

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



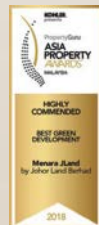
Centralised  
Air-Conditioning



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

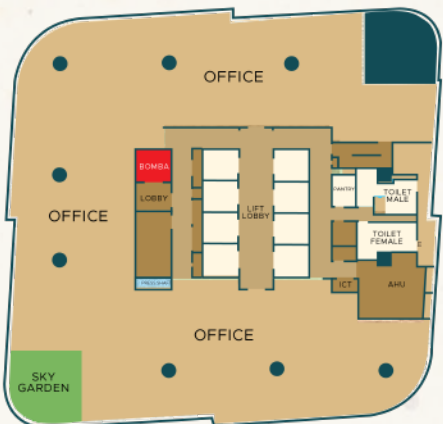
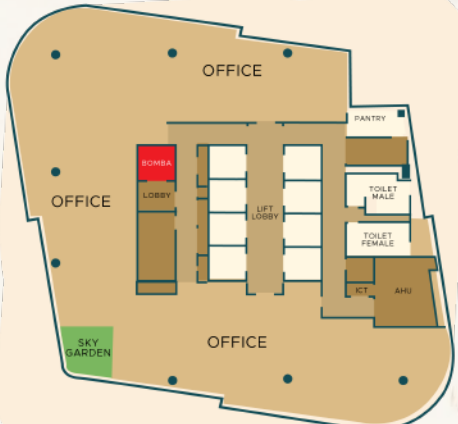



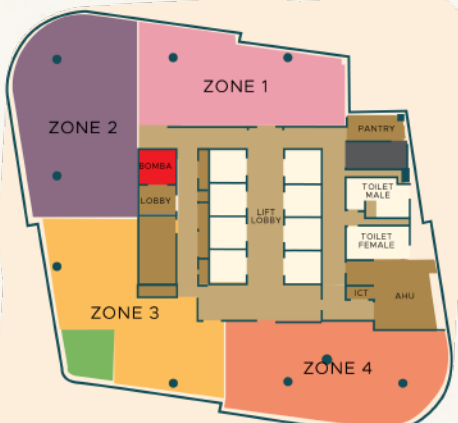


Sky Garden

\*Selected Images Shown For Reference Only



# LAYOUT PLAN

	Level 8 - Level 23	Level 24 - Level 33
Typical Layout Plan	 <p>9,925 sq ft - 11,764 sq ft</p>	 <p>8,106 sq ft - 9,180 sq ft</p>
Half Section	 <p>4,879 sq ft - 5,900 sq ft</p>	 <p>2,328 sq ft - 3,387 sq ft</p>
Quarter Section	 <p>4,010 sq ft - 4,716 sq ft</p>	 <p>1,773 sq ft - 2,625 sq ft</p>



# 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  
 Level 5 Parking &  
 Driveway  
 Level 4  
 Level 3 Shopping Mall & Parking  
 Level 2 Shopping Mall  
 Level 1 Shopping Mall  
 Waiting Lounge  
 Drop Off  
 Entrance & Lobby  
 Level G



# ISKANDAR MALAYSIA

PERFECTLY POSITIONED TO TAKE ON THE WORLD



## STRATEGIC ADVANTAGES

- ◆ The city is located right at the crossroads of the Silk Road trade routes.
- ◆ Midway between the rapidly growing economies of China and India
- ◆ Easily accessible by air, land and sea from within Asia and the world
- ◆ Supported by three world-class ports, two international airports, two causeways, world-class highways and a railway link to Singapore
- ◆ Home to world's oldest rainforests, mangrove forests, beautiful islands, beaches and Malaysia's longest coastline
- ◆ Vast land bank of green fields and brown fields, supported by transportation and telecommunications infrastructure
- ◆ Combination of good living standards and attractive cost of living
- ◆ Multi-lingual, educated workforce that is skilled and readily available
- ◆ Strong and established manufacturing base to complement the services sector

## 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	Higher Lower ↓
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



### 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

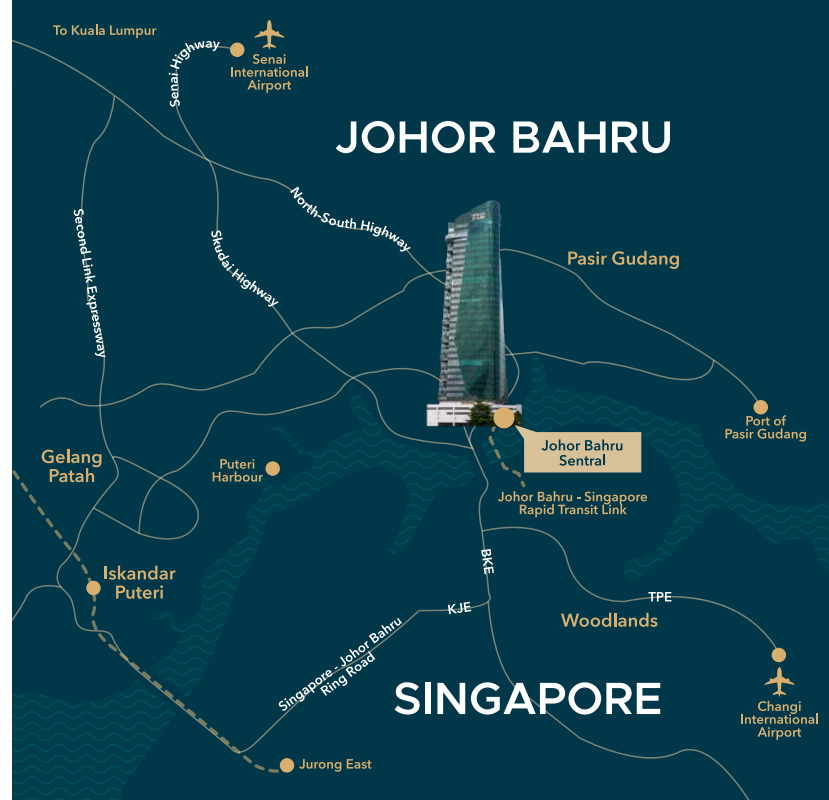
### 8. The Eastern Gate is the next growth centre with 50 percent increase in their values

### 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 tourists hotspots.



**5KM**

Singapore

**15KM**

Pasir Gudang

**25KM**

Nusajaya

**25KM**

Senai

**34KM**

Tanjung Langsat

**34KM**

Tanjung Pelepas

**65KM**

Desaru



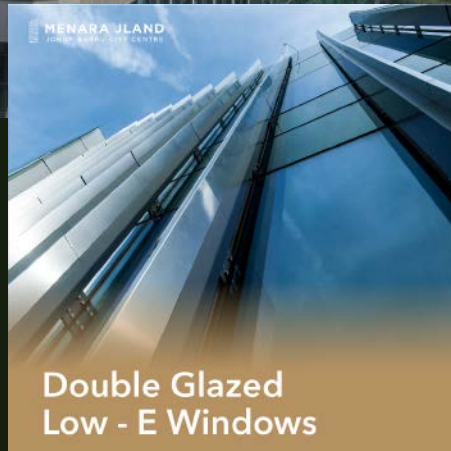


# “THE FIRST GREEN BUILDING” IN JOHOR BAHRU



## GOLD

GREEN BUILDING  
INDEX  
CERTIFIERS



Double Glazed  
Low - E Windows



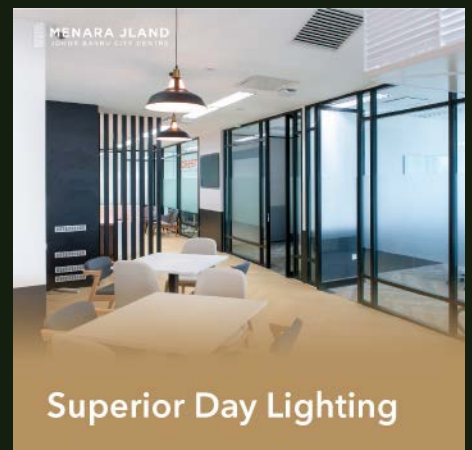
Sky Garden  
at Every 2 Floors

## 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.



Parking Bays for  
Hybrid Cars



Superior Day Lighting





# 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**

Suite 13-01, MENARA JLAND, Johor Bahru City Centre,  
Jalan Tun Abd Razak, 80000 Johor Bahru

**☎ +607-2888766**

Fatimah **☎ +6012 780 4882**      ✉ [fatimah@dasb.com.my](mailto:fatimah@dasb.com.my)

Lukman **☎ +6017 711 1431**      ✉ [lukman.mohdrazif@dasb.com.my](mailto:lukman.mohdrazif@dasb.com.my)