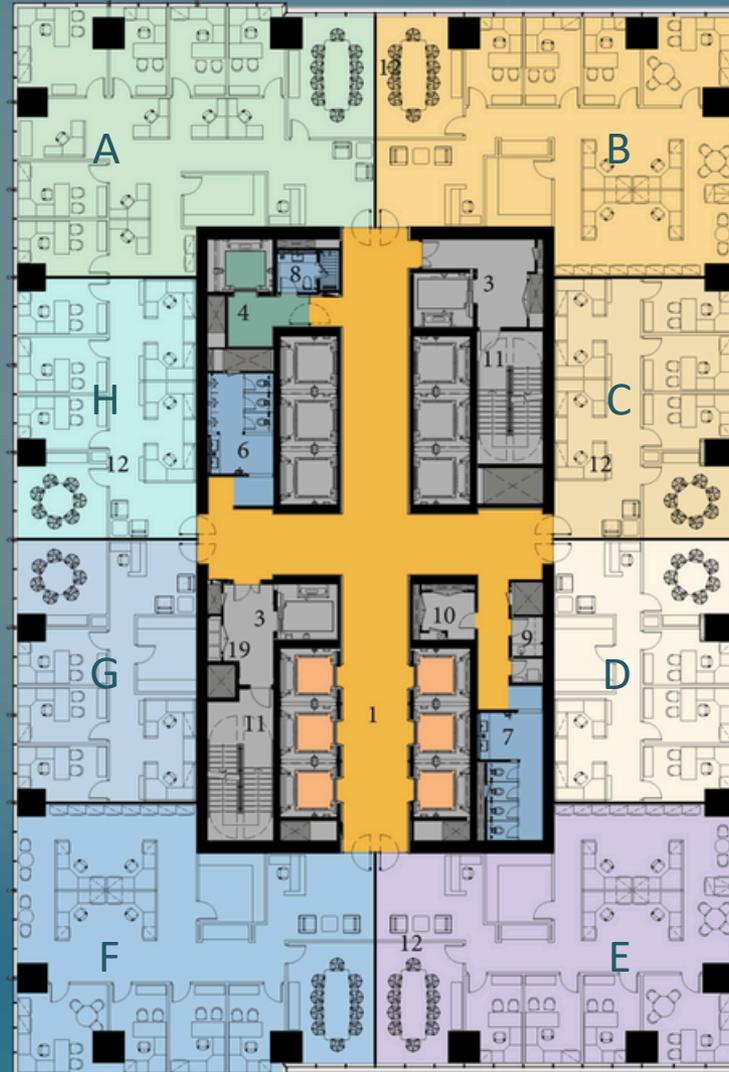


1. Low Zone Lift Lobby High
2. Zone Lift Lobby Service /
3. Fireman's Lift Lobby
4. Executive Lift Lobby Parking
5. Lift Lobby Men's Toilet
6. Women's Toilet Executive /
7. Accessible Toilet Pantry
8. Mechanical Fire stair Office
9. Space Security Drop-Off Main
10. Lobby Lobby Lease Space
11. Tenant Lift Shuttle Lift Janitor
12. Fire Command
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

MILLENNIUM CENTENNIAL CENTER

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SPACE PLANNING MULTI TENANT



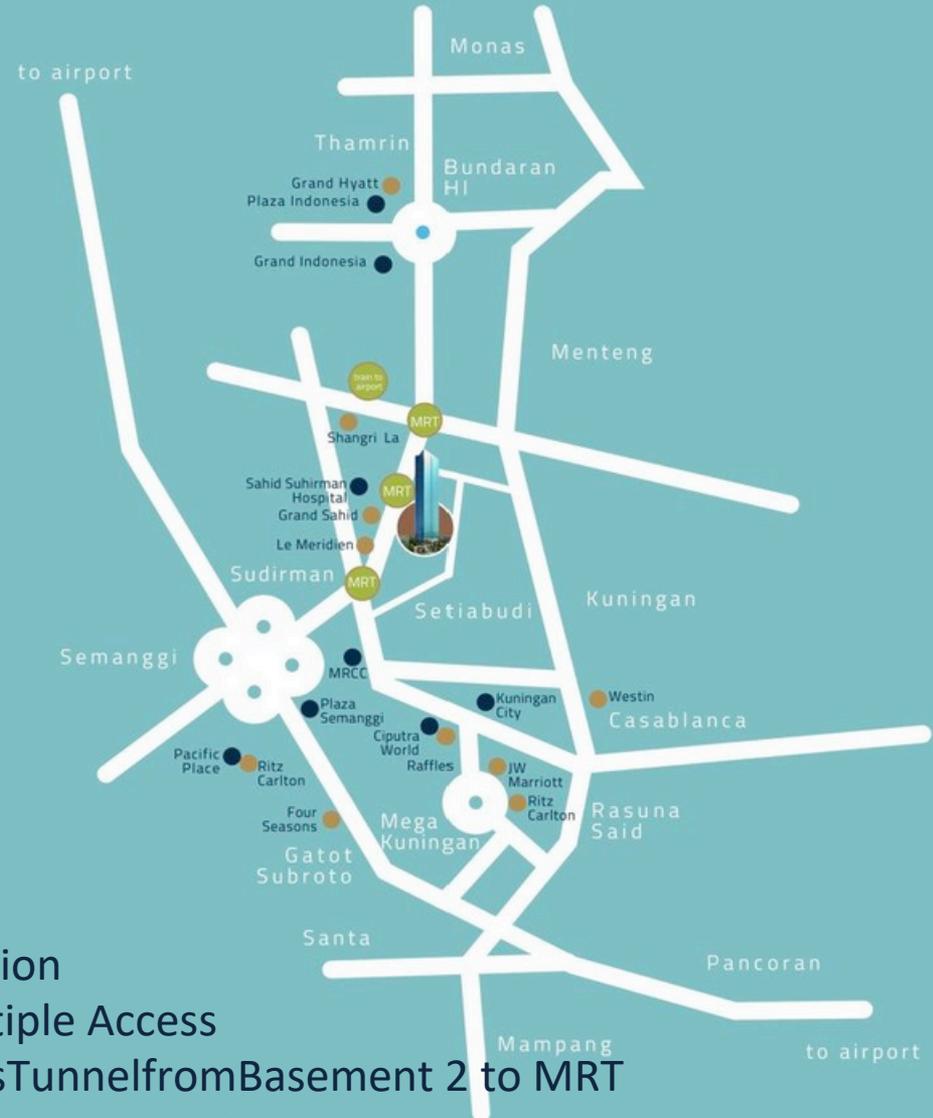
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STRATEGIC LOCATION

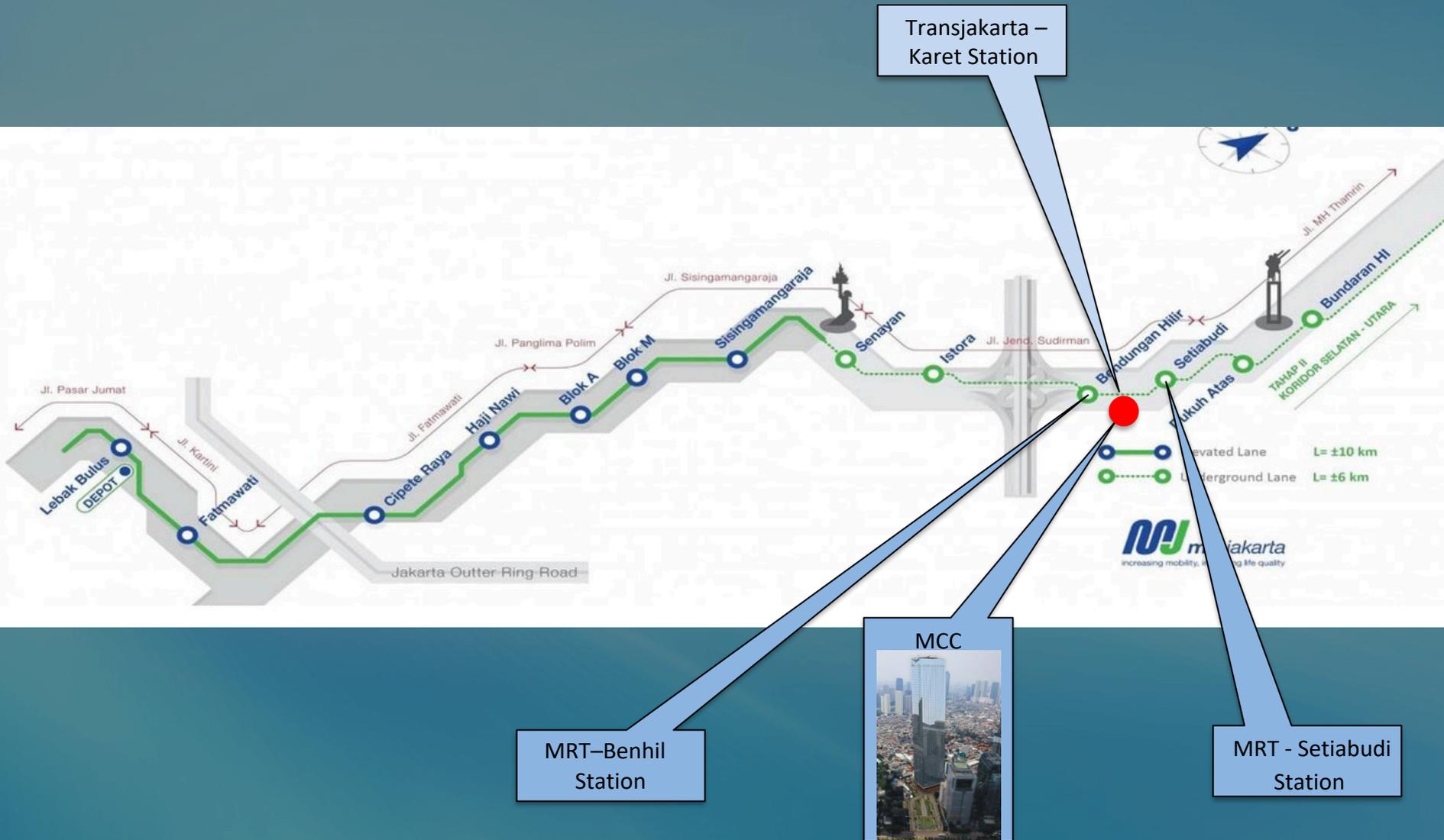


- Prime Location
- Easy & Multiple Access
- Direct Access Tunnel from Basement 2 to MRT
- Easy Access to Airport & Toll Road

MILLENNIUM CENTENNIAL CENTER

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PUBLIC TRANSPORTATION



COMMERCIAL TERMS

Base Rent	:	Rp.275,000 per sqm per month
Service Charge	:	Rp. 66,000 per sqm per month Electricity consumption for AC, lighting, and power outlets are separately metered.
Lease Terms		Minimum 3 (three) years
Payment Terms		Base Rent and Service Charge are payable quarterly in advance
Deposit		
• Booking Deposit		3 (three) months Gross Rent (Base Rent + Service Charge) and will be converted to Security Deposit
• Security Deposit		3 (three) months Gross Rent (Base Rent + Service Charge) and refundable at the end of the lease Rp3,500,000 per line
Telephone Deposit		Rp1,000,000 per line
Telephone Installation		
Parking Charges		
• Reserved		Rp18,000,000 per lot per annum
• Unreserved		Rp12,000,000 per lot per annum Parking Card Fee – Rp100,000 per card
Building Operational Hours	:	Monday – Friday : 07:00 – 18:00 Saturday : 07:00 – 13:00 Sunday & Public Holiday : Off
Overtime Charges for Common Area	:	Rp270,000 per hour per tenant with AC corridor Rp200,000 per hour per tenant without AC corridor

1. Prime Location on Jl. Jend. Sudirman with 108 meters building set back from the main road. Location wise MCC is very close to surrounding amenities such as:
 - Mall: Plaza Indonesia, Grand Indonesia, Pacific Place, Plaza Semanggi, Kuningan City, Ciputra World.
 - Hotel: Grand Sahid Jaya, Le Meridien, Grand Hyatt, Mandarin Oriental, Shangri La, Raffles, Westin, JW Marriott, Ritz Carlton Mega Kuningan, Ritz Carlton Pacific Place.
 - Hospital: Siloam Hospital (MRCC), Sahid Sahirman Memorial Hospital.
2. Good Reputable Developer PT. Permata Birama Sakti, with proven track record such as: Pacific Place (One Pacific Place Office, Pacific Place Mall, Pacific Place High End Residences, Ritz Carlton Hotel Pacific Place, Ritz Carlton Residences Pacific Place), Equity Tower, Sahid Sudirman Center, Centennial Tower, Plaza Mutiara, JW Marriott & Ritz Carlton Hotel Mega Kuningan, Sailendra Apartment, Airlangga Apartment, Sudirman Plaza (Indofood Tower, Plaza Marein, Sudirman Residences), Plaza Asia (Plaza Asia Podium, Sudirman Mansion), Botanica Residences, South Hills Residences, Township Millennium City (3,000 HA) – Serpong.
3. Multiple Access to avoid odd and even regulation from Jl. Komando Raya and Jl. Karet Gusuran
4. Excellent access to public transportation. The building provide tunnel access from Basement 2 direct to nearest MRT station. Transjakarta station in front of the Building.
5. Astonishing 4,500 sqm garden landscape for pedestrian walk, sitting area and water feature. The Winner of Best Landscape Architectural Design, Indonesia Property Award 2017.
6. OTIS Double Deck High Speed Elevator and Private Elevator.

7. Double Glazing window and Double Low -E (8mm, 12mm, 8mm).
8. Mitsubishi VRF Individual AC System.
9. Male Common Toilet, MCC use newest and most advance Long Body Urinal and most advance Washlet Technology Closet (Apricot).
10. Female Common Toilet, MCC use most advance Washlet Technology Closet (Apricot).
11. Executive Toilet, MCC use newest and most advance Long Body Urinal and the newest Neorest Closet system.
12. 3.00 meter Floor to Ceiling height.
13. Available Nursery / Laktasi Room.
14. Ablution Room (Wudhu Room) in every floor. Mosque is located behind the main building and within walking distance (less than 30 meter).
15. 1,000 lots of basement car parking space. 556 lots motorcycle parking are separate from the main building for security reason.
16. Eating Place for staff at the back of the building, which will be run and operated by Developer.
17. Genset room are not attached to the main building for the security and fire reason.
18. Fire and Safety system design to meet international standard.
19. Helipad available at the rooftop.

MILLENNIUM CENTENNIAL CENTER

Where Business Flourish

- In the Center of Jakarta's Golden Triangle
- Surrounded by First Class Facilities
Hotels – Malls – Residences – Hospitals

PROMINENT



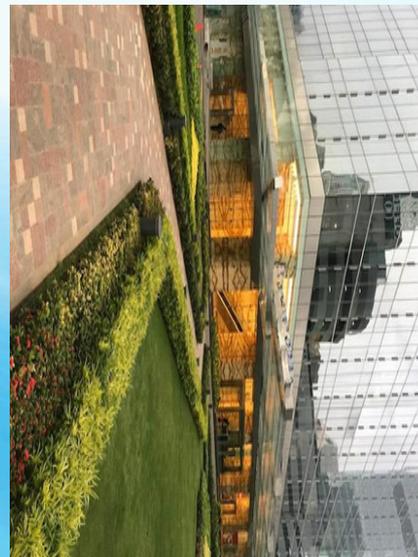
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Where Business Flourish

PICTURES GALLERY



Building & Drop-off



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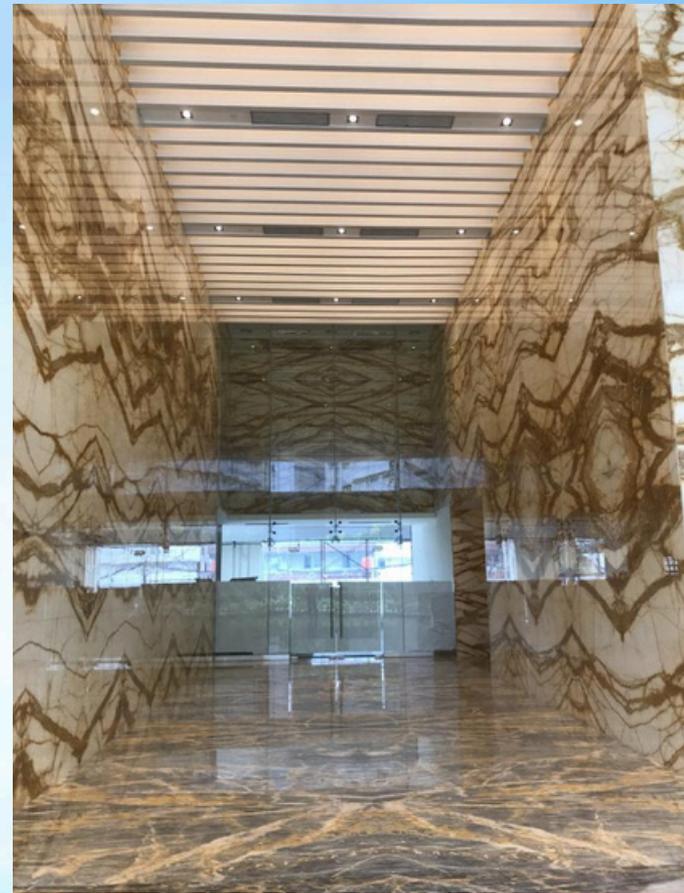
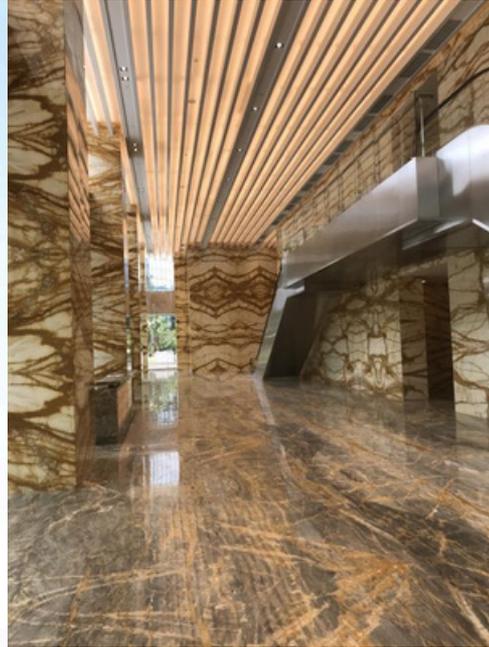
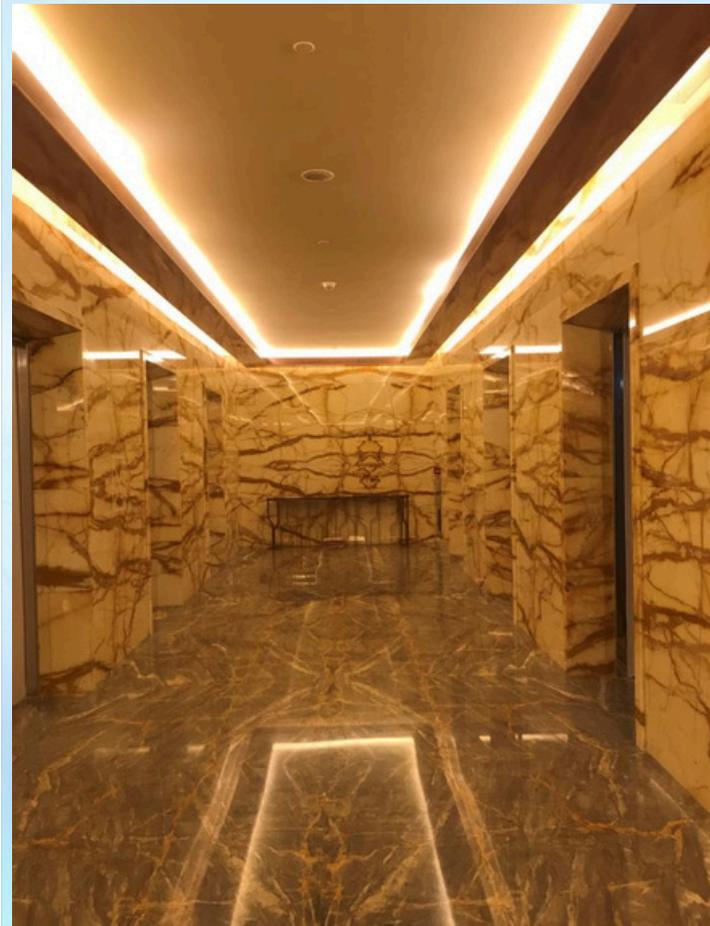
PICTURES GALLERY



INDONESIA PROPERTY
AWARD
2017



Garden & Night View



Ground Floor Lobby Area

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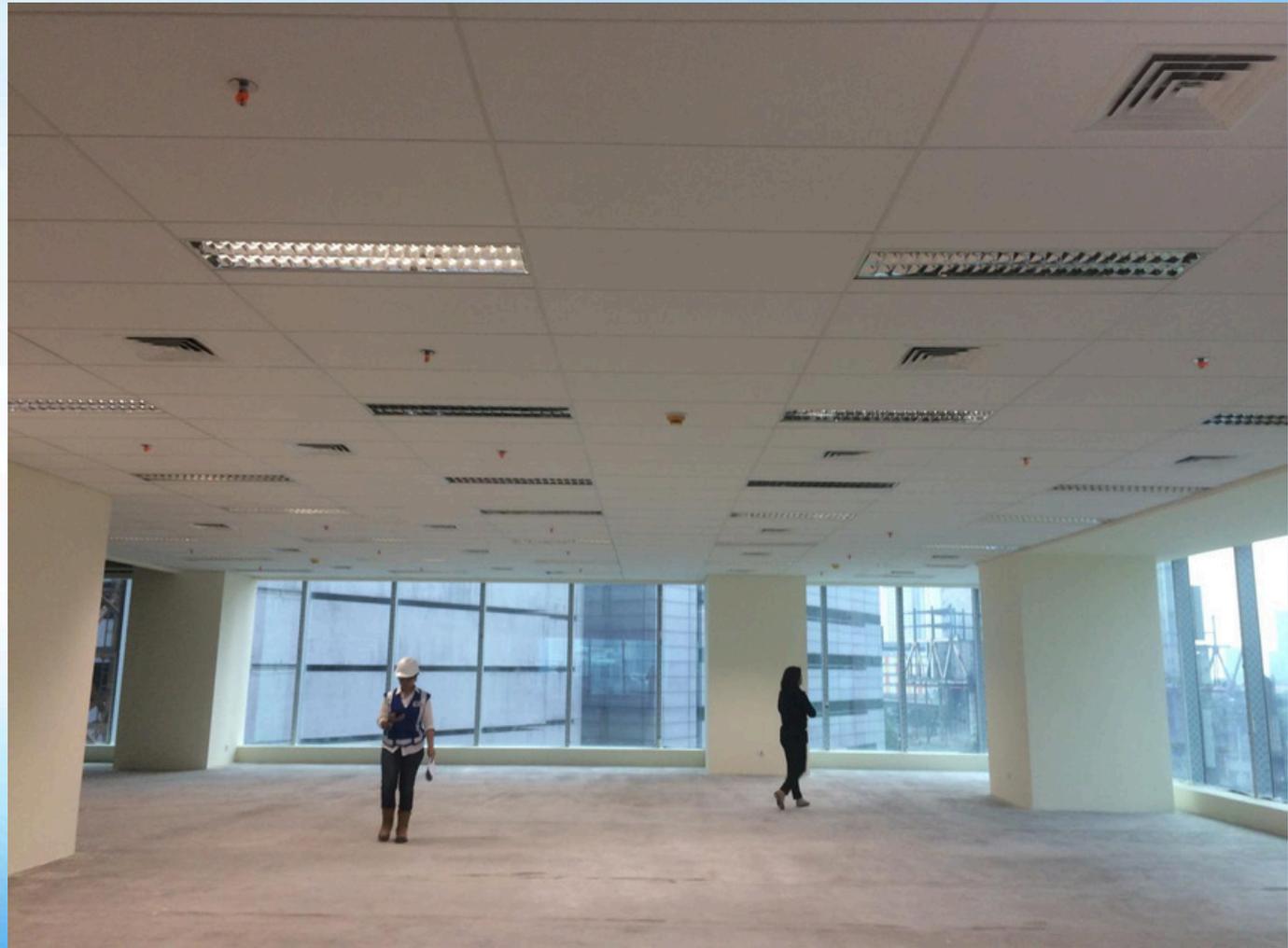
PICTURES GALLERY



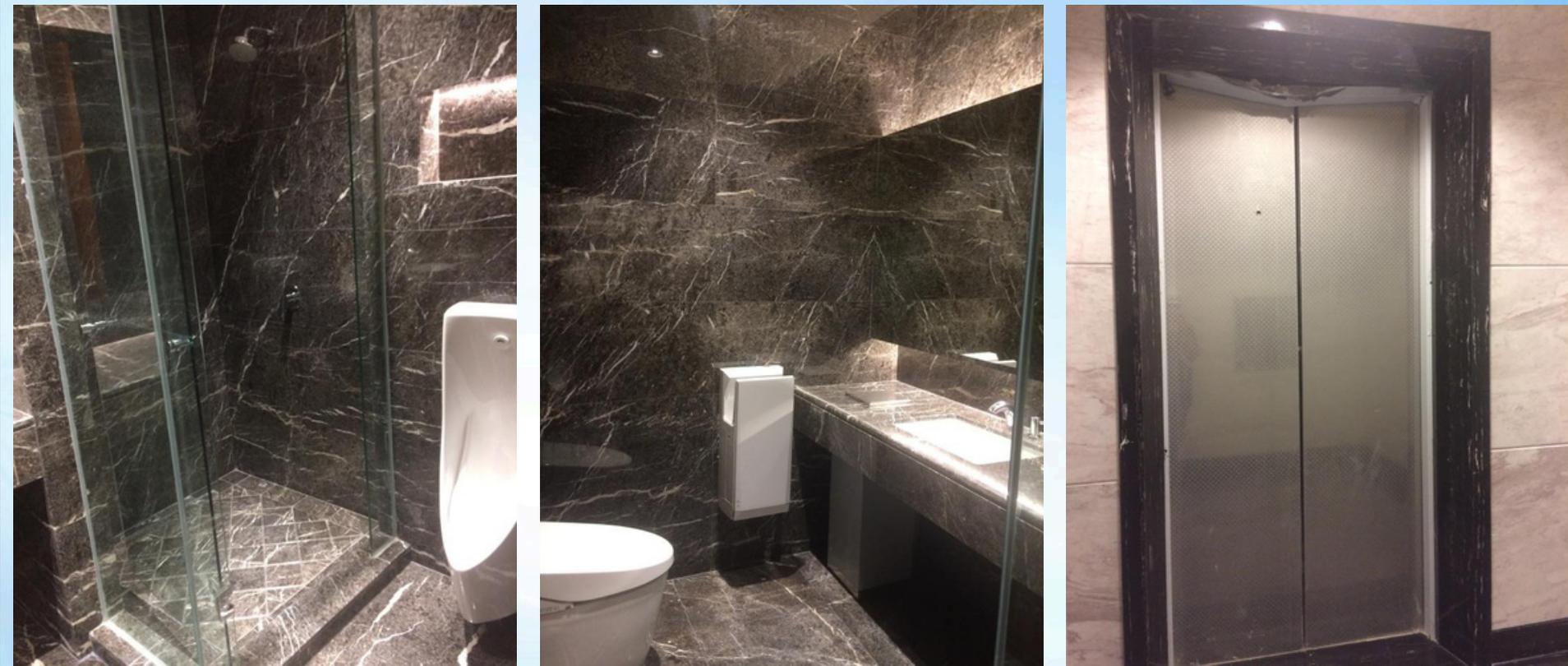
Typical Lift Lobby Area



Typical Lift Lobby Area



Standard Office Area with Complete Ceiling or Bare Ceiling



Executive Elevator & Executive Toilet using TOTO Neoresttechnology washlet closet and long body urinoir



Wet Pantry, Janitor and Wudhu Area (Wudhu Area separate from Toilet)

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PICTURES GALLERY



Male Common Toilet using TOTO
Apricottechnology washlet and
long body urinoir

MILLENNIUM CENTENNIAL CENTER

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PICTURES GALLERY



Female Common Toilet
using TOTO Apricot
technology washlet

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PICTURES GALLERY



- Separate & dedicated 5 floors
- motorcycle parking building
- Canteen at the Ground Floor of this building

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ASTONISHING



- Water Features
- Exquisite Pedestrian
- Award Winning Landscape
- Direct Tunnel to MRT

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INDONESIA PROPERTY
AWARD
2017



Grandeur Lobby

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INDONESIA PROPERTY
AWARD
2017



Grandeur Lobby

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Lift Lobby Ground Floor

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DISTINGUISHED

Lift Lobby Typical Floor

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CONVENIENT

- CCTV
- Fiber Optics
- Banks & ATM
- Meeting Points
- High End Sanitary



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Another integrated development of

PROFESSIONAL TEAM

Main Contractor: PT Acset Indonusa Tbk.

Principle Architect : Smallwood, Reynold, Stewart, Stewart (USA)

Local Architect : PT Design Global Indonesia

Structure Consultant : PT Haerte Widya Konsultan

MEP Consultant: PT Hantaran Prima Mandiri

Quantity Surveyor: PT Langdon Seah Indonesia

Façade Consultant: Paul Adam Facade

MILLENNIUM CENTENNIAL CENTER

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TRUSTED DEVELOPER



DISTINGUISHED

Another integrated development of



PT Permata Birama Sakti
OWNER & DEVELOPER OF MILLENNIUM CENTENNIAL CENTER

- One Pacific Place Office
- Pacific Place Mall
- Pacific Place Residences
- Ritz Carlton Hotel Pacific Place
- Ritz Carlton Residences
- Sahid Sudirman Center
- Centennial Tower
- Equity Tower
- Sudirman Plaza
- Plaza Mutiara
- JW Marriott Hotel, Mega Kuningan
- Sailendra Apartment
- Ritz Carlton Hotel, Mega Kuningan
- Airlangga Apartment
- Plaza Asia
- Botanica Residences
- South Hill Residences
- Township Millennium City, Serpong (3,000 HA)