



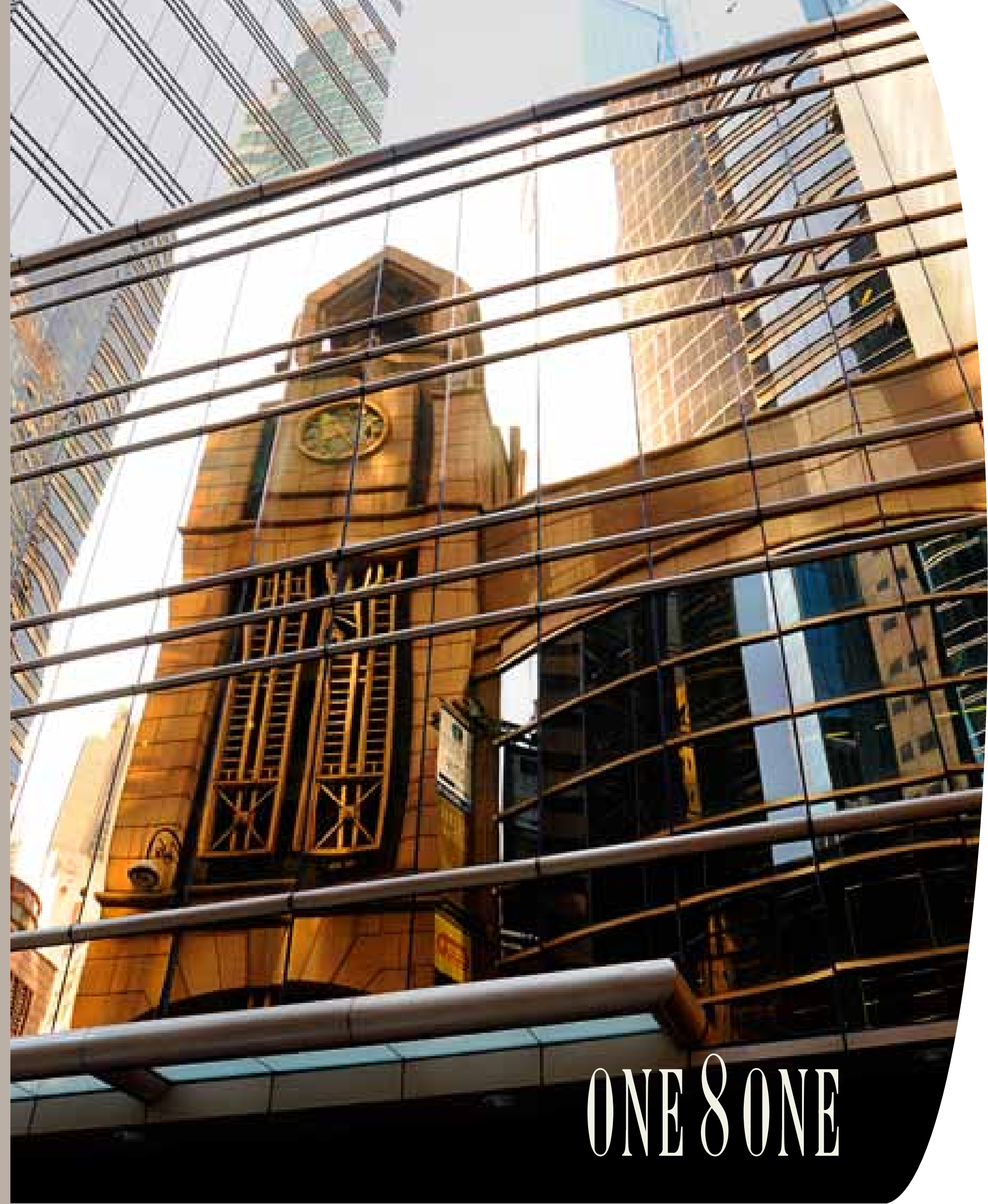
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# ONE 8 ONE



# LOCATION 假字

181 QUEEN'S ROAD CENTRAL  
香港皇后大道中

AS CENTRAL AS CENTRAL  
WITHOUT THE COST  
10 MINUTES' WALK FROM THE IFC  
8 MINUTES' WALK FROM EXCHANGE SQUARE  
8 MINUTES' WALK FROM THE FOUR SEASONS HOTEL  
2 MINUTES' WALK FROM THE CENTER

Easily accessible on foot, by taxi or MTR,  
181 Queens Road is as central as Central  
without the cost. For office space as central  
as Central without paying a premium,

LOOK NO FURTHER

EXCHANGE SQUARE  
交易廣場

THE CENTER  
中環中心

IFC HONG KONG  
國際金融中心

FOUR SEASONS HOTEL HK  
香港四季酒店





## EXECUTIVE SUMMARY

# SEE YOURSELF IN THIS SPACE

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### DESCRIPTION

Reaching for the sky above the picturesque Grand Millennium Plaza, 181 Queens Road is a 29-storey commercial building providing both high-end retail space on the lower floors, and exclusive office space above.

### AFFORDABILITY

Location is crucial to the success of any business, but when it comes to office space, affordability is key. 181 Queens Road comes up trumps on both counts, offering Grade A office space at exceptional rates.

### CONVENIENCE

With retail space occupied by the likes of Pacific Coffee, Café de Coral and the renowned al fresco Gaia Ristorante, offices in 181 Queens Road promise a pleasant working environment.

### TRANSPORTATION

Within walking distance of several landmark developments in Central, the property also boasts the Sheung Wan MTR station on its doorstep. The Macau Ferry Pier is just minutes away, while nearby Route 3 links to the Hong Kong International Airport and mainland China and Route 2 links directly to Kwun Tong.

## A FORMULA FOR SUCCESS

With its prime location, reasonable rates and superb transport network, 181 Queens Road is the obvious choice for professionals looking for offices in Hong Kong's CBD.

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## AN ADDRESS TO BE PROUD OF

A contemporary space with modern facilities, 181 Queens Road is a byword for stylish convenience when it comes to office space.

# PROPERTY SPECIFICATION

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- STRATA TITLED
- 31,726 SQM OF OFFICE SPACE
- 8 HIGH-SPEED LIFTS

### CAR PARKING

34 car parking spaces are available in the adjacent COSCO Tower.

### RETAIL

Retail space is fully subscribed by high-end brands and well-known food and beverage outlets, including Café de Coral, Pacific Coffee, UCC Coffee and Gaia Ristorante, amongst others.

### OUTDOOR TV

A full-colour, big screen TV (5,200 x 3,800mm) on the building façade facing the central, open-air piazza displays adverts, videos, TV programmes, date/time, weather and other information.

### FIRE PROTECTION

An automatic fire alarm and detection system is monitored at all times by building management.



### EMERGENCY GENERATOR

Two diesel generators are on permanent standby to provide emergency power to lifts and essential lighting in public areas if required.

### CARD ACCESS

Access to offices is by individually identifiable proximity access cards with alarm monitoring, entry/exit time recording and full reporting capabilities.

### CCTV

24-hour closed circuit TV cameras with video recorders provide general surveillance in the building entrance, lifts, car park and all public areas.



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## RISING STAR

Vibrant and cosmopolitan, Sheung Wan is moving with the times. It's Central, with attitude.

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# FUTURE OF SHEUNG WAN

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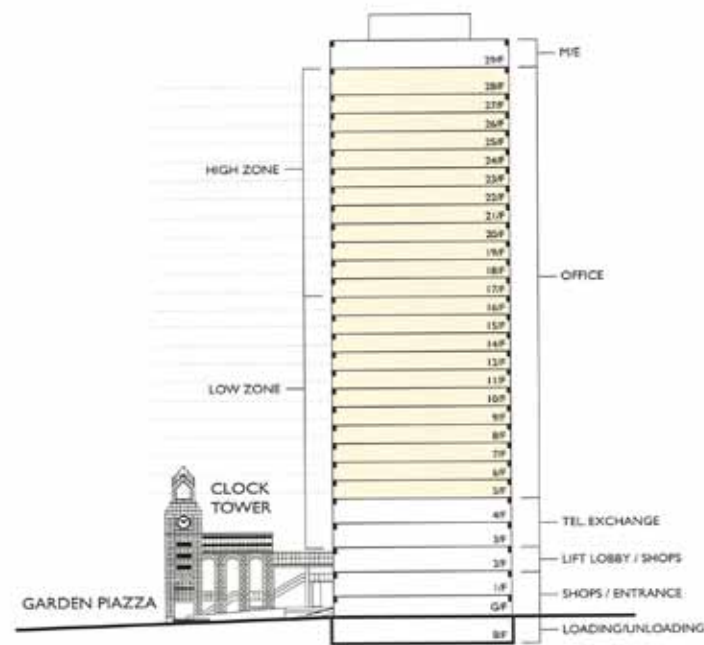
- CLIMBING REAL ESTATE
- ROOM TO GROW



Named 'Gateway District' due to its status as one of the earliest areas settled by the British, Sheung Wan is now a gateway in another sense. With Central and the Eastern areas of Hong Kong fully developed, attention has now turned to the Western Districts, with Sheung Wan the point of access. Already on the radar of property tycoons, the area is buzzing with boutique hotels and eateries. And with the planned extension of the MTR line to Kennedy Town in coming years, this growth is set to

# BUILDING SPECIFICATION

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# MAKE IT YOUR OWN

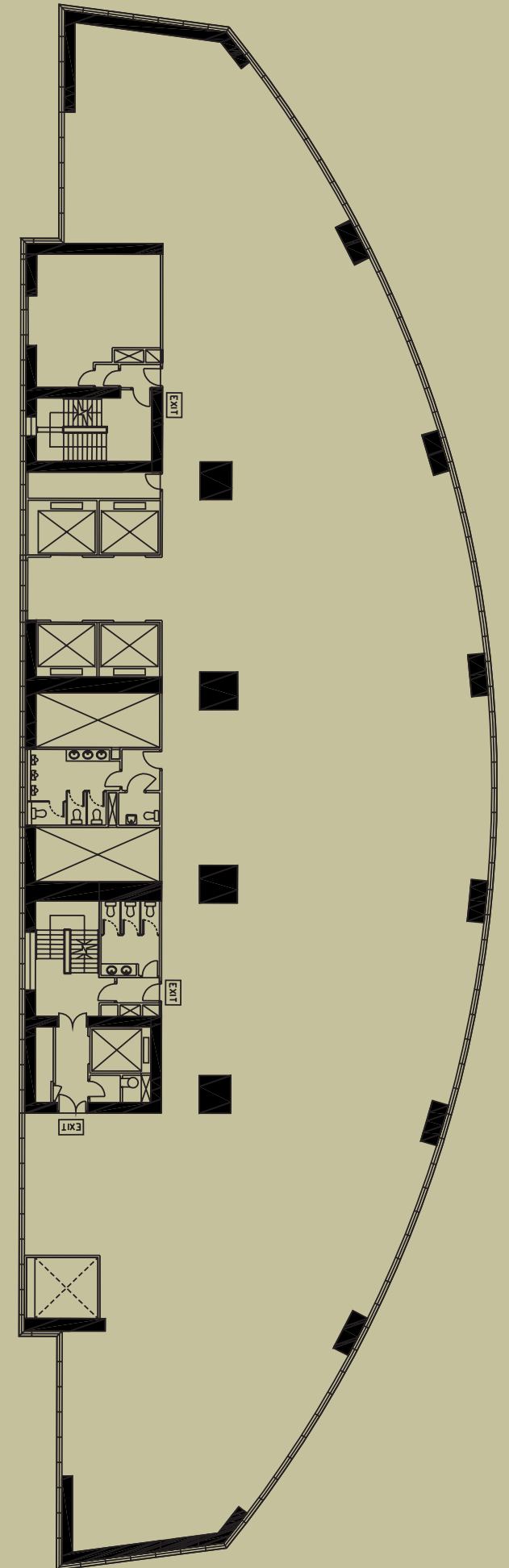
- GENEROUSLY PROPORTIONED
- WELL-DESIGNED AMENITIES
- LIGHT-FILLED AND AIRY



# TYPICAL FLOOR PLAN

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TOTAL FLOOR AREA  
1103.2 SQM







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# OVERVIEW

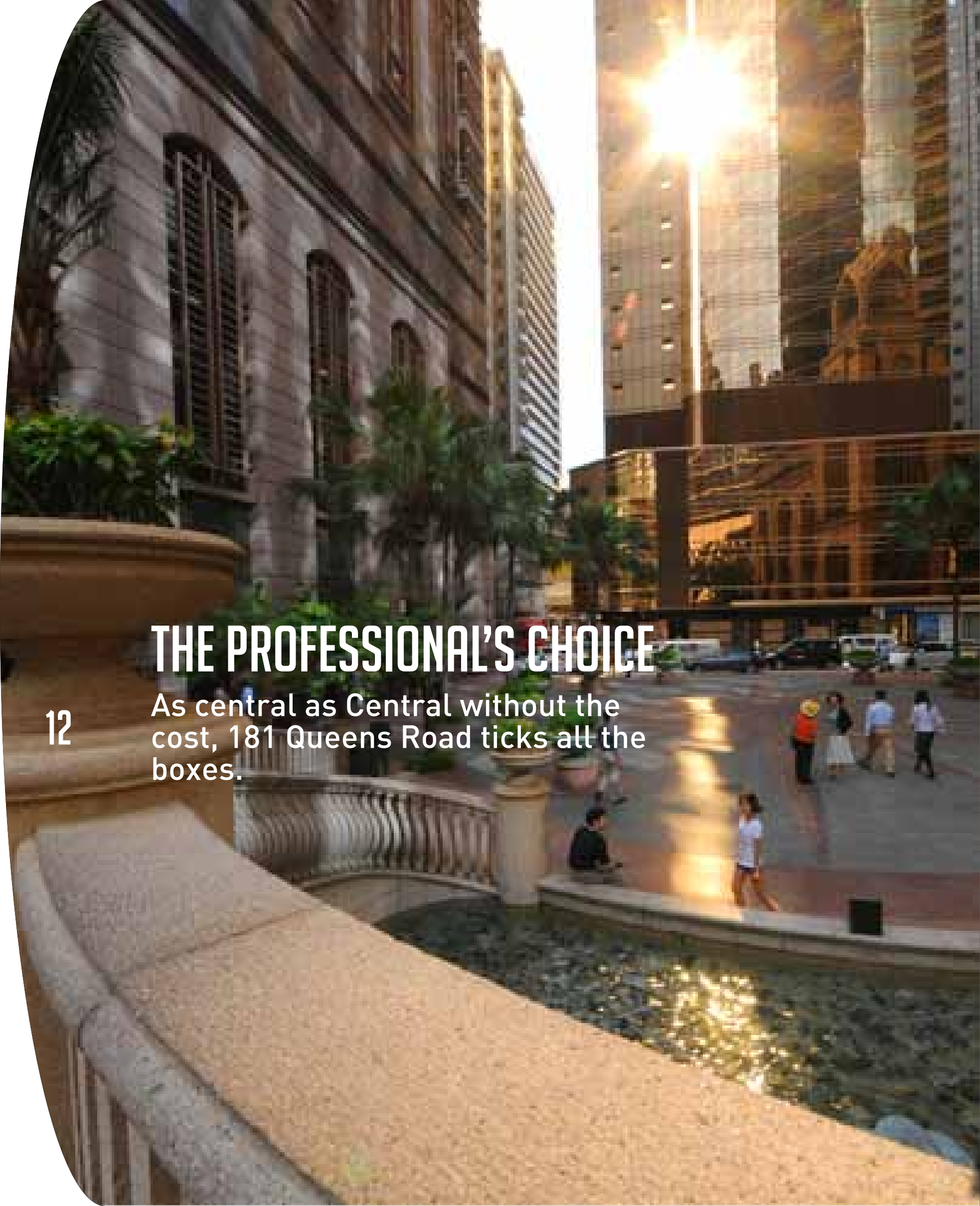
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# PICTURE IT!

Your office in this space, in the 181 environment. From every aspect – location, affordability, size – 181 Queens Road is the professionals' choice.





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## THE PROFESSIONAL'S CHOICE

As central as Central without the cost, 181 Queens Road ticks all the boxes.

EXTRAS  
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