



Colliers
INTERNATIONAL

Prime I/O Building For Lease

EVER GAIN PLAZA

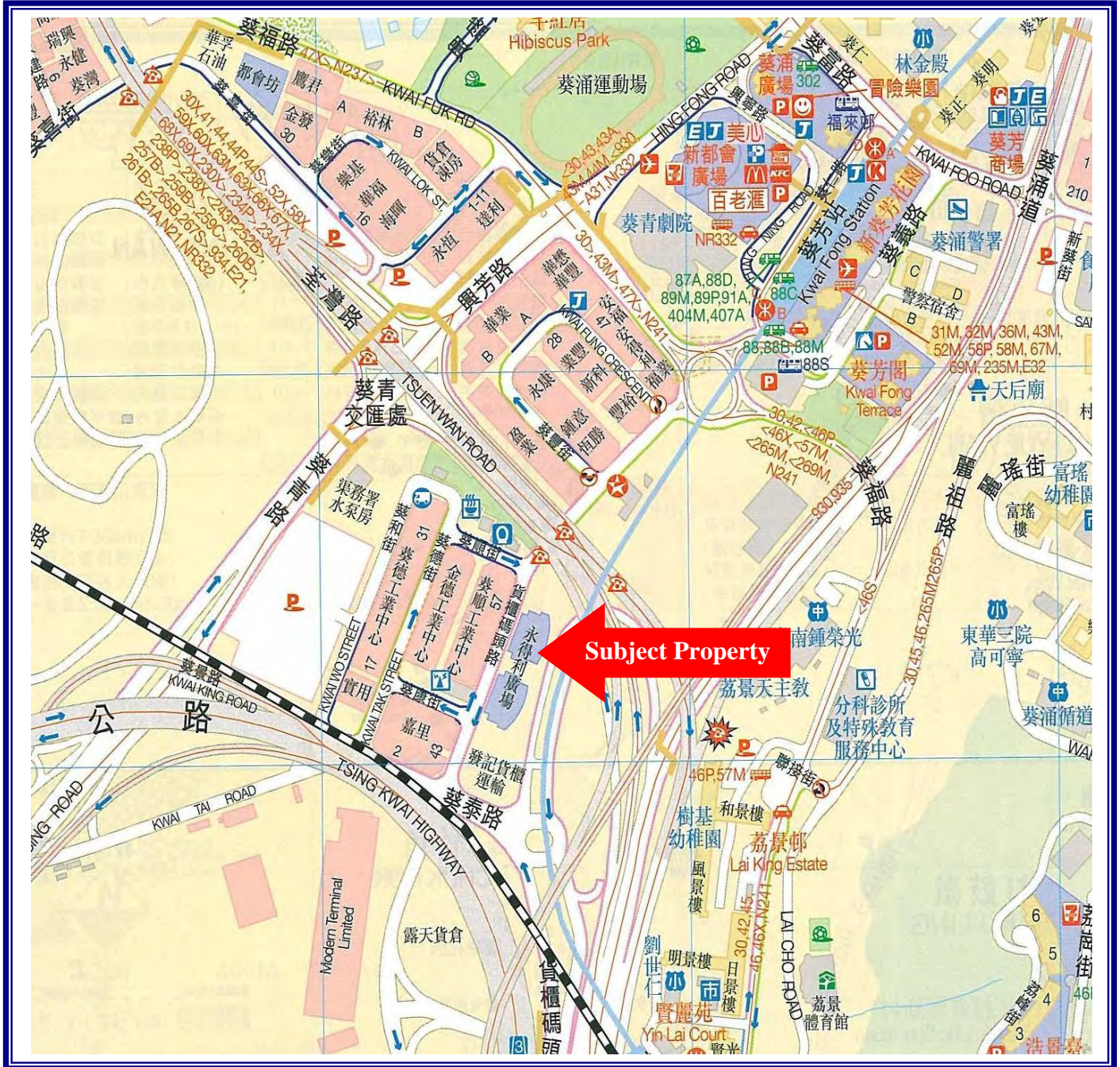
NO. 88 CONTAINER PORT ROAD, KWAI CHUNG

PREPARED BY:
Industrial Services

Colliers International Agency Limited
Suite 5701 Central Plaza 18 Harbour Road Wanchai Hong Kong
Tel 2822 0660 Fax 2956 0791
Company Licence No. C-006069

Location Plan

For Identification Purposes Only Not to Scale



THE PROPERTY Ever Gain Plaza
 No. 88 Container Port Road, Kwai Chung

YEAR OF COMPLETION 1998

LOCATION It is centrally located between Kwai Fong & Lai King District with only 5 min. walk from Kwai Fong MTR station. This strategic location is benefitted from its close proximity to Route 3 Expressway and with only 15 minutes drive from T.S.T.

DESCRIPTION A 30-storey twin tower Grade A I-O development with LG/F to 6/F as loading & parking spaces and 8/F to 28/F as I-O spaces. Optical fibre/broad band. Shuttle bus provided. Existing occupiers: Canon, JOS, HKNet, Jardine Shipping, IXTech, NTT, etc...

AVAILABILITY

Tower	Floor / Unit	Gross Area (sq. ft. approx.)	Rental (HK\$/sq ft gross)	Date Available
Tower 1	Whole of 7/F	19,550	Upon application	Immediate
	901&12	3,686		
	902	2,279		
	1305	2,213		
	1306-10	10,575		
	1610	2,072		
	2409-10	3,834		
Tower 2	2209-10	3,751	Upon application	Immediate
	2201-3 & 11-12	9,977		

FLOOR CEILING HEIGHT 12'3" approx.

FLOOR LOADING 150 lbs per sq. ft. gross

MANAGEMENT FEE & CENTRAL A/C CHARGES Approx. HK\$2.28 per sq. ft. gross per month.
 (A/C Operating Hours: Mon - Fri : 8 am - 7:30 pm, Sat 8 am - 2:00 pm.)

GOV'T RATES & RENT Payable by Tenant.

OVERTIME A/C CHARGES HK\$196 per hour. (24-hour A/C supply: HK\$71 per meter net per month (for server room, etc, excluding installation cost).

NOTE All information provided by Owner.

Interested parties, please feel free to contact

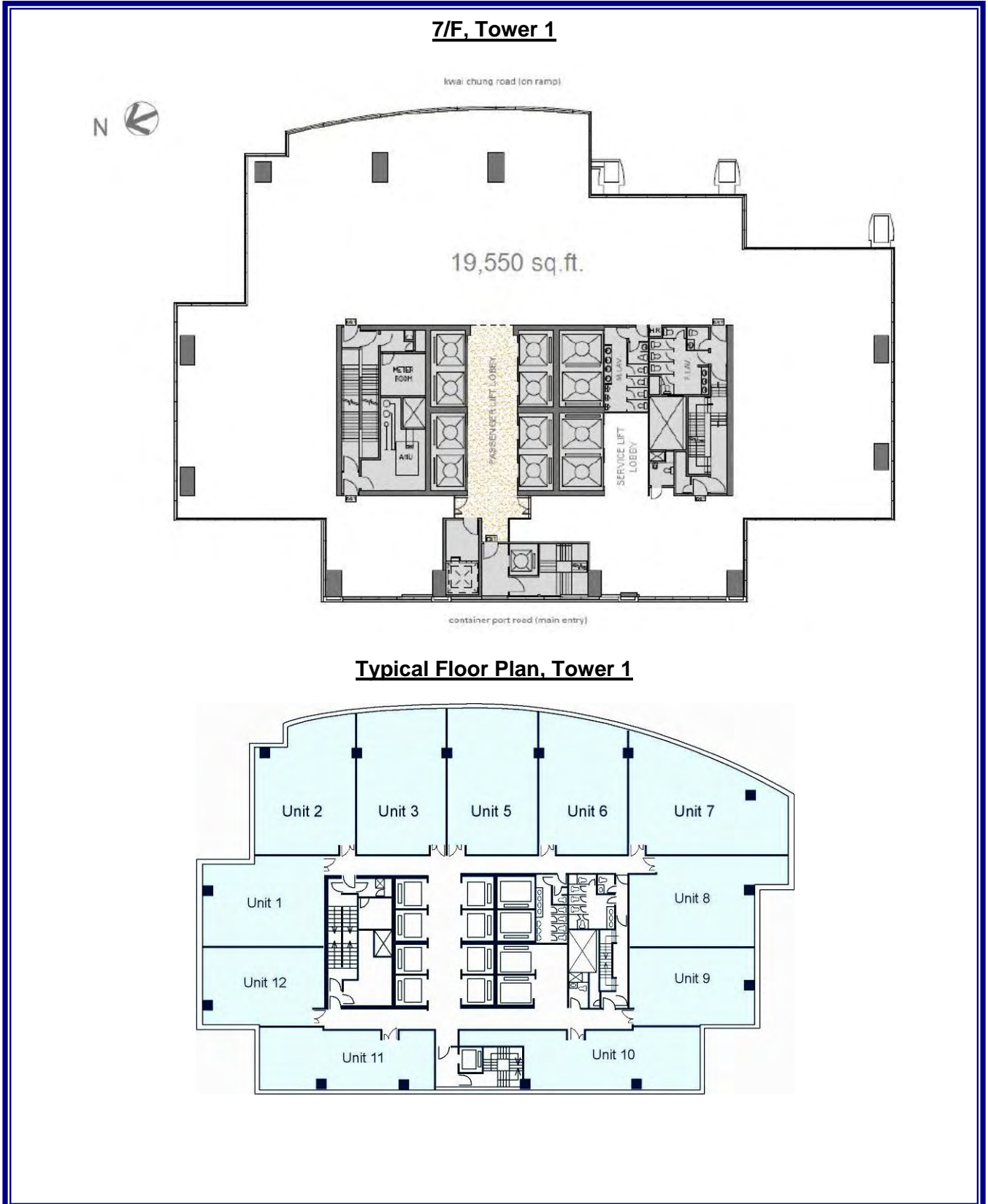
Industrial Services

2822 0660

SUBJECT TO CONTRACT

Floor Plan

For Identification Purposes Only Not to Scale



Floor Plan

For Identification Purposes Only Not to Scale

