



APAC TOWER

THE NEW LANDMARK
OF SUKHUMVIT-MIDTOWN



PIONEER REDEFINE

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THE NEW LANDMARK OF SUKHUMVIT-MIDTOWN

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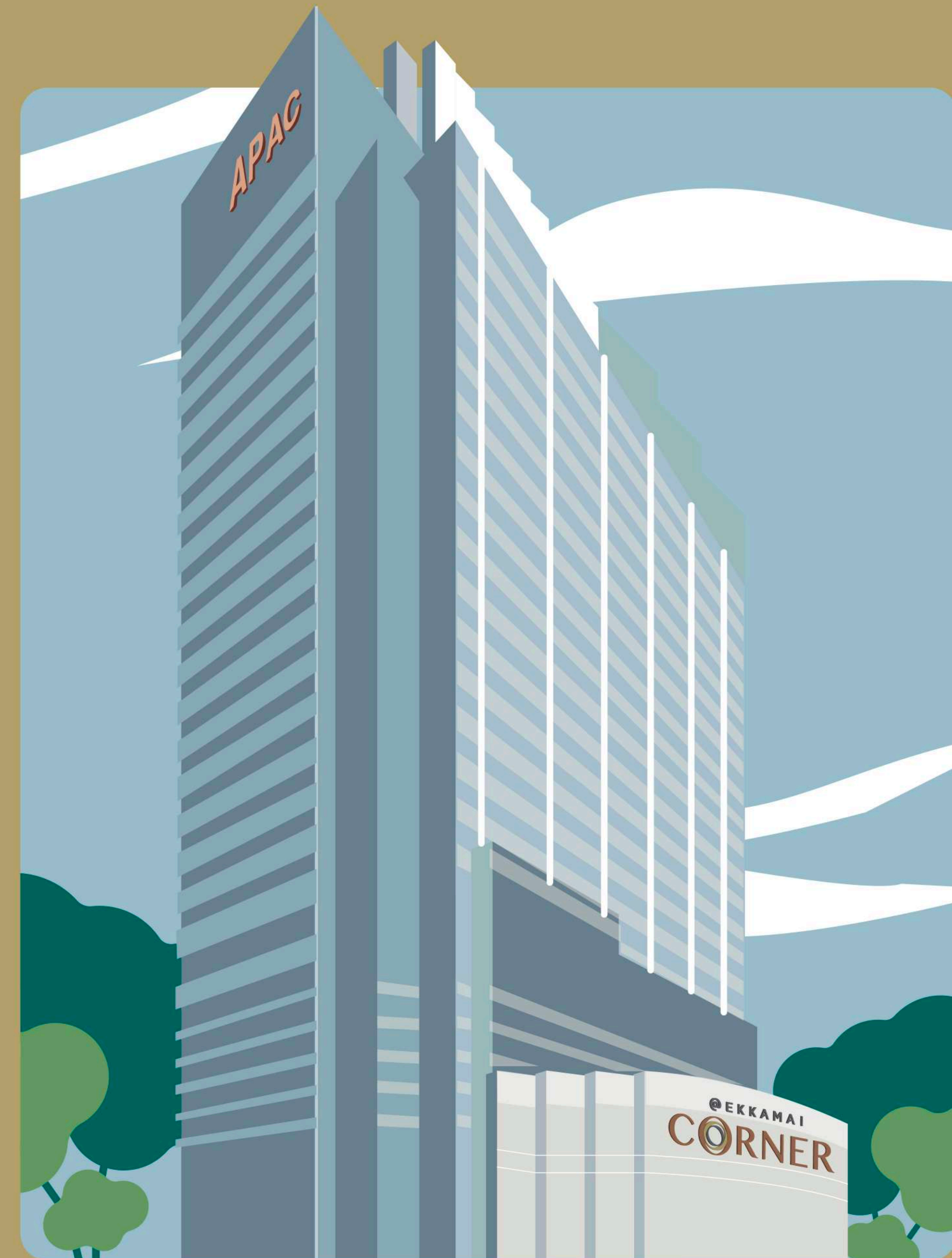


DISCOVER THE NEW FIRSTS ON SUKHUMVIT-MIDTOWN

This legendary corner of Ekkamai has been witness to many firsts. From the first game of bowling at Sukhumvit Bowl, first time for a late-night coffee and hangout at Ban Rai Coffee, the first Honda car you bought from Honda Sukhumvit showroom, to the first BTS ride taken to Ekkamai, it all happened right here.

Now, APAC Tower is set to redefine this iconic location, introducing a new era of memories and paving the way for future legacies as the new landmark of Sukhumvit-Midtown.

SUKHUMVIT BOWL	1960 ^s
BAN RAI COFFEE	2002
HONDA SUKHUMVIT	2005
APAC TOWER PROJECT COMPLETION*	2024



MEET THE NEW FRONT ON SUKHUMVIT-MIDTOWN

APAC Tower redefines the urban office lifestyle and centers around a workspace that challenges preconceptions, with all facets of this premium urban mixed-use development uplifted and redefined.

The development vision goes beyond traditional boundaries, as APAC Tower masterfully blends premium work and social spaces, juxtaposed with lush urban gardens to fuel endless inspiration.

Experience APAC Tower at this iconic location, the gateway of Sukhumvit-Midtown, where every visit offers opportunities for growth and new connections. Step into the future as we redefine the gold standard of work and play in the heart of Bangkok's Sukhumvit.

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PROJECT QUICK FACTS



DEVELOPER:	APAC LAND CO., LTD.
LAND AREA:	4-2-30.7 rai
LOCATION:	Corner of Sukhumvit and Ekkamai roads, directly linked to Ekkamai BTS station
PROJECT TYPE:	Mixed-use project with grade A+ office and premium retail
TOTAL LETTABLE AREA:	~35,000 sq.m.
APAC TOWER (OFFICE):	~32,500 sq.m.
EKKAMAI CORNER (RETAIL):	~2,500 sq.m.
FLOOR PLATE	~2,100 sq.m.
FLOOR TO CEILING HEIGHT	3.2 meters
FACILITIES:	<ul style="list-style-type: none"> ◦ Co-working space ◦ Executive lounge ◦ Meeting facilities ◦ Pantry kitchen ◦ Shower rooms ◦ Garden of Ekkamai ◦ Premium urban retail ◦ Rooftop bar
NO. OF PARKING:	Approx. 547 conventional parking spaces with 12 EV charging stations
ELEVATOR:	12 passenger lifts, 3 retail/parking lifts, 2 service lifts
GLOBAL CERTIFICATIONS:	LEED Gold Fitwel 3 Stars WiredScore Platinum
COMPLETION:	Q4/2024





THE FIRST
GRADE A+
ON SUKHUMVIT-MIDTOWN

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WHAT MAKES APAC



ACCESSIBLE
LOCATION



A - LIST
SPACE

DIGITAL
CONNECTIVITY



WiredScore
PRE-CERTIFIED



URBAN
WELLBEING



LEED
LEADERSHIP IN ENERGY AND
ENVIRONMENTAL DESIGN



GREEN &
SUSTAINABILITIES

AN ALL-ROUNDER

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ACCESSIBLE LOCATION

0 METER

CONNECTS DIRECTLY TO BTS SKYTRAIN

DOUBLE MAIN ROAD ENTRANCES

SUKHUMVIT & EKKAMAI

5 EXPRESSWAYS ACCESS

EASILY IN-AND-OUT

CENTRAL LIFESTYLE DISTRICT

EKKAMAI-THONGLOR

Situated at the forefront of Ekkamai, APAC Tower offers more than just a strategic location and convenience. It also serves as a gateway to the boundless potential and vibrancy of this neighborhood.

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GATEWAY
EKKAMAI
LIFESTYLE MALL
FOR ALL AGES

30 M

BANGKOK BUS
TERMINAL (EASTERN)
DIRECT SERVICE
TO EEC

50 M

BTS
EKKAMAI

0 M



EMQUARTIER
EMPORIUM
EMSPHERE

3 Mins

5 Expressways



CHALERM
MAHA NAKHON

5 Mins

SIRAT

6 Mins

CHALONG RAT

3 Mins

BANGKOK-CHONBURI
MOTORWAY

9 Mins

DON MUEANG
TOLLWAY

10 Mins

Airports

SUVARNABHUMI

25 Mins

DON MUEANG

30 Mins

Nearby Hospitals

SUKHUMVIT HOSPITAL
SAMITIVEJ HOSPITAL
BANGKOK MEDIPLEX

NEIGHBORHOOD MAP

SHOPPING MALL

- 1 GATEWAY Ekkamai
- 2 Big C Ekkamai
- 3 DONKI Mall Thonglor
- 4 K Village S26
- 5 Emporium
- 6 EmQuartier
- 7 Emsphere
- 8 Terminal 21
- 9 Habito
- 10 Lotus's
- 11 Century Sukhumvit
- 12 101 True Digital Park
- 13 Bangkok Mall

LIFESTYLE

- 1 Major Cineplex
- 2 Earth Ekkamai
- 3 Park Lane
- 4 Ancient Shed
- 5 @EKKAMAI
- 6 Marché Thonglor
- 7 SeenSpace
- 8 J Avenue
- 9 72 Courtyard
- 10 theCOMMONS
- 11 Rainhill
- 12 Summer Point
- 13 Summer Hill

HEALTH

- 1 WE Fitness
- 2 42 Tee-Off Driving Range
- 3 Let's Relax
- 4 Health Land
- 5 Absolute U
- 6 Fitness First Platinum
- 7 Virgin Active

HOTEL

- 1 Somerset Ekkamai
- 2 InterContinental S59
- 3 Ascott Thonglor
- 4 Marriott S57
- 5 Hotel Nikko
- 6 Hotel JAL City
- 7 Staybridge Thonglor
- 8 Grande Centre Point Thonglor
- 9 Mövenpick Ekkamai
- 10 Emporium Suite
- 11 ibis & Mercure S24
- 12 Double Tree By Hilton
- 13 Hilton Sukhumvit
- 14 Marriott Marquis
- 15 Radisson Blu
- 16 Grande Centre Point Terminal 21
- 17 Sheraton Grande
- 18 Jasmine Resort
- 19 ibis Style PhraKANONG
- 20 INNSiDE by Melia
- 21 Avani Sukhumvit

HOSPITAL

- 1 Sukhumvit Hospital
- 2 Samitivej Sukhumvit
- 3 Bangkok Mediplex
- 4 Bangkok Hospital
- 5 Bamrungrad
- 6 MedPark Hospital

CONVENTION HALL

- 1 QSNCC
- 2 Thailand Cultural Center
- 3 BITEC Bangna



EKKAMAI THONGLOR LIFESTYLE MAP

Discover the vibrant pulse of Ekkamai-Thonglor as you stroll through its lively streets and neighborhood.

- HOSPITAL
- LIFESTYLE & FITNESS
- HEALTH
- MALL & MARKET
- EATERY

RAMA 4

A - LIST SPACE

FULLY FLEXIBLE COLUMN-FREE FLOOR PLATE

- ~14.25 meters column free core-to-windows width
- ~2,100 square meters floor plate for fully-flexible sub-division
- Maximize connectivity with knockout panel

HIGHEST CEILING ON SUKHUMVIT-MIDTOWN

- 3.2-meter floor-to-ceiling height for optimal natural light
- Heat protection with full-height Insulated Glass Units (IGU)

TOP-NOTCH FACILITIES

- Integrated touchless & face recognition access technology
- High-speed destination control elevators for security and efficiency
- Co-working space, executive lounge, multipurpose, and shower room
- Premium urban lifestyle retail, more than 20 F&B outlets, and a rooftop bar
- Hospitality designed with indoor-outdoor green gardens



From dawn to dusk, a day perfectly crafted
at **APAC Tower**



8:00

Begins your day
with **freshly brew coffee**



12:00

Elevates team
energy at lunch



19:00



Celebrate success
with evening champagne



17:00

Wrap up the day
with friends in style



21:00

Unwind among **Sukhumvit-Midtown's** skyline
with a **glass of cocktail** or two



LED Light

Energy-efficient LED lighting



Insulated Glass

Insulated Glass Unit (IGU) facades enhance energy efficiency and UV shielding



Flexible Layout



Air Filtration

Clean air with PM 2.5 Filtration



Panoramic Views

Through 3.2 meters full-height windows



Pantry



Column Free Floorplate



~14.25 Meters Core-To-Windows



URBAN WELLBEING

HIGHEST INDOOR AIR QUALITY

- PM2.5-protected and clean air ventilation with latest MERV 14 air filtration tech
- Guaranteed optimal O² indoor flow with CO² monitoring system
- Maximized fresh air inflow from Dedicated Outdoor Air System (DOAS)

INCREASED SOCIAL HYGIENE & SAFETY STANDARDS

- Low emission materials for health and safety
- Enhanced cleaning protocol for better air quality and occupant health
- Highest earthquake resilience, built to the latest seismic standards

IMPROVED WELLBEING FOR ALL

- Maximized exposure to natural light
- Well-designed garden and restorative green terrace
- Space designed to promote physical activities



Fitwel® — A vision for a healthier future.
Supporting the wellbeing of building
occupants and healthy communities.

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GREEN & SUSTAINABILITIES

ESG-FOCUSED BUILDING

NATURE AT HEART

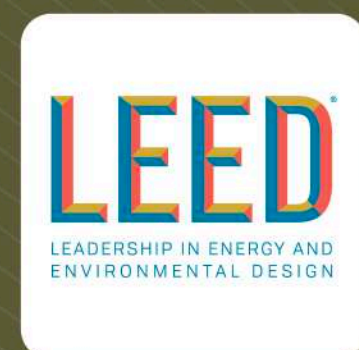
- 1,600 square meters /1 rai of green space
- Designed to optimize energy saving in all functions
- Water-use reduction & rainwater management

SUSTAINABLE DEVELOPMENT

- Innovative design approach to reduce carbon footprint and commit to net-zero carbon strategy
- Reduce, reuse, and recycle construction and demolition waste

COMMUNITY CENTRIC

- Designed for inclusive accessibility & pedestrian-friendliness
- Accessibility to alternative public transportation modes



LEED® — A globally recognized symbol of sustainability achievement and leadership. APAC Tower is registered with the certification goal of LEED Gold®.



DIGITAL CONNECTIVITY

FUTURE-PROOF CONNECTIVITY

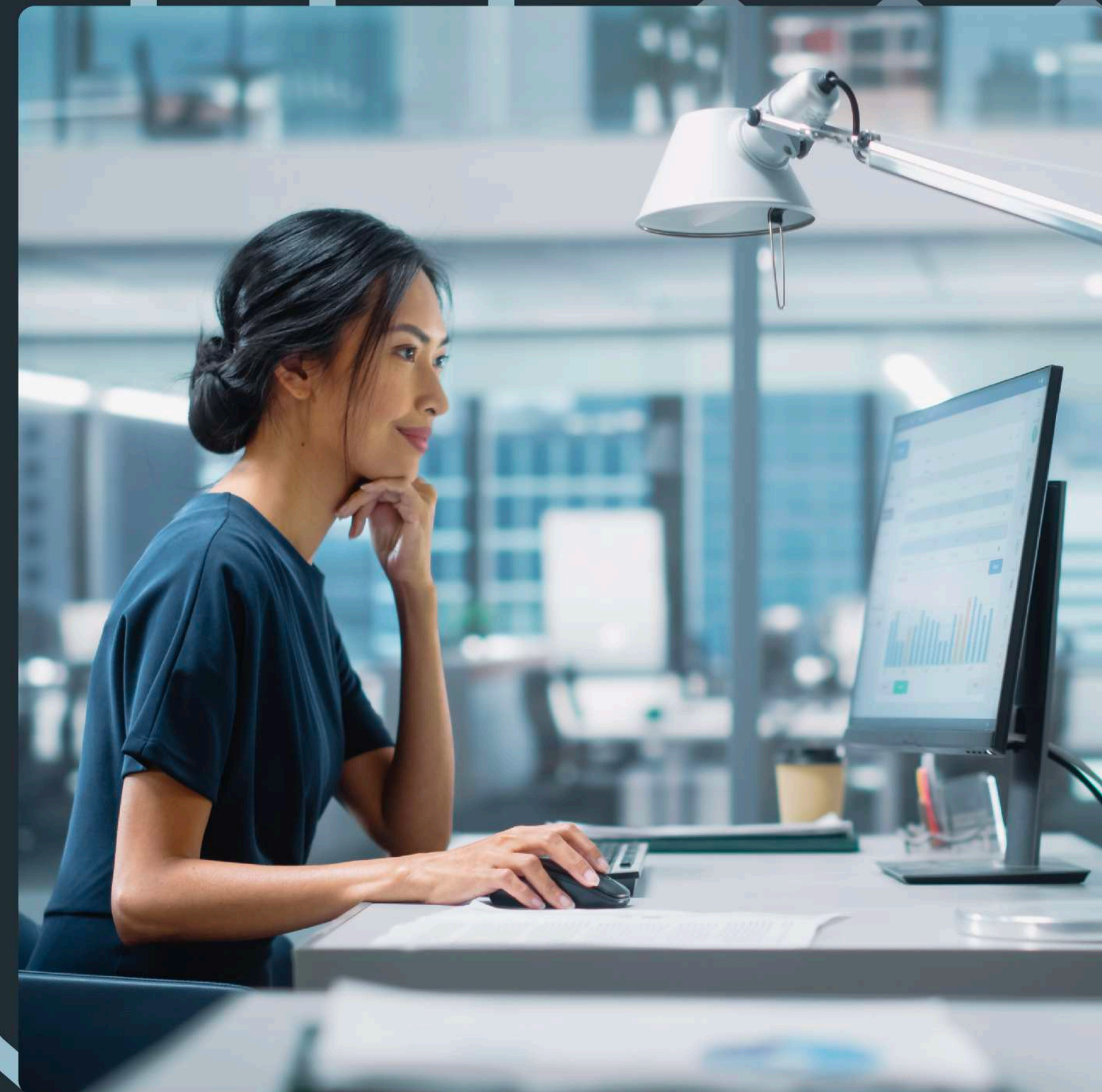
- Adaptable infrastructure for new technologies e.g., IOT, smart building
- Secure backup solutions with fail-safe wiring

EFFORTLESS NETWORKING

- Highly customizable and easy set-up for digital access
- Service providers of your choice
- Minimum disruption, high-speed connection, & higher bandwidth

ENSURE RESILIENCE

- Multiple points of entry for telecom and internet cables
- Uninterrupted connectivity for critical operations
- Damage protection and fallback e.g., disaster recovery capability



WiredScore
PRE-CERTIFIED

WiredScore Pre-Certified – WiredScore sets the global standard for digital connectivity in the build environment. APAC Tower currently pre-certified and is targeting WiredScore Platinum.





THE BUSINESS & LIFESTYLE DISTRICT



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BUILDING OVERVIEW

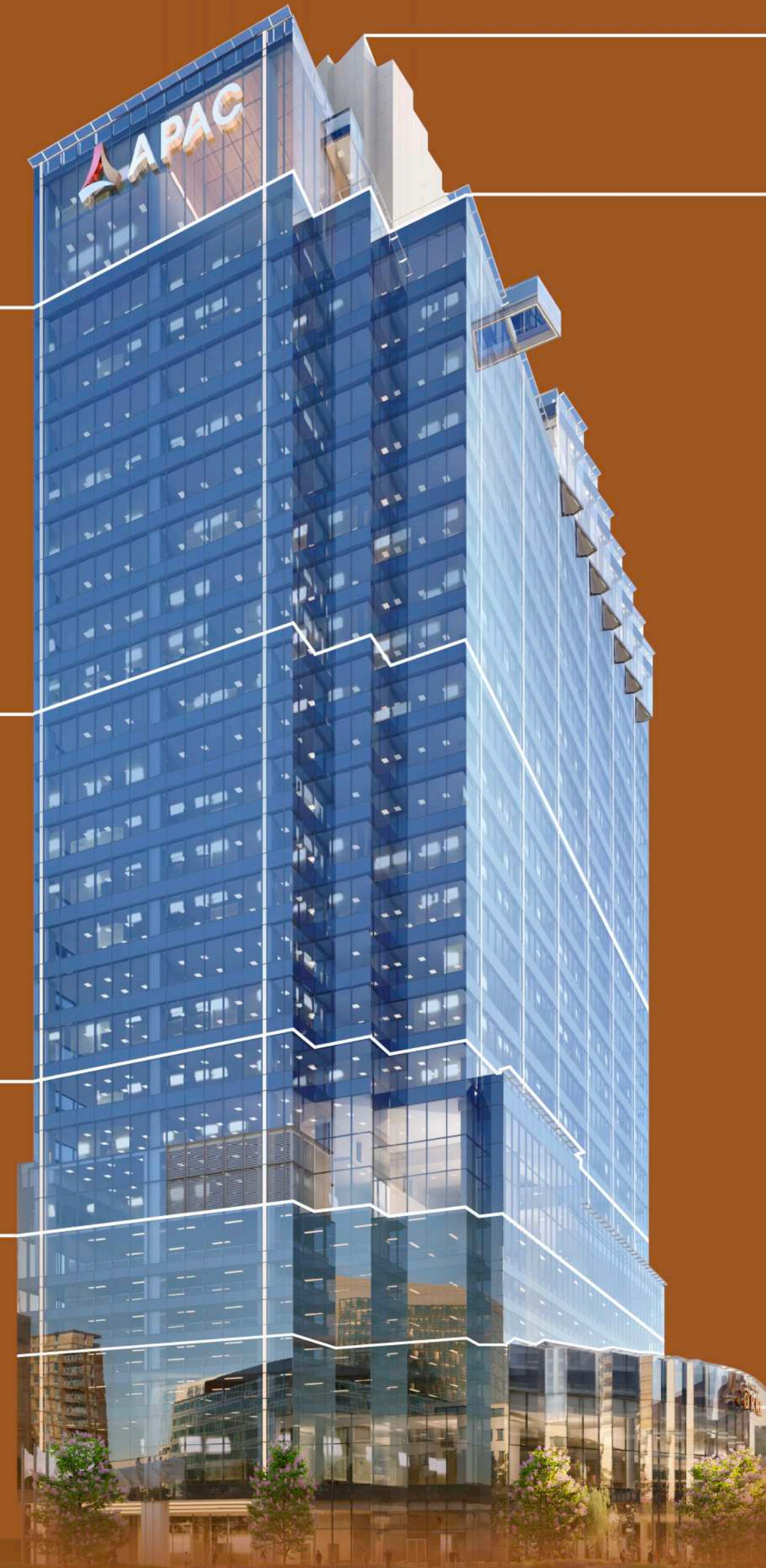
³²
ROOFTOP

24-31
HIGH ZONE OFFICE

17-23
MID ZONE OFFICE

14-16
TERRACE ZONE OFFICE

B, G, M
EKKAMAI CORNER





ΔΥ

RETAIL SPACE **AVAILABILITY**



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PREMIUM
URBAN RETAIL
~2,500 SQ.M.

Whether you're in need of your daily dose of coffee or a spot for an after-hours celebration, Ekkamai Corner offers an upbeat venue for a mixture of everyday delights and special occasions. This bustling hotspot has something to suit everyone's taste and pocket.

OUTDOOR-INDOOR RETAIL

CAFÉS & RESTAURANTS

WELLNESS & LIFESTYLES

ROOFTOP BAR



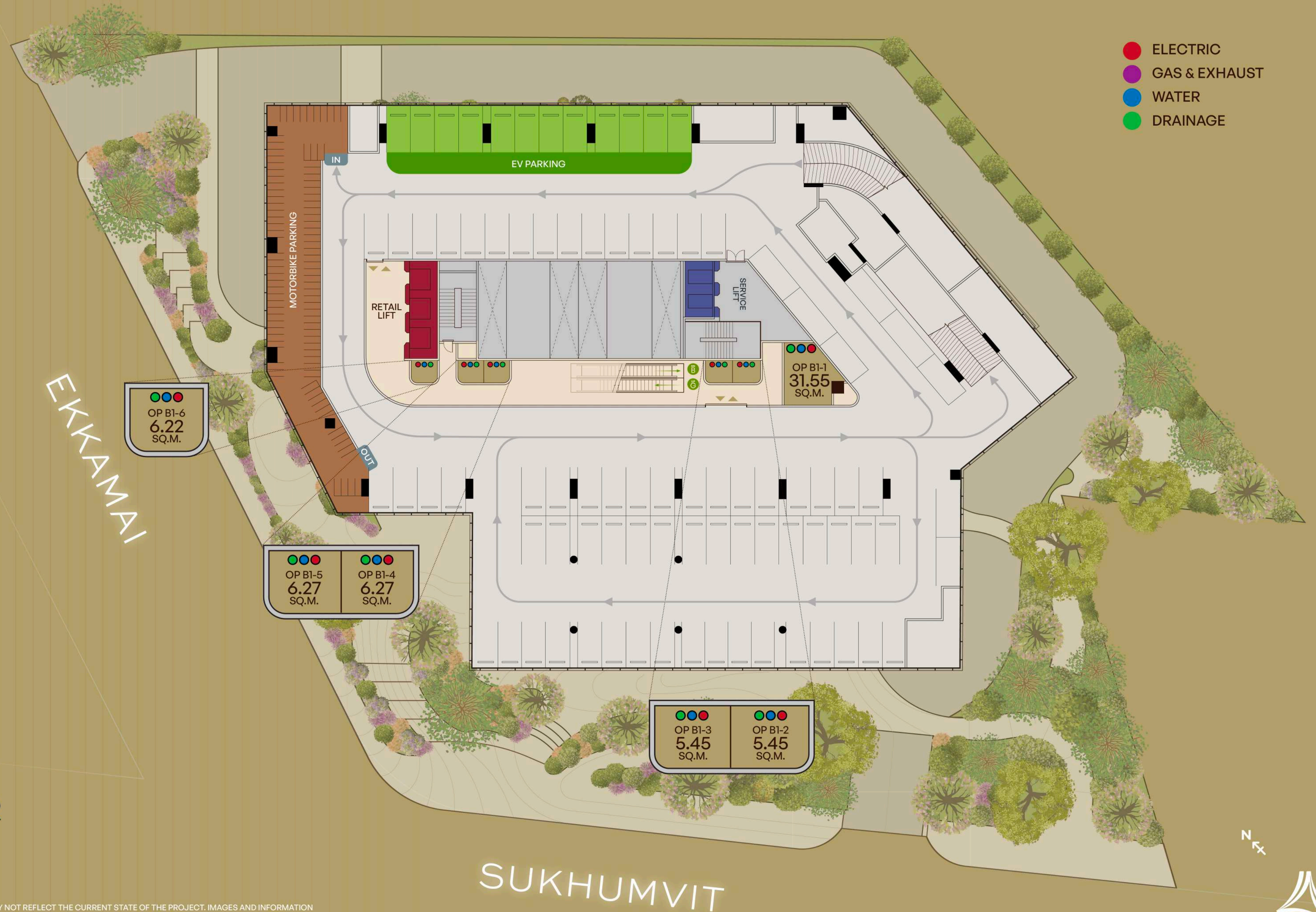
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RETAIL PODIUM BASEMENT



EKKAMAI CORNER BASEMENT PARKING



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RETAIL PODIUM

G FLOOR



EKKAMAI CORNER
~2,500 SQ.M. PREMIUM URBAN RETAIL

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RETAIL PODIUM

M FLOOR



EKKAMAI

SUKHUMVIT

EKKAMAI CORNER

~2,500 SQ.M. PREMIUM URBAN RETAIL

- ELECTRIC
- GAS & EXHAUST
- WATER
- DRAINAGE



EKKAMAI BTS SKYTRAIN

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RETAIL PODIUM G FLOOR



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RETAIL PODIUM M FLOOR



OFFICE SPACE **AVAILABILITY**



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PREMIUM URBAN OFFICE

~32,500 SQ.M.

At APAC Tower, boundaries are redefined. Experience the modern office and a workspace that balances work and life, connecting you seamlessly to both local moments and the latest global trends.

CO-WORKING SPACE

EXECUTIVE LOUNGE

MEETING FACILITIES

PANTRY KITCHEN

SHOWER ROOMS

GARDEN OF EKKAMAI

PREMIUM URBAN RETAIL

ROOFTOP BAR



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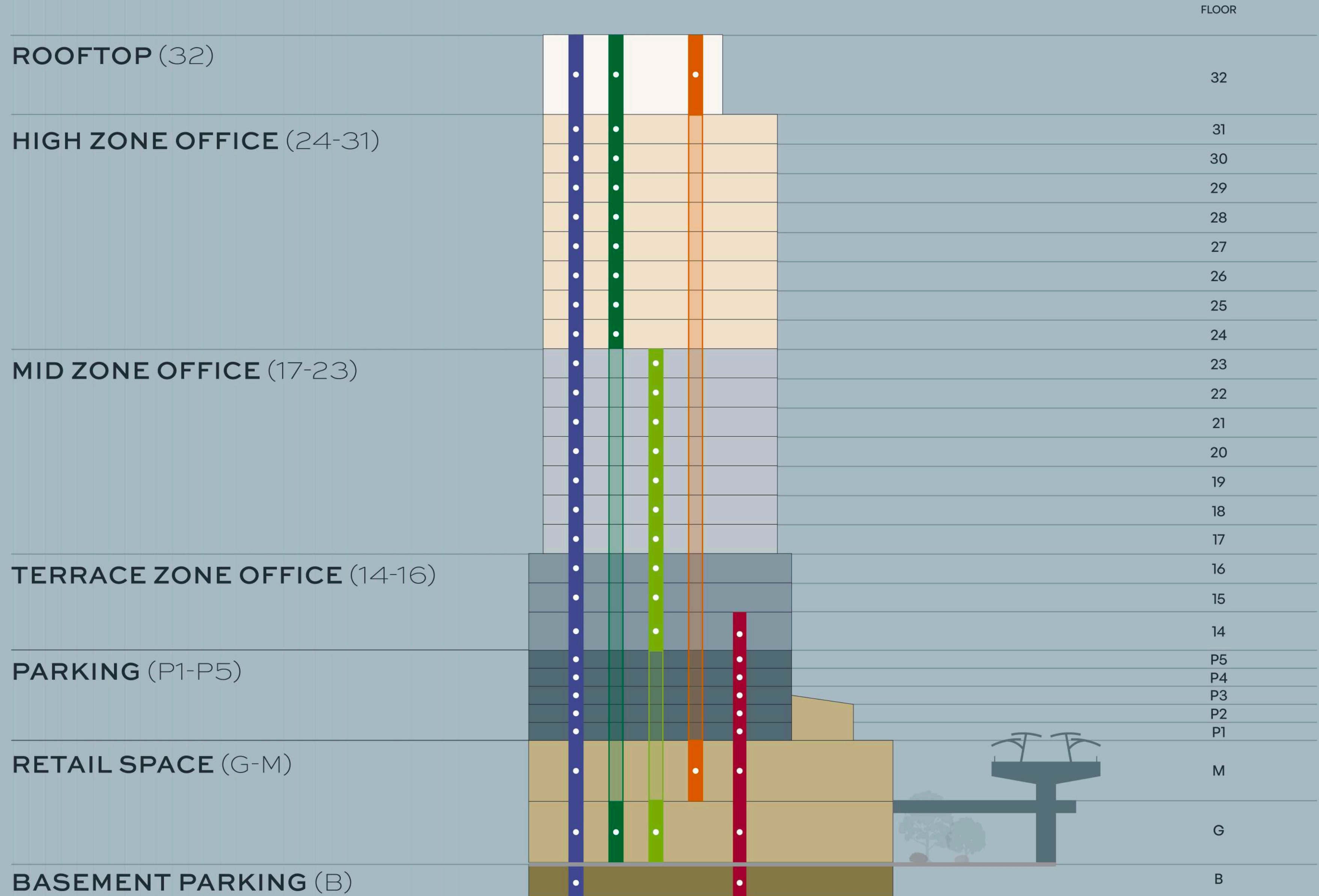




OFFICE ZONE DROP-OFF

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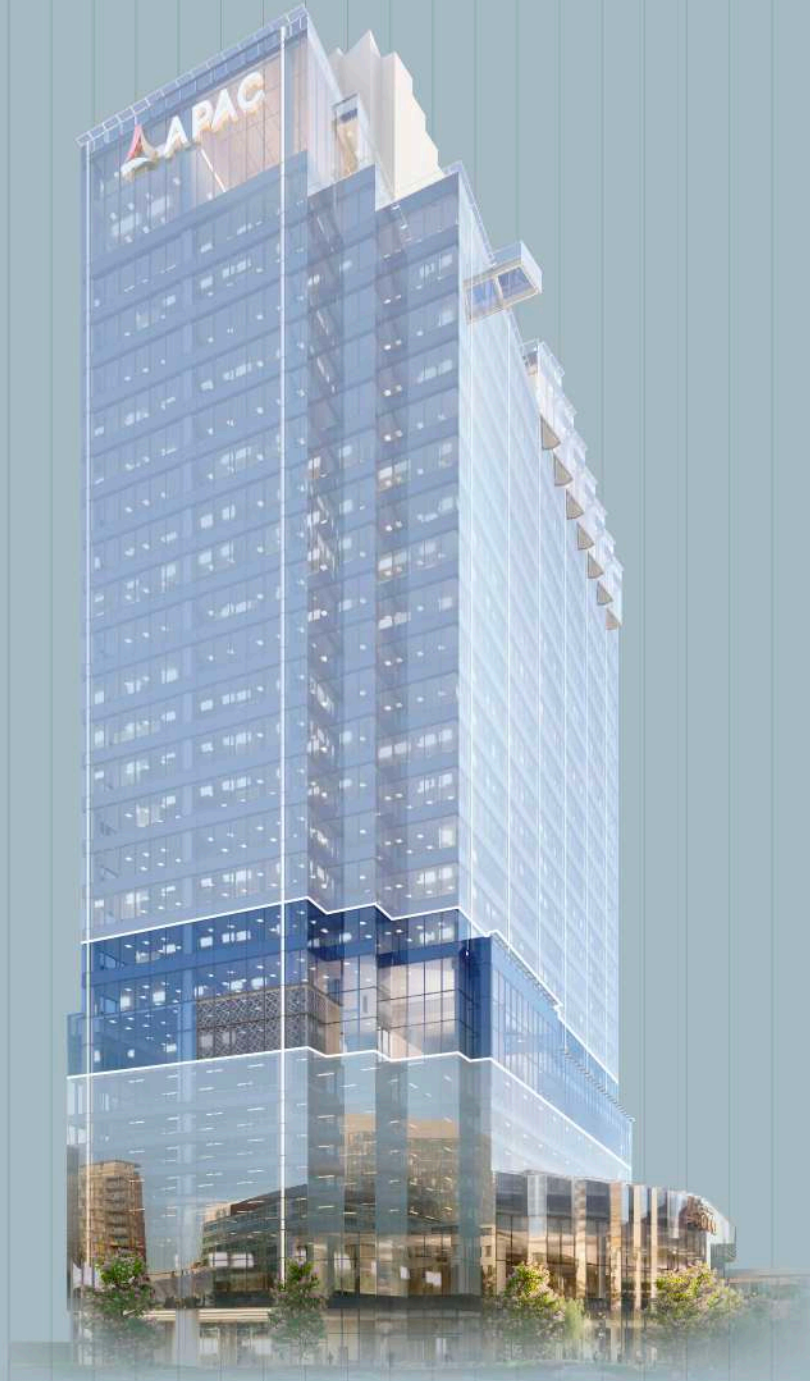
STACKING PLAN



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FLOOR PLATE



TERRACE ZONE OFFICE FLOOR 14-15

NLA (14+15 FLOOR)
~3,300 SQ.M.

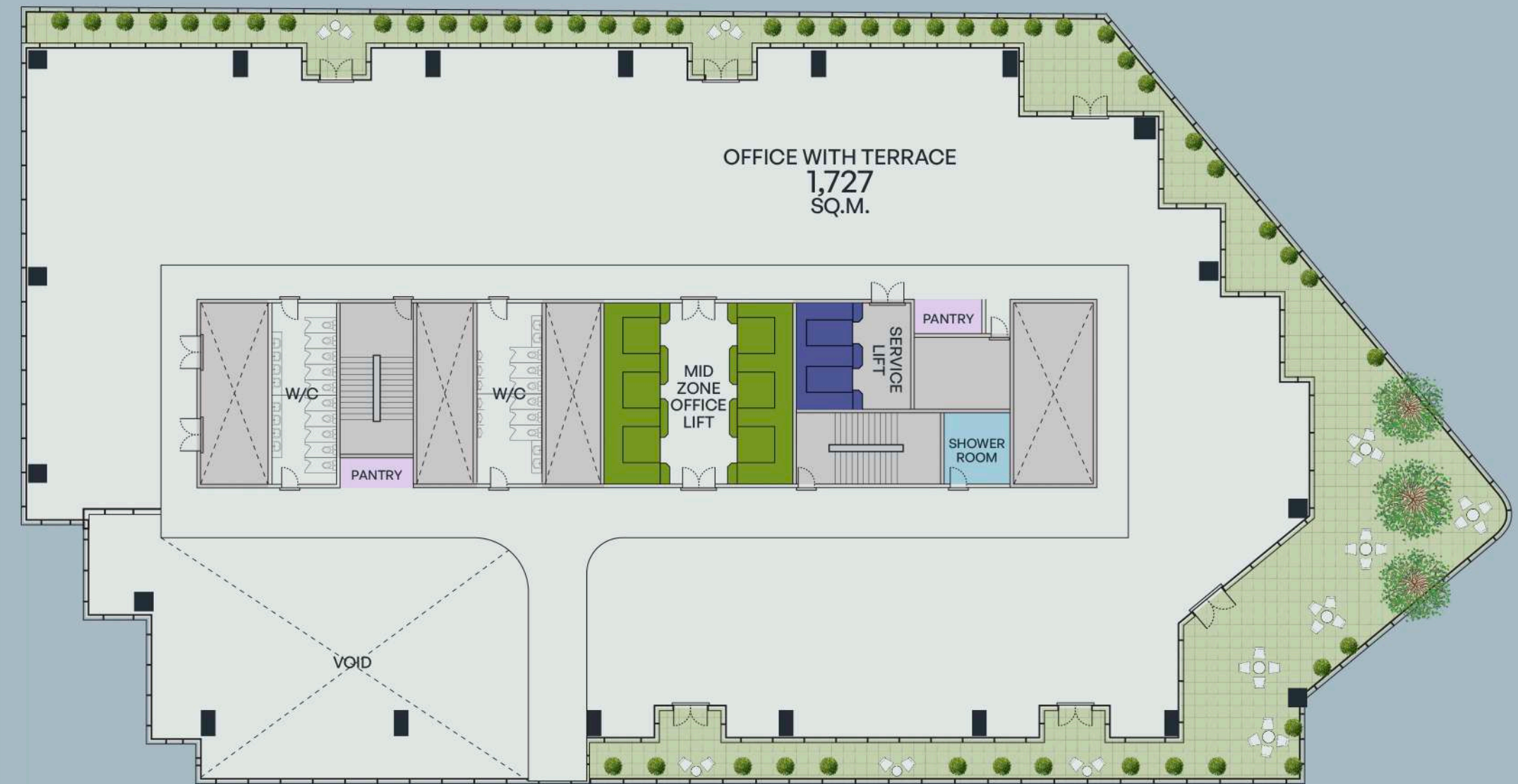
TERRACE
~550 SQ.M.

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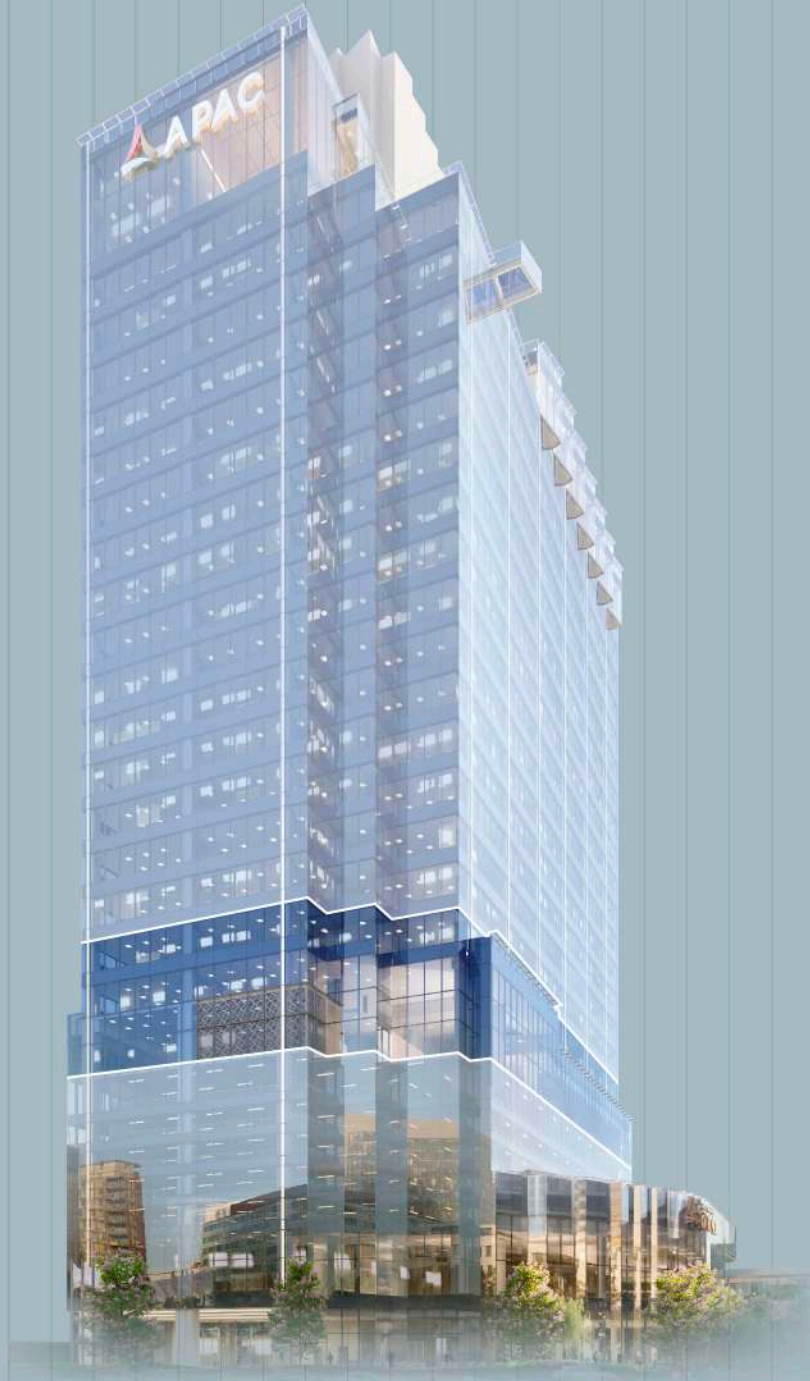
FLOOR 14



FLOOR 15



FLOOR PLATE



TERRACE ZONE OFFICE FLOOR 16

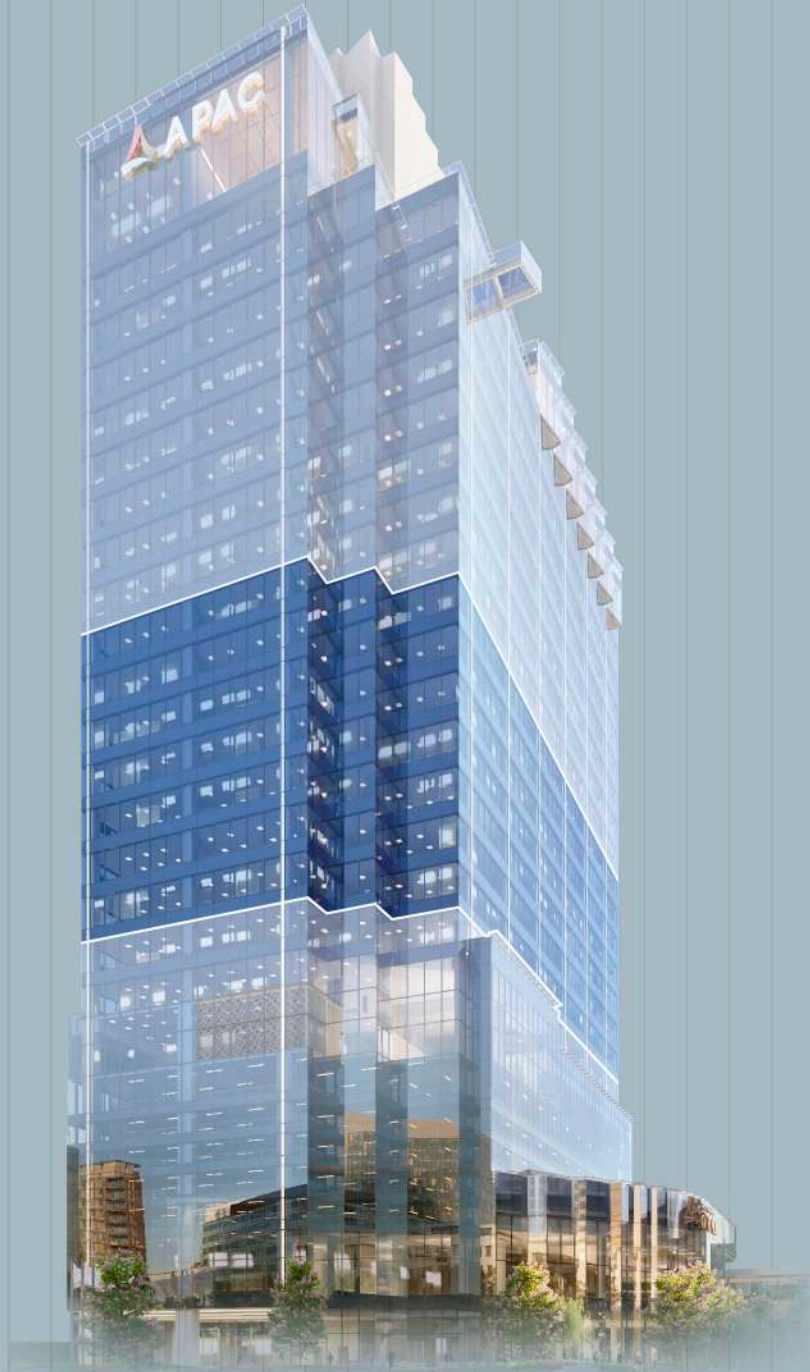
NLA (WHOLE FLOOR)
~2,170 SQ.M.

TERRACE
~60 SQ.M.

WHOLE FLOOR



FLOOR PLATE

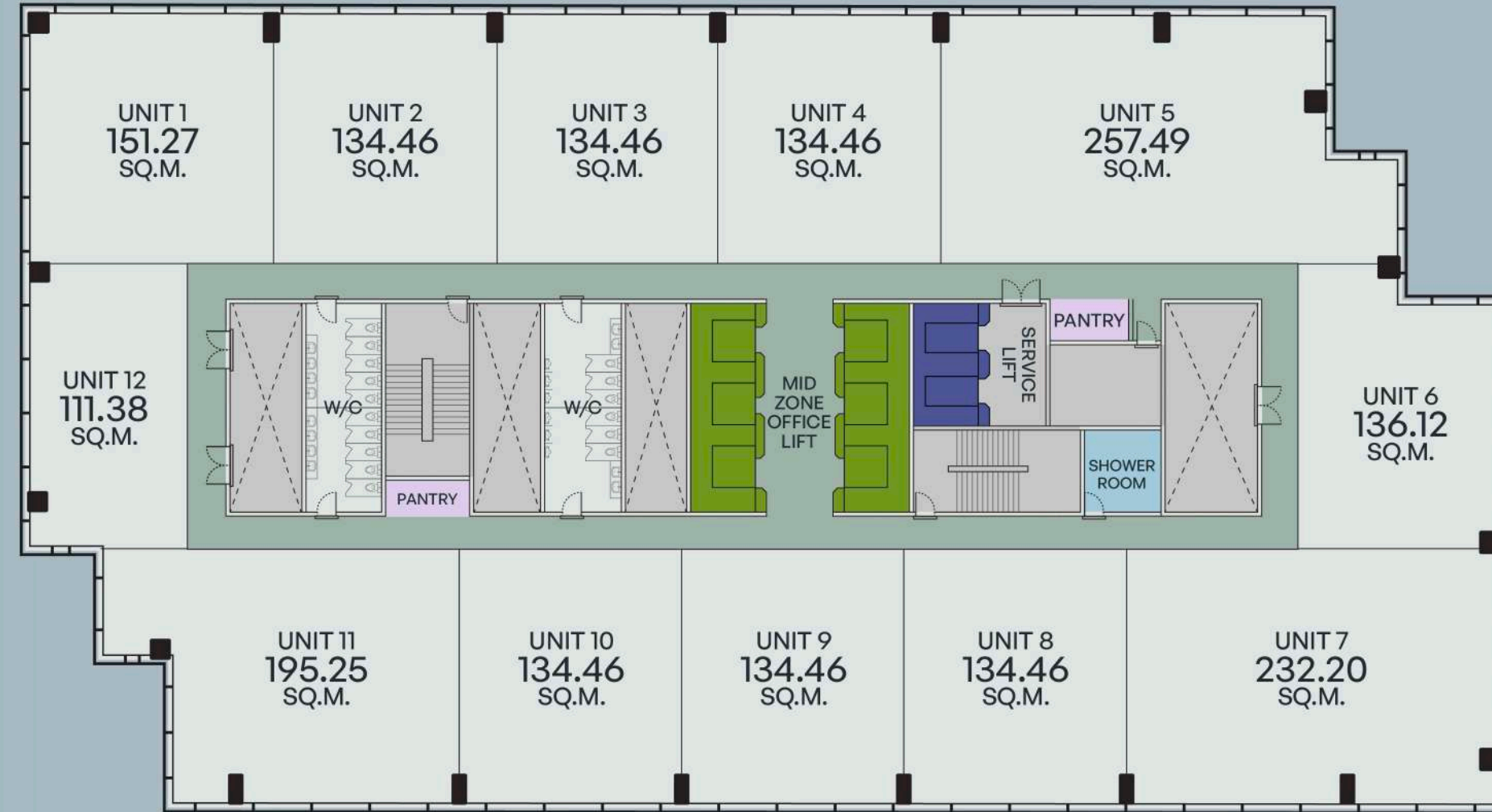


MID ZONE OFFICE FLOOR 17-23

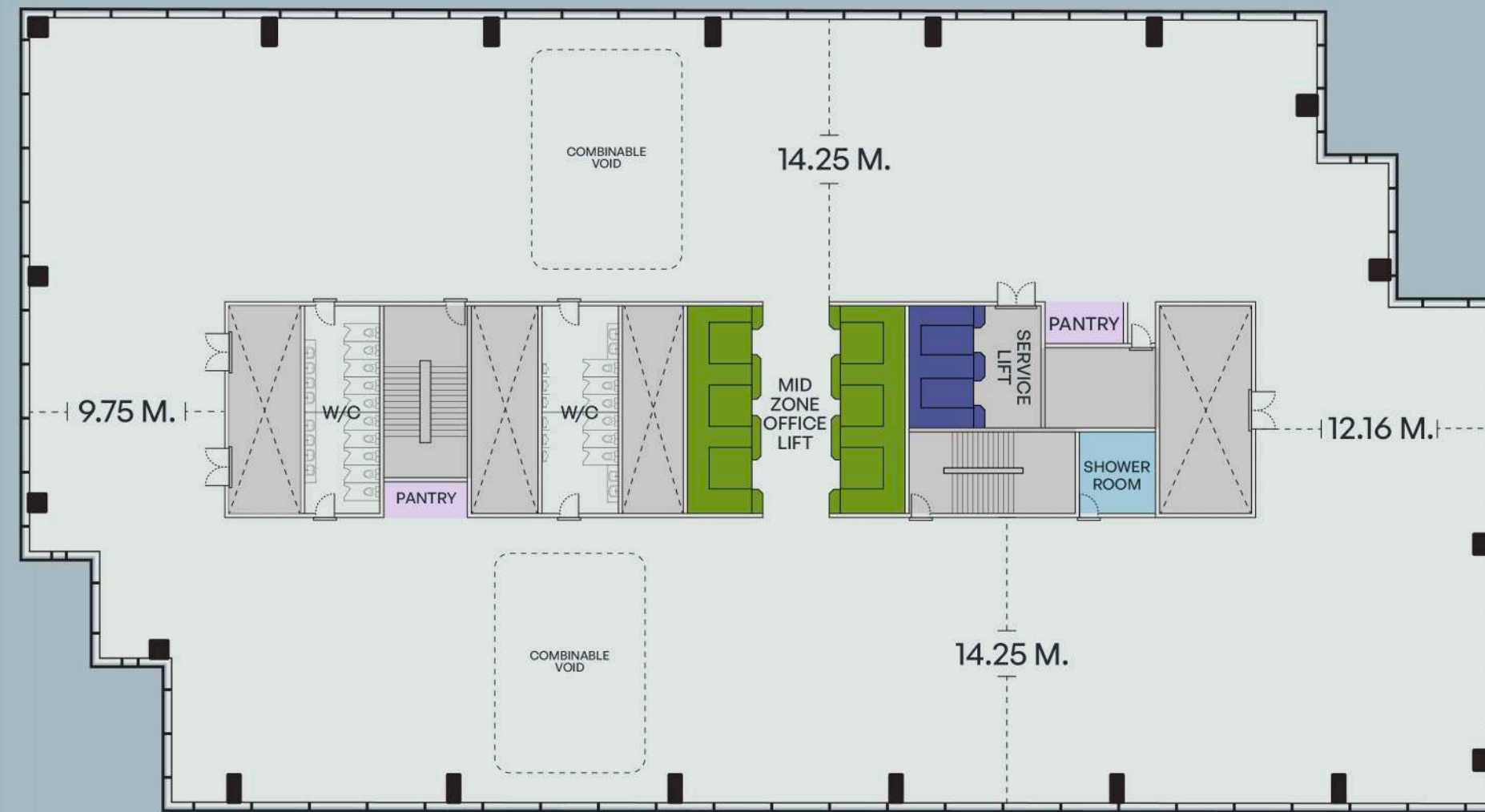
NLA (WHOLE FLOOR)
~2,120 SQ.M.

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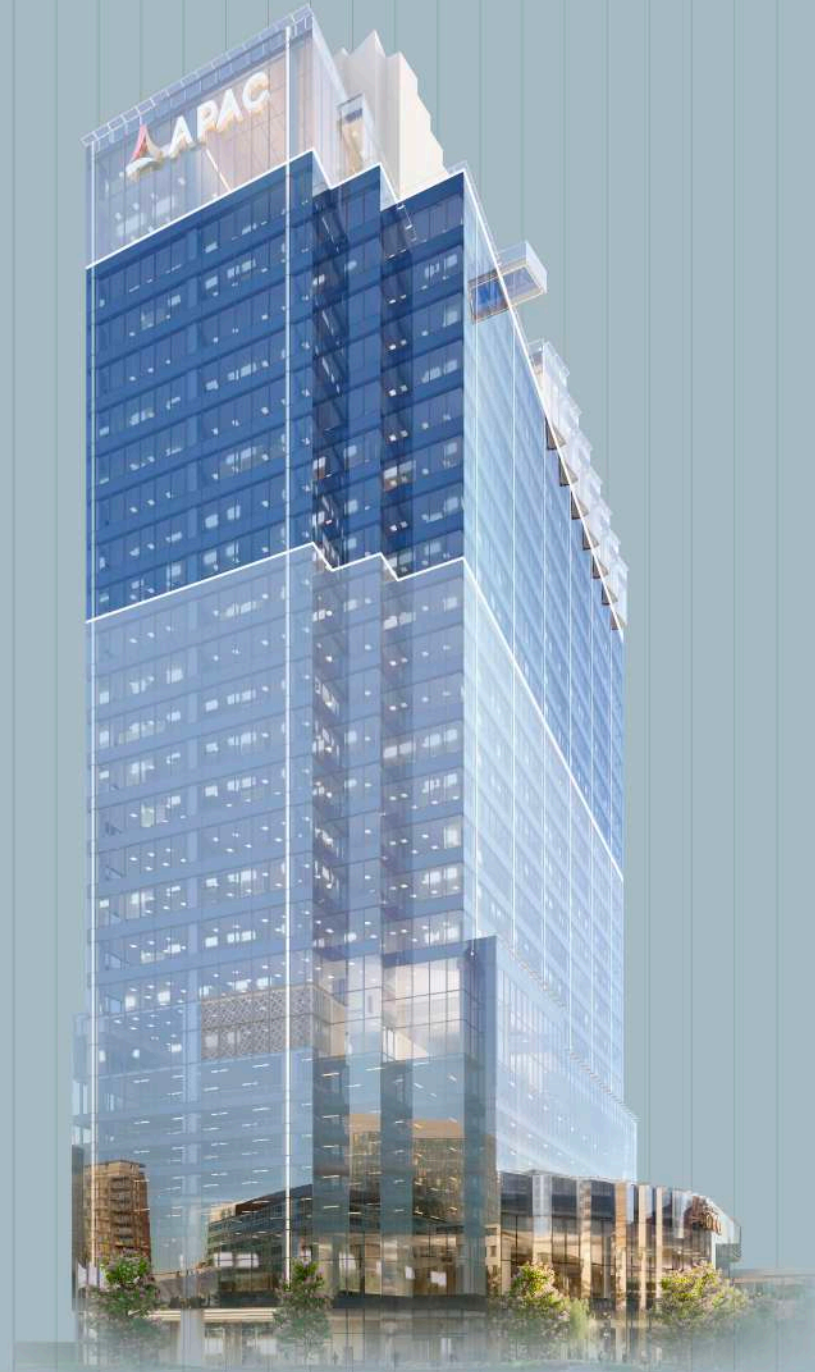
SUBDIVIDED



WHOLE FLOOR



FLOOR PLATE

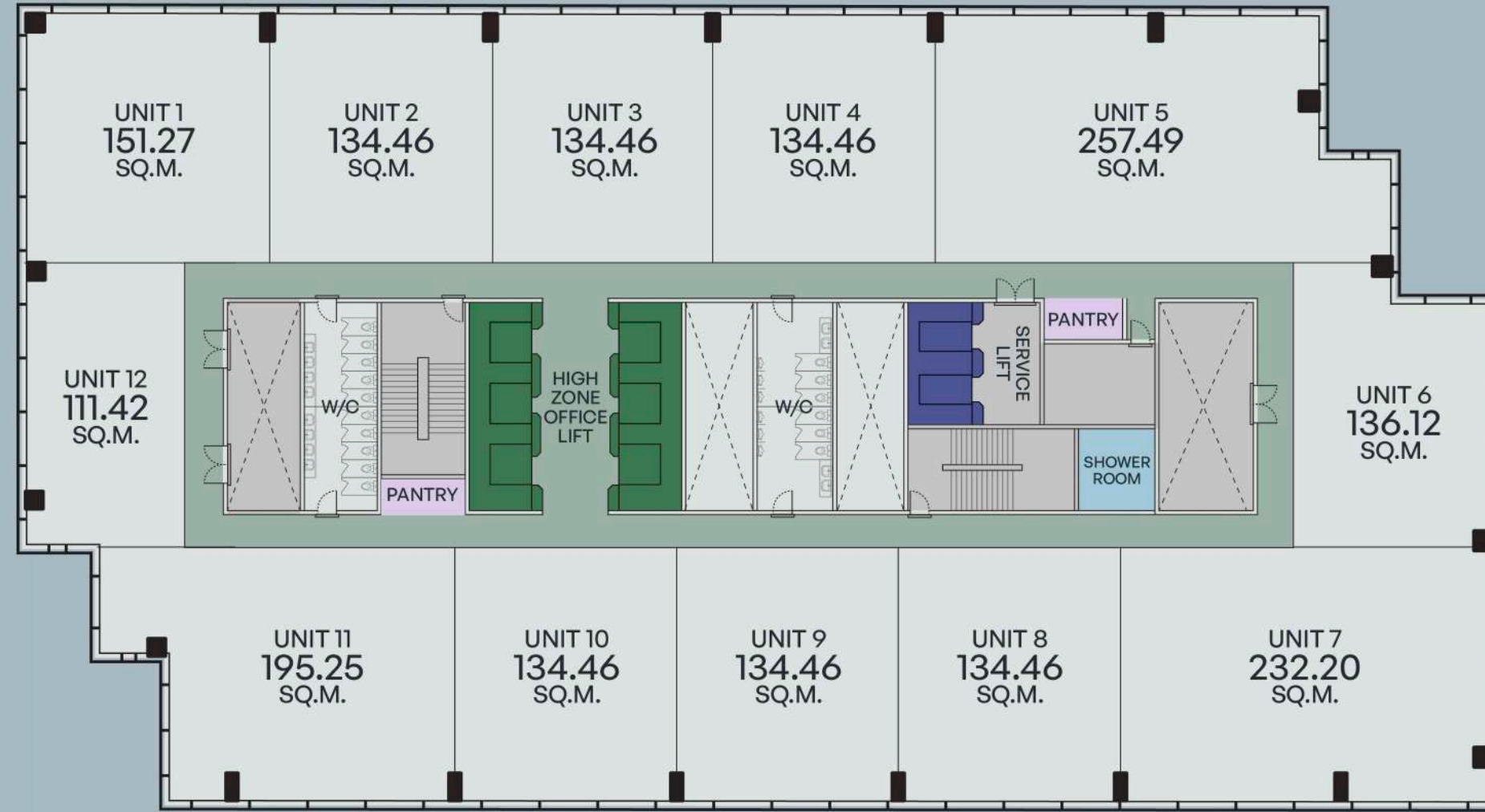


HIGH ZONE OFFICE FLOOR 24

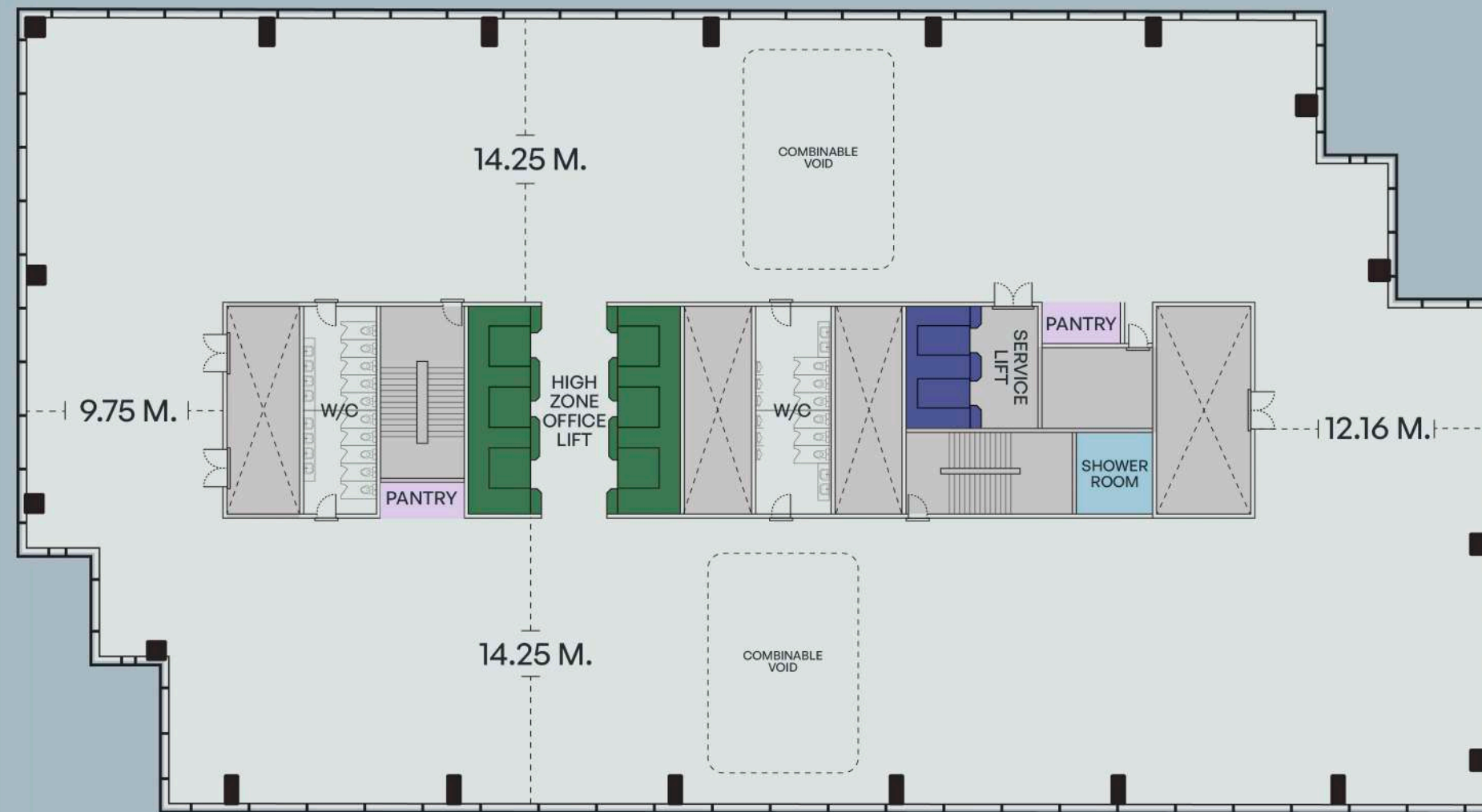
NLA (WHOLE FLOOR)
~2,150 SQ.M.

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SUBDIVIDED



WHOLE FLOOR



FLOOR PLATE

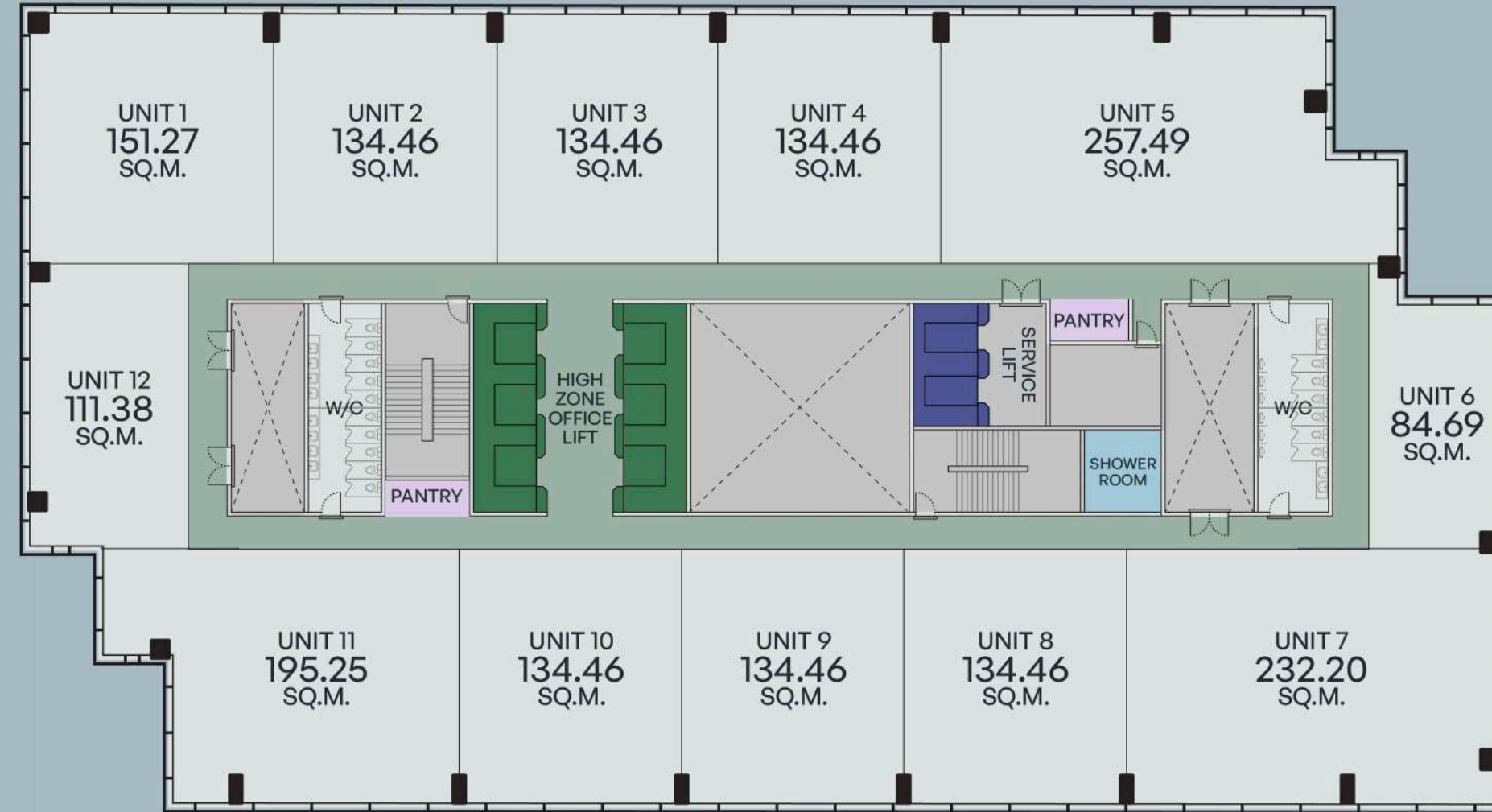


HIGH ZONE OFFICE FLOOR 25

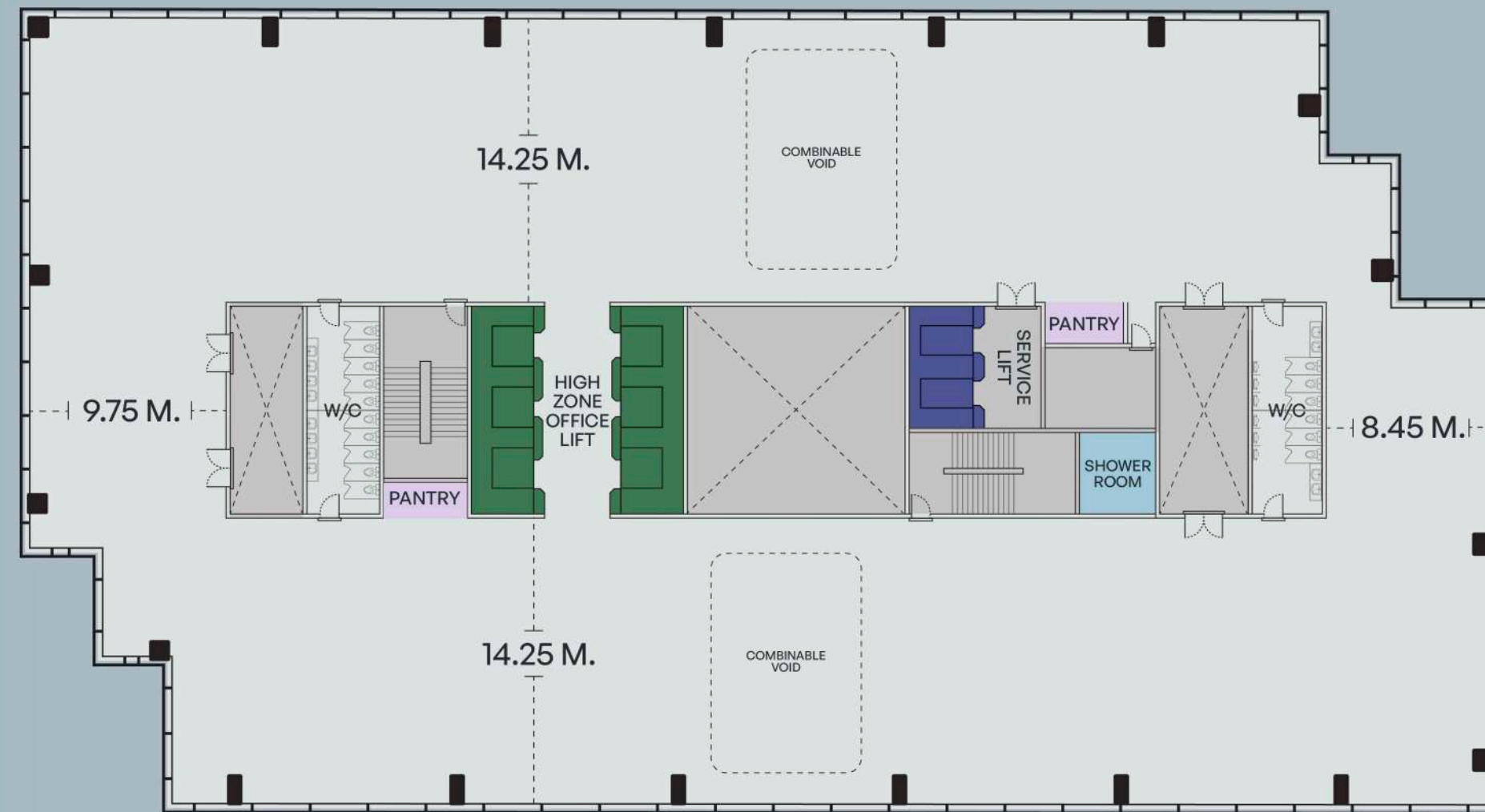
NLA (WHOLE FLOOR)
~2,150 SQ.M.

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SUBDIVIDED



WHOLE FLOOR



FLOOR PLATE

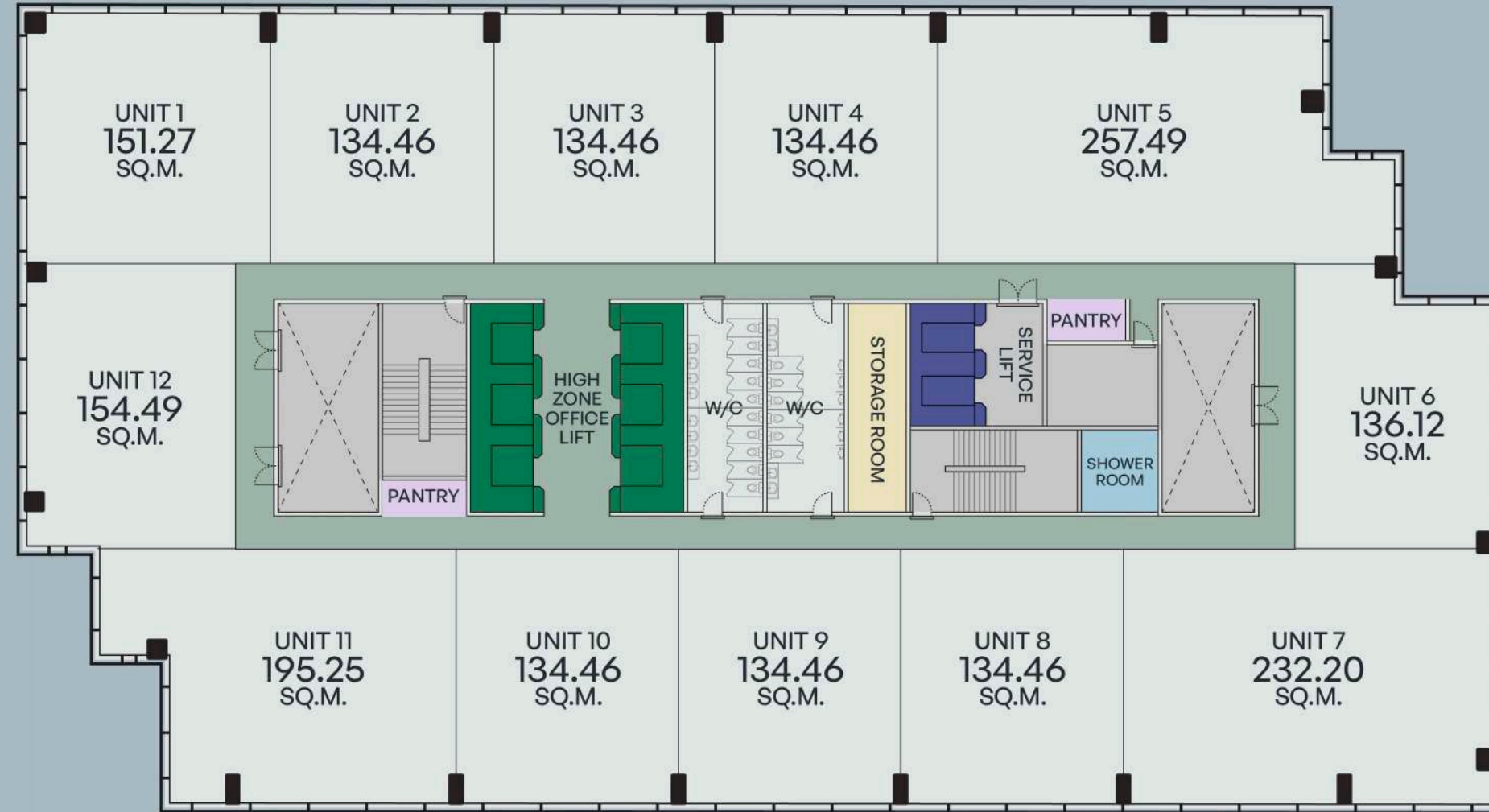


HIGH ZONE OFFICE FLOOR 26-31

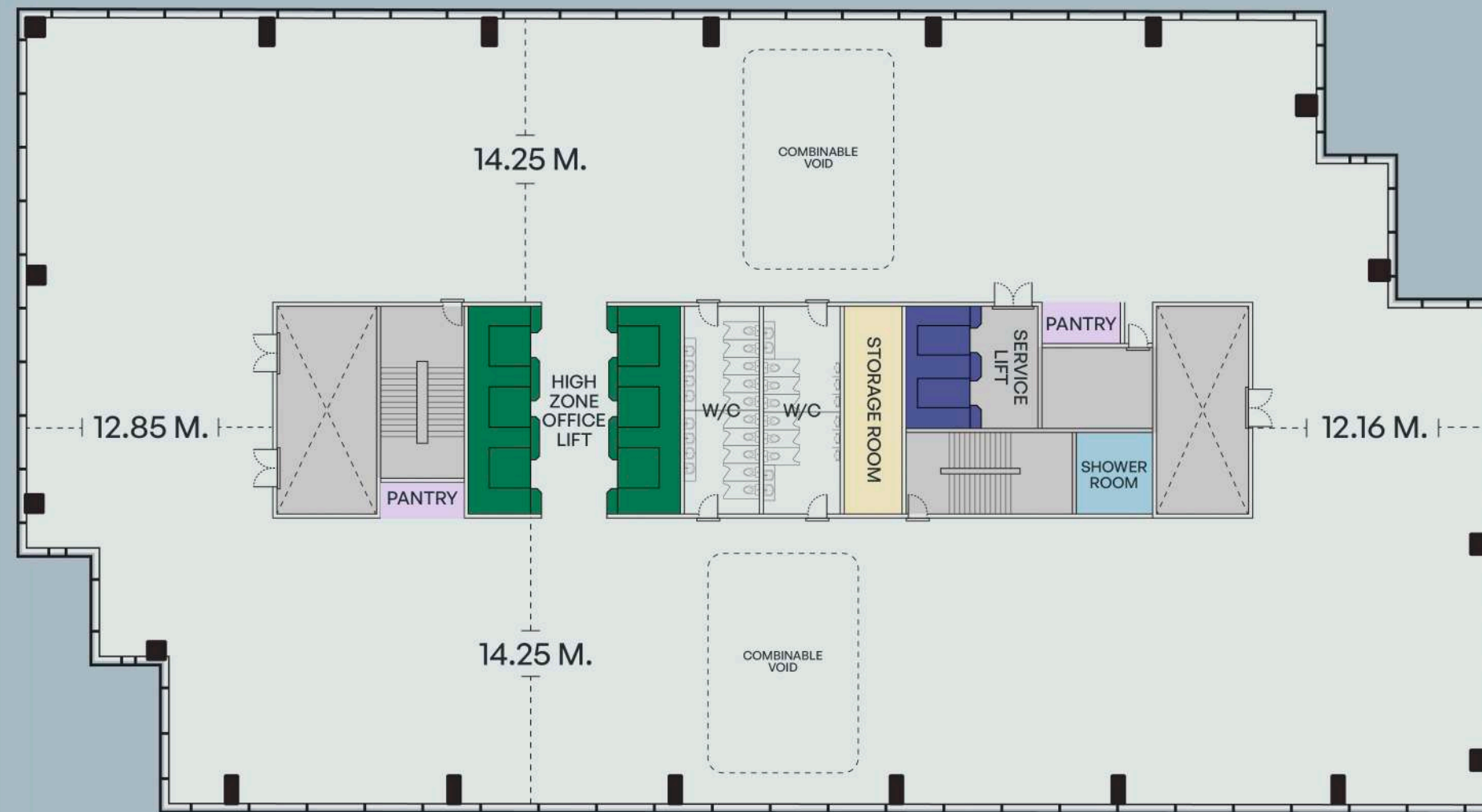
NLA (WHOLE FLOOR)
~2,150 SQ.M.

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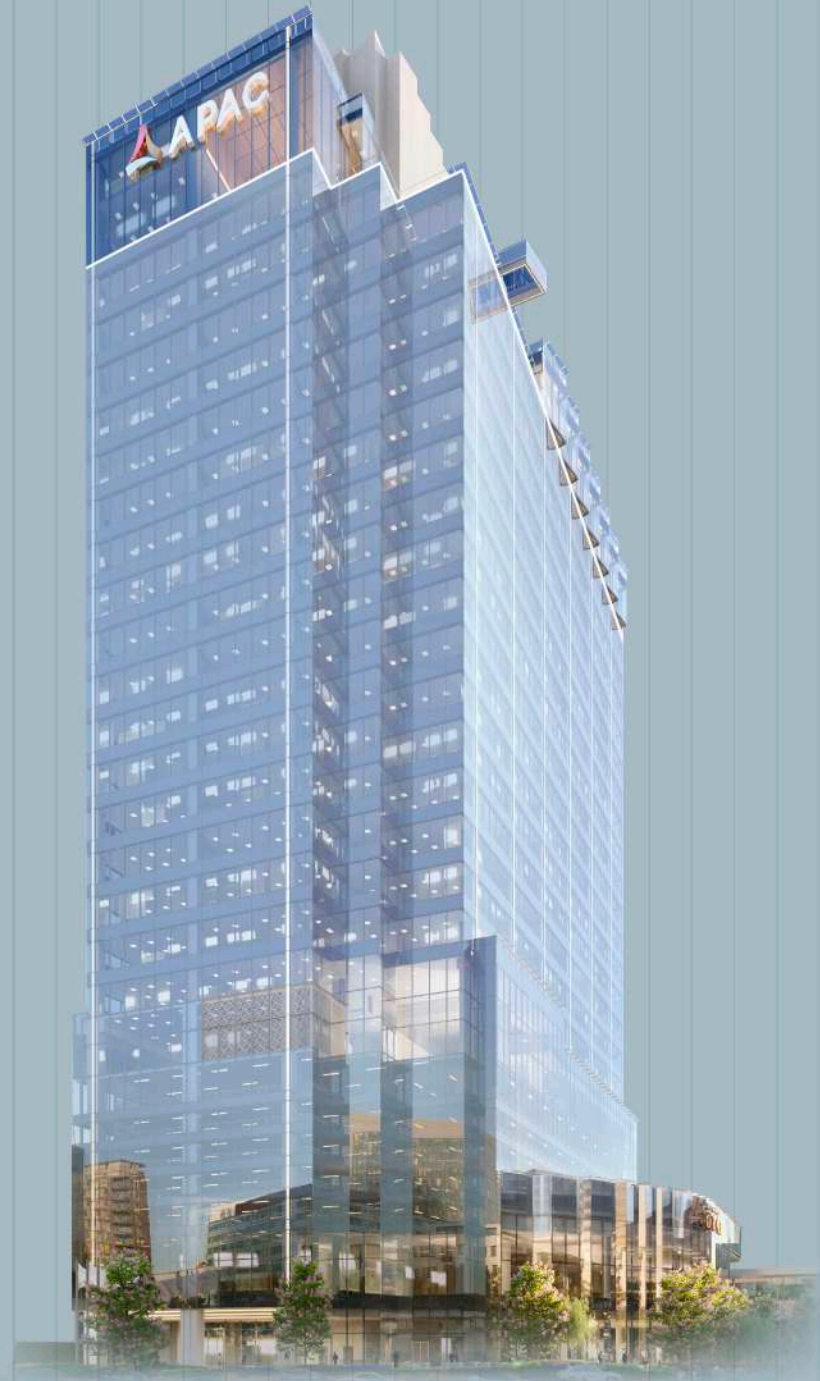
SUBDIVIDED



WHOLE FLOOR



FLOOR PLATE



ROOFTOP FLOOR 32

NLA (WHOLE FLOOR)
~1,500 SQ.M.

FLOOR 32



DEVELOPMENT TEAM

DEVELOPER & OWNER



DESIGNERS

ARCHITECTURE



INTERIOR



LANDSCAPE



MEP



STRUCTURAL ENGINEERING



FAÇADE



LIGHTING

BO STEIBER
LIGHTING DESIGN

GRAPHIC



PROPERTY MANAGEMENT



CONSULTANTS

PROJECT &
CONSTRUCTION
MANAGEMENT



LEED & FITWEL



WIREScore



CONTRACTORS

STRUCTURE



PRE-BUILT

MEP



FAÇADE



SOLE AGENT



REDEFINE THE FUTURE TOGETHER

APAC LAND (+66) 0 2391 6000 | (+66) 8 007 99999

SOLE AGENT

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