

ENHANCE YOUR BUSINESS OPPORTUNITIES AT

JOHOR BAHRU'S EPICENTER



MENARA JLAND

JOHOR BAHRU CITY CENTER

PRESTIGIOUS GRADE A OFFICES FOR LEASE

MENARA JLAND transforms work experiences with beautiful office spaces and world-class amenities in Johor Bahru's Central Business District. Your business is definitely set to flourish in this outstanding address that encompasses business and leisure to encourage productivity and work life balance

Exclusive Promotion Package

RENTAL
FROM
RM2,000*
MONTHLY

REBATES
UP TO
RM18,000*

Open Air
Balcony*



1st GBI Gold
Building in Johor



Fibre
Ready



24 Hours
Multi-Tier Security



Centralised
Air-Conditioning



Sanitised
Air System



Integrated
Development



WHERE INNOVATION & PRODUCTIVITY MEET

As expected of a Grade A business building, the top-notch infrastructure, quality finishes and wide-ranging facilities ensure an ideal environment for businesses to thrive.

Excellent Facilities



8 High Speed Lifts



Double Glazed Low-Energy Windows



Excellent Indoor Air Quality



Direct Access to Food Court



Ample Parking



Direct Access Lobby from Car Park



Walking Distance to JB Sentral, Hotels & Malls



Lobby



Sky Garden



Meeting Room



Office Lounge



Lift Lobby



Office Lounge



Meeting Room



Office Common Area



Office Lounge

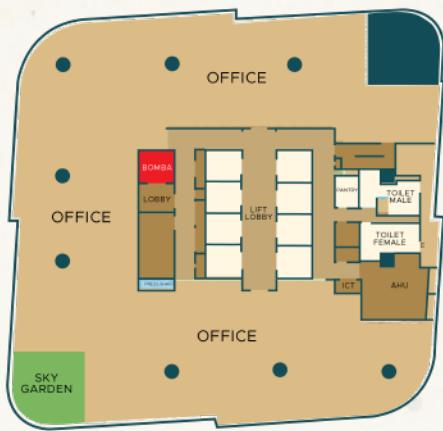


Sky Garden

AYOUT PLAN

Level 8 - Level 23

Typical Layout Plan



9,925 sq ft - 11,764 sq ft

Level 24 - Level 33



8,106 sq ft - 9,180 sq ft

Half Section



4,879 sq ft - 5,900 sq ft

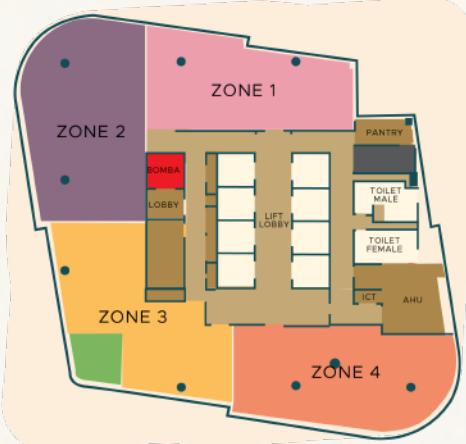


2,328 sq ft - 3,387 sq ft

Quarter Section



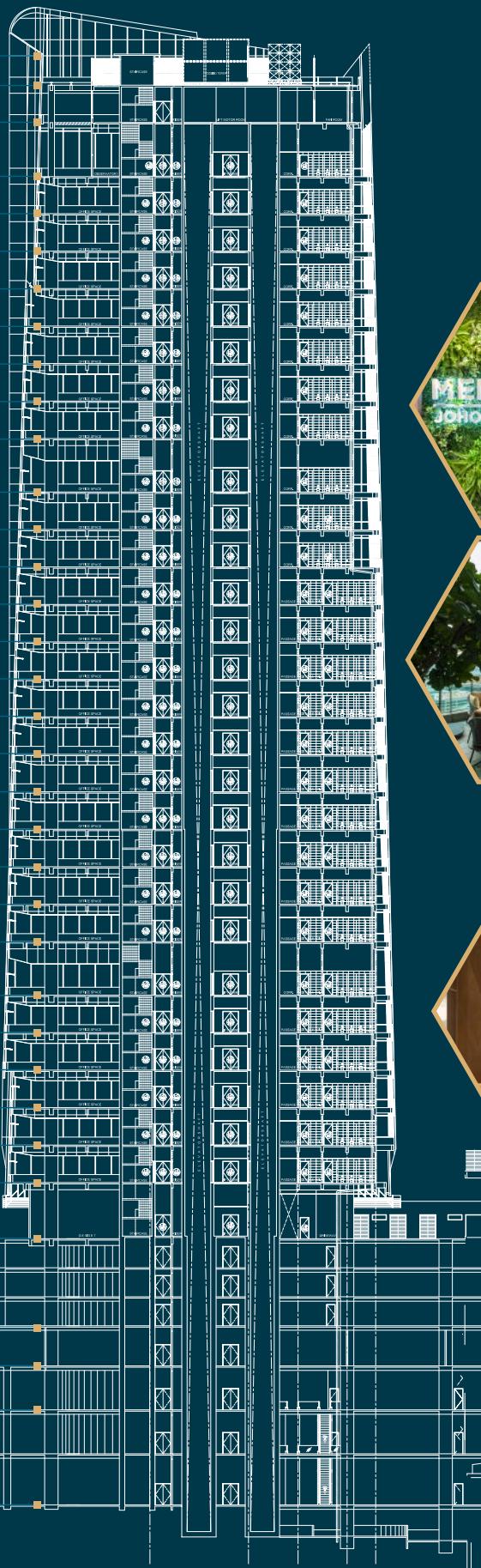
4,010 sq ft - 4,716 sq ft



1,773 sq ft - 2,625 sq ft

CROSS SECTIONAL PLAN

Level 37	Roof
Level 36	ACMV
Level 35	LMR
Level 34	Observation Deck Cafe
Level 33	Office
Level 32	Office
Level 31	Office
Level 30	Office
Level 29	Office
Level 28	Office
Level 27	Office
Level 26	Office
Level 25	Office
Level 24	Office
Level 23	Office
Level 22	Office
Level 21	Office
Level 20	Office
Level 19	Office
Level 18	Office
Level 17	Office
Level 16	Office
Level 15	Office
Level 14	Office
Level 13	Surau & Office
Level 12	Office
Level 11	Office
Level 10	Office
Level 9	Office
Level 8	Office
Level 7	Podium
Level 6	Parking &
Level 5	Driveaway
Level 4	
Level 3	Shopping Mall & Parking
Level 2	Shopping Mall
Level 1	Shopping Mall Waiting Lounge Drop Off
Level G	Entrance & Lobby



ISKANDAR MALAYSIA

PERFECTLY POSITIONED TO TAKE ON THE WORLD



JOHOR BAHRU CITY CENTRE

ISKANDAR MALAYSIA 2ND MOST COST EFFECTIVE CITY IN ASIA

Iskandar Malaysia is one of the least expensive place of doing business in the region in terms of location cost, wages, and cost of living. Investors also get to enjoy world class infrastructure and amenities together with internationally recognised legal & regulatory systems,

Johor Bahru, Ranked 2nd Most Cost Effective City In Asia

Rank	City	Country
1	Surabaya	Indonesia
2	Johor Bahru	Malaysia
3	Davao	Philippines
4	Jakarta	Indonesia
5	Manila	Philippines
6	Cebu	Philippines
7	Kuala Lumpur	Malaysia
8	Da Nang	Vietnam
9	Dongguan	China
10	Shenyang	China

Source: IDI Magazine, Jan 2010
Asia's best cost effective cities in 2009/10

Johor Bahru, A Highly Cost Competitive City in Asia

City	Asia Ranking*	Global Ranking**	Cost
Singapore	9	67	
Bangkok	23	154	
Jakarta	16	121	
Kuala Lumpur	36	199	
Johor Bahru	41	212	↓

Source: ECA International 'Most Expensive Cities in Asia 2010'
*Among 52 Cities
**Among 399 Locations



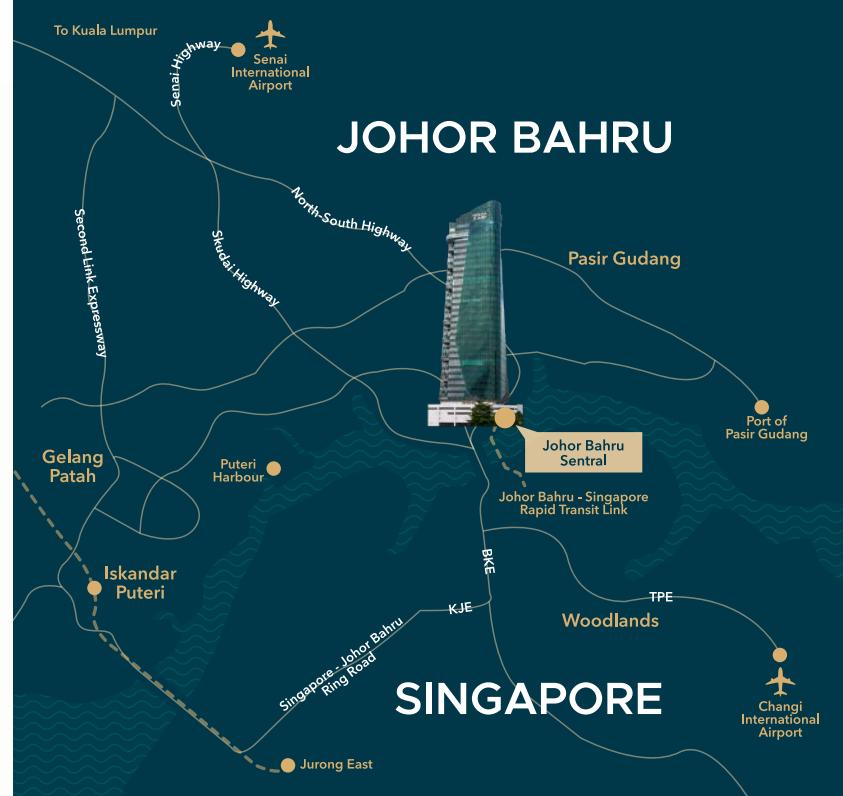
10 REASONS WHY ISKANDAR MALAYSIA WILL SUCCEED

- 1. Best performing economic corridor in Malaysia**
- 2. Tourism Boost accomodating 8.4 million tourists in 2020** even during the Covid-19 pandemic
- 3. Enhanced connectivity to Singapore** with the Johor-Singapore Rapid Transit System (RTS) shortening travel time to only 4 minutes.
- 4. Bus Rapid Transit (BRT) Lines** increasing the desirability for properties from Bukit Chagar to Tebrau, Senai & Nusajaya.
- 5. High Speed Rail Project** - the final station of the High Speed Rail project in Malaysia before it enters Singapore.
- 6. A new Central Business District in Gerbang Nusajaya** - a catalytic development valued at USD10.5 billion
- 7. USD4.5 billion boost for Pengerang RAPID project** - a petroleum storage facility with a capacity to store up to 1.3 million cubic metres of petroleum products
- 8. The Eastern Gate is the next growth centre** with 50 percent increase in their values
- 9. Iskandar Malaysia has created over 60,000 jobs** in various industries with more job opportunities to come.
- 10. Hershey's second largest plant in the world** located in Senai; with an investment of MYR816 million (USD204 million), which will create over 400 jobs for Johoreans.



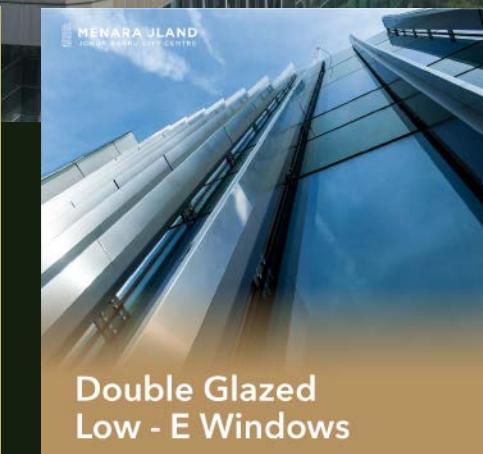
LOCATED AT JOHOR BAHRU'S CORPORATE EPICENTRE

Nestled in a distinguished locale next to renowned malls KOMTAR JBCC and City Square, MENARA JLAND is well connected to essential amenities including malls, hotels, JB Sentral, CIQ and upcoming RTS Station. With its desirable location, tenants and visitors will enjoy convenient access to retail, F&B and popular tourist hotspots.





“THE FIRST GREEN BUILDING” IN JOHOR BAHRU



What is a Green Building?

With sustainability in mind, a green building focuses on increasing the efficiency of resources (energy, water & materials) while reducing impact on human health and the environment during the building's lifecycle, through better siting, design, construction, operation, maintenance, and removal.





MSC MALAYSIA STANDARDS

The Multimedia Super Corridor is a government-designated zone in designed to leapfrog Malaysia into the information and knowledge age. It aims to attract companies with temporary tax breaks and facilities such as high-speed Internet access and etc.

With over 2,000 companies and counting, the MSC Malaysia status is a designation that is highly sought after by many technology establishments in the country.

Being recognised as a MSC Malaysia Status Company provides a company access to exclusive incentives that can give them the edge necessary in the competitive industry.

PROMOTED INDUSTRIES



Big Data Analytics (BDA)



Creative Media Technology



Robotics Technology



Artificial Intelligence (AI)



Shared Economy Platform



Autonomous Technology



Financial Technology (FinTech)



User Interface & User Experience



Systems/Network Architecture Design



Data Centre & Cloud Technology



Integrated Circuit (IC)



Global Business Services



Blockchain



3D Printing Technology



MENARA JLAND
JOHOR BAHRU CITY CENTRE

WORLD CLASS WORK SPACE

MENARA JLAND MANAGEMENT OFFICE

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