



THE OFFICE

AT TIEN BO PLAZA

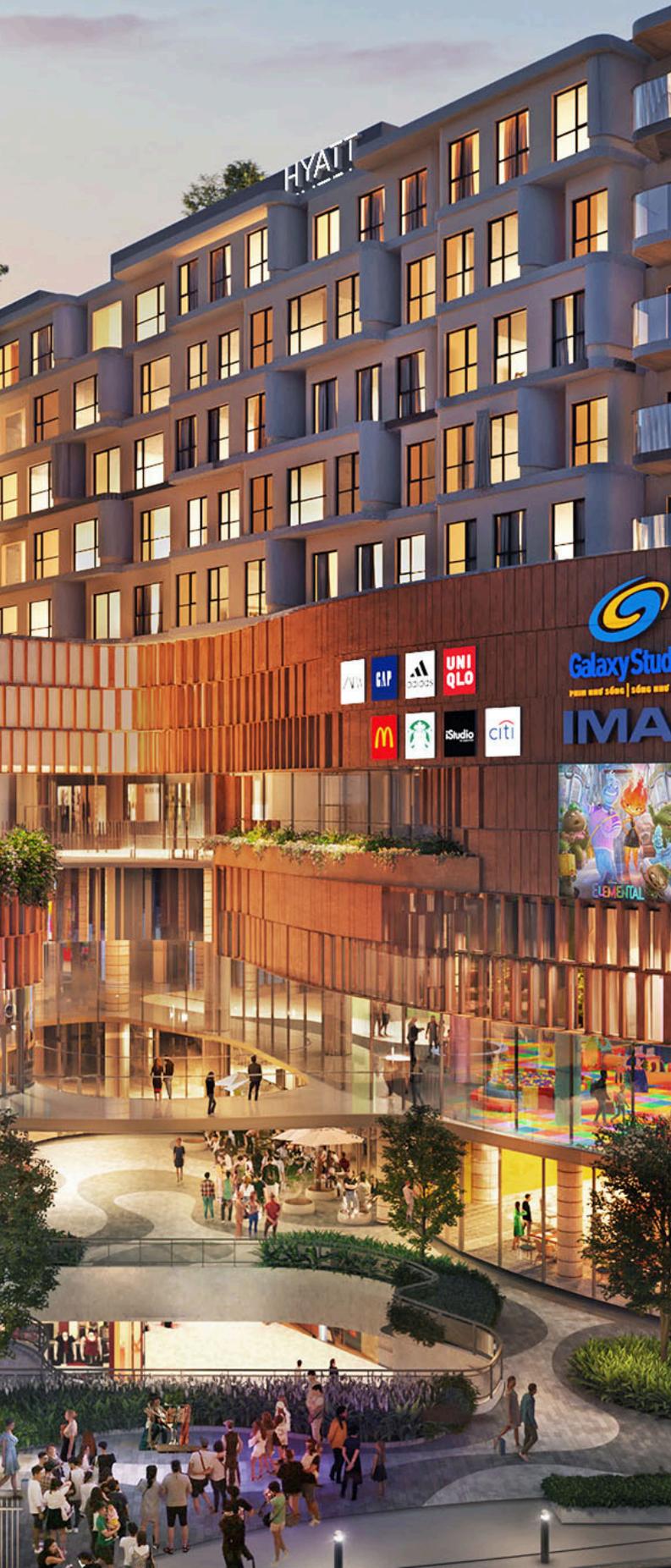
AN ICONIC GRADE A OFFICE & LIFESTYLE
DESTINATION IN THE HEART OF HANOI

Developed by TID GROUP

Grade A office & lifestyle destination
in the heart of Hanoi

PROJECT INTRODUCTION

The Office is a Grade A office building located at 175 Nguyen Thai Hoc – a prime address in the heart of Ba Dinh District. The project is part of the Tien Bo Plaza, which includes the Hanoi Centre retail mall operated by Keppel, and the first Hyatt Centric-branded 5-star hotel and serviced apartment in Vietnam. Complementing these are a full suite of amenities such as a conference hall, business lounge, dining area, cafés, and a modern fitness center – making Tien Bo Plaza a premier one-stop service destination.





KEY FEATURES

The Office at Tien Bo Plaza- A premium Grade A development, combining work, retail & lifestyle in one iconic address.



LEED GOLD STANDARDS

Designed and built to meet LEED Gold – the internationally recognized green building standard.



OFFICE LEVELS

FROM 4F TO 8F

Over 4,000 sqm per floor – column-free, customizable layout.
2.7m ceiling height & natural daylight throughout ensure flexibility & comfort.

CONNECTIVITY

- Hyatt Centric Hanoi Centre Hotel and Serviced Apartment
- Hanoi Center retail mall
- Diverse dining options including restaurants and cafés
- Conference facilities ideal for meetings, and corporate events, etc.

AMENITIES

The Office – One-stop Service Destination

Hyatt Centric Hanoi Centre

FLOORS 1 – 8

- ✓ 184 hotel rooms
- ✓ 180 premium serviced apartments
- ✓ 1432m² event space including 338 m² ballroom

Hanoi Centre Retail Mall

FLOORS B2 – 3

- ✓ ~ 41,500 m² of upscale retail space operated by **Keppel**
- ✓ <140 reputable domestic and international brands
- ✓ **Fully caters** to shopping, dining, entertainment, and wellness needs

The Office

FLOORS 4 – 8

- ✓ Operated by **Savills**
Designed and built to **LEED Gold standards**
- ✓ Direct connection to 16,000 m² of outdoor landscaped areas



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LOCATION & ATTRACTION



Embassy		
Japan		6'
Singapore		7'
USA & United Nations		9'
China		10'
Russia		10'
Canada		10'
Australia		10'

Attraction		
Ho Chi Minh Mausoleum		7'
Temple of Literature		10'
Hoan Kiem Lake		9'
Old Quarter		10'
West Lake		12'
Giang Vo Lake		12'

Station		
Noi Bai Airport		40'
Cat Linh Metro Station		6'
Hanoi Metro Station		10'

Administrative Agencies 1 — 9		
National Television VTV	1	11'
Department of Labor, War Invalids and Social Affairs	2	6'
Department of Taxation	3	19'
Department of Science & Technology	4	13'
Diplomatic Corps Urban Area	5	21'
Department of Health	6	6'
Ba Dinh Square	7	6'
Ministry of Justice	8	7'
Consular Department Ministry of Foreign Affairs	9	4'



BUILDING INFORMATION

BUILDING OVERVIEW

Developer & Investor	Tien Bo Printing Factory Co., Ltd & TID Corporation
Certification	LEED Gold Certified
Building Layout	08 above-ground floors 03 basements Retail podium: B2 – 3 Office floors: 4 – 8
Parking	Basement levels B2 – B3
Gross Floor Area	28,332 m ²
Net Leasable Area	19,828 m ²
Typical Floor Plate	> 4000 m ²
Ceiling Height	Lobby: 4.2 – 6 m Office: 2.7 m Corridor: 2.4 m
Raised Floor Load Capacity	300 kg/m ²
Glazing	Double-glazed Low E
Lighting	Corridor: 200 Lux Office: 500 Lux
Pantry	Dedicated pantry area on each office floor

ELEVATOR SYSTEM

Quantity & Load Capacity	10 passenger lifts: 1600 – 2000 kg 3 service lifts: 1600 – 2500 kg
Brand	KONE
Speed	Passenger lift: 2.5 m/s Service lift: 1.6 m/s Average waiting time: < 30 seconds

MECHANICAL SYSTEM

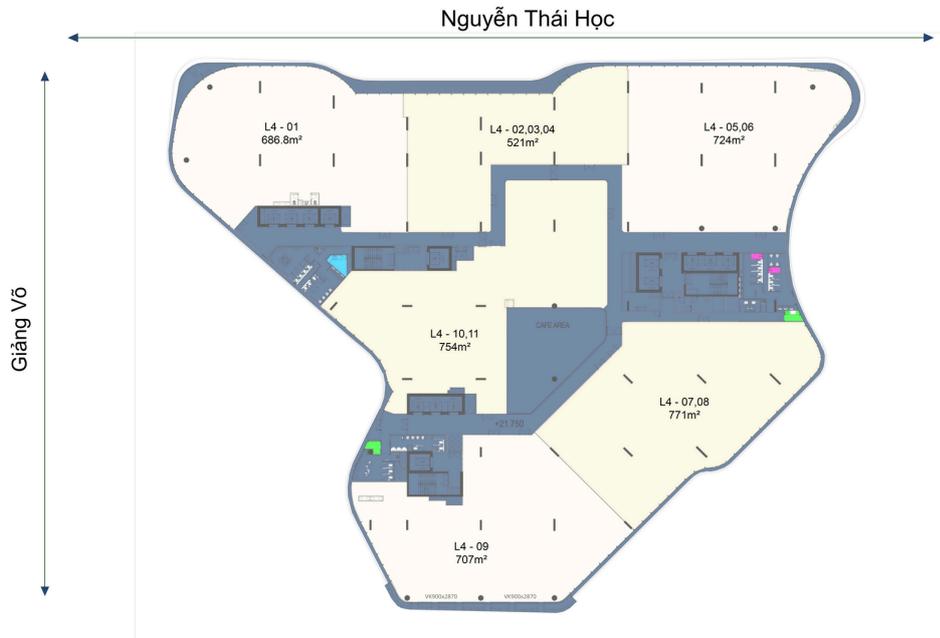
Air Conditioning	Central chiller system by Daikin Humidity control: 55% ± 5
Fire Protection	FM200 sprinkler system Fire alarm, smoke extraction, pressurization system Fire doors, emergency MEP interlock
Power Supply	100% backup power Generator capacity: 2x1500 KVA Transformer: 2x1600 KVA
Security	Turnstile Lobby surveillance cameras 24/7 on-site security staff
Air Quality Control	HRU air filtration system Fresh air supply with G4 & F8 filters

FLOOR PLAN L4 - L5

L4

GFA: 5,440m²
NLA: 4,190m²

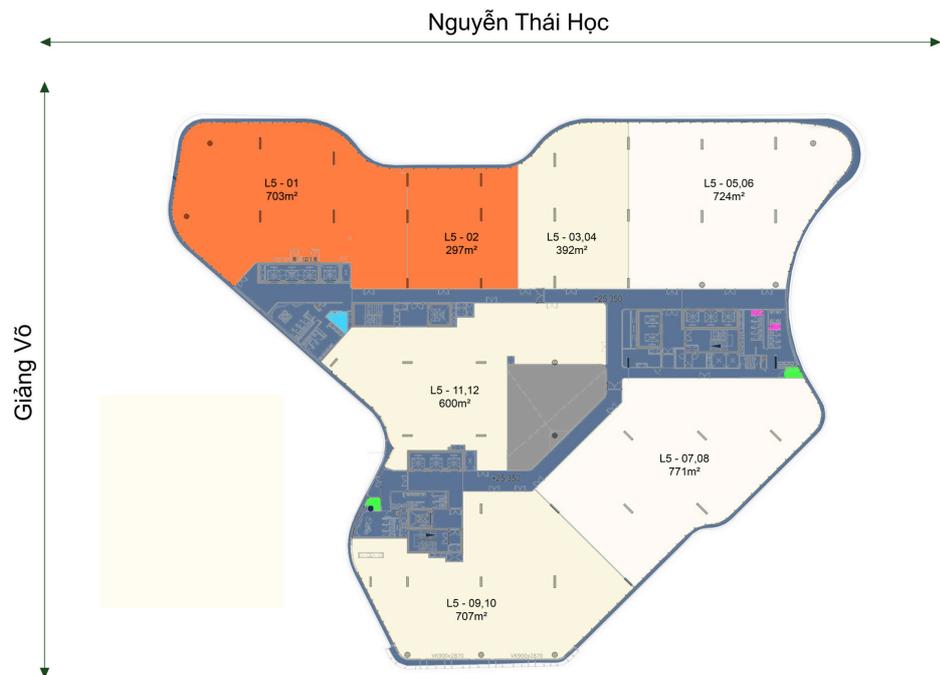
- CUBIC SHOWER
- COMMON PANTRY
- NURSING ROOM
- GFA
- NLA



L5

GFA: 5,334m²
NLA: 4,190m²

- OWNER AREA
- ATRIUM
- CUBIC SHOWER
- COMMON PANTRY
- NURSING ROOM
- GFA
- NLA



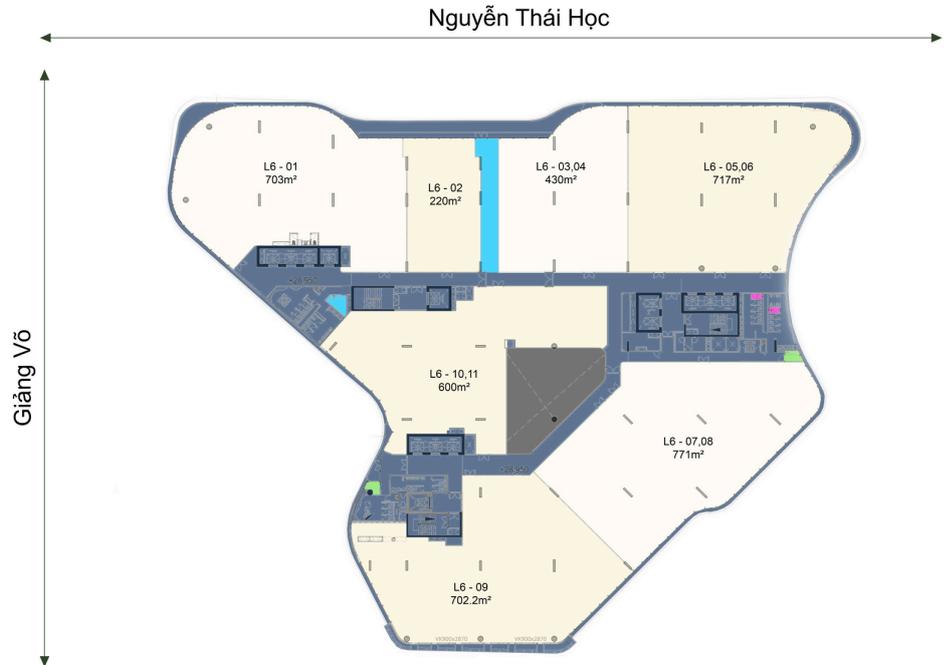
(*) The above GFA and NLA represent an approximate number and subject to change

FLOOR PLAN L6 - L7

L6

GFA: 5,440m²
NLA: 4,159m²

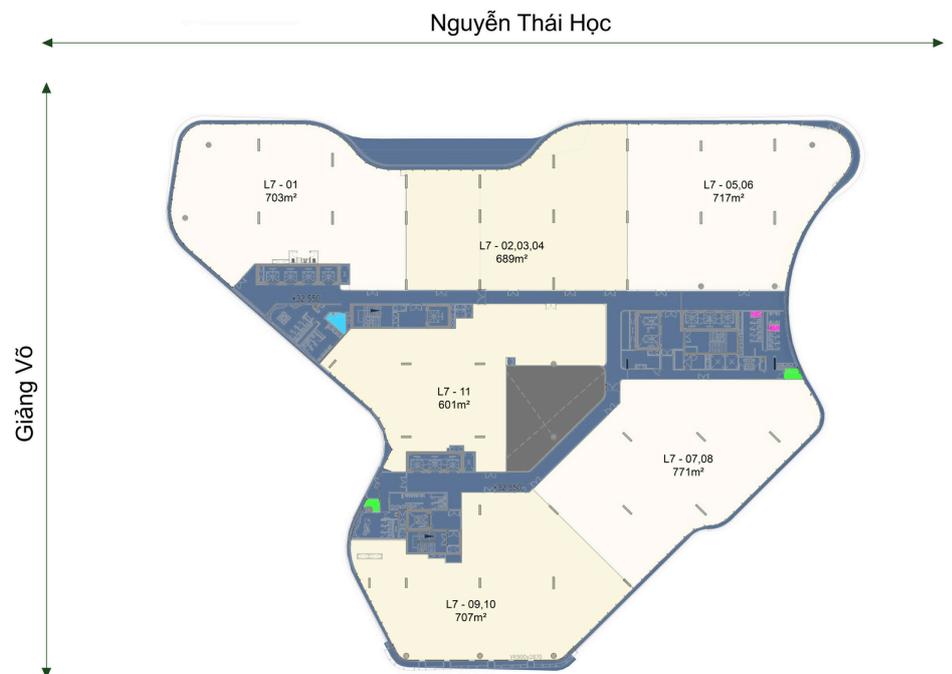
-  ATRIUM
-  CUBIC SHOWER
-  COMMON PANTRY
-  NURSING ROOM
-  GFA
-  NLA



L7

GFA: 5,334m²
NLA: 4,190m²

-  ATRIUM
-  CUBIC SHOWER
-  COMMON PANTRY
-  NURSING ROOM
-  GFA
-  NLA



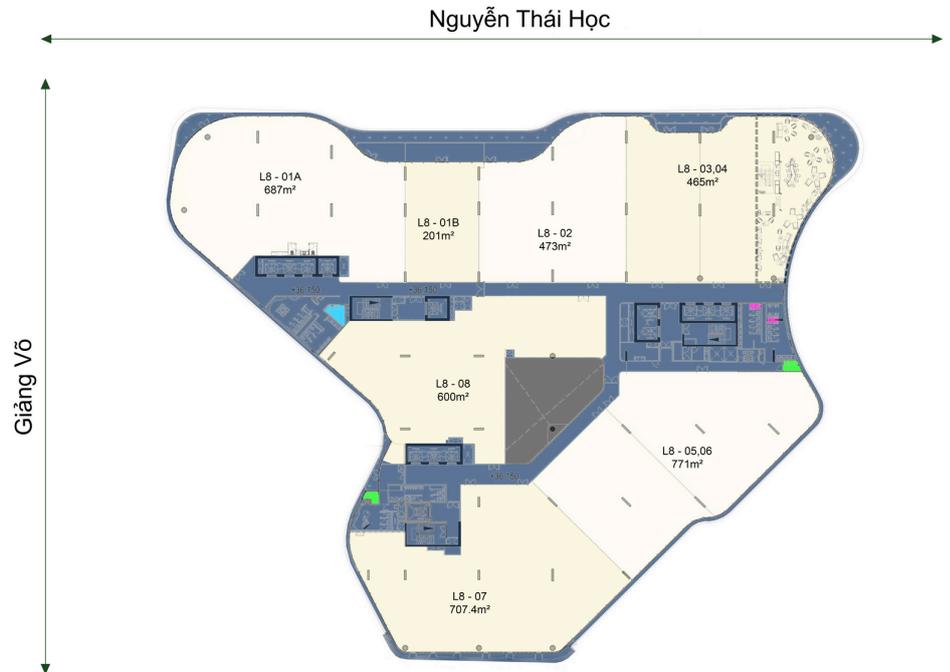
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FLOOR PLAN L8

L8

GFA: 5,440m²
NLA: 4,118m²

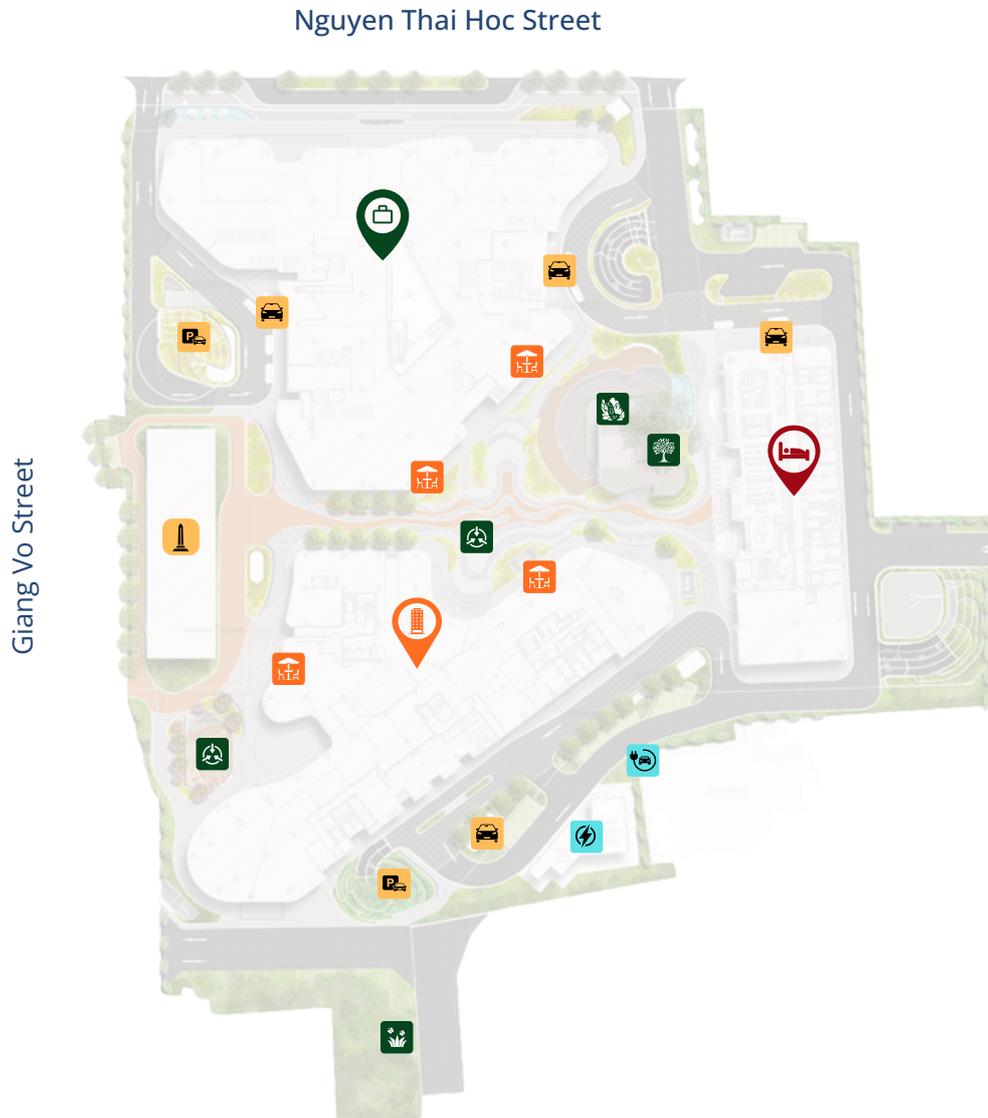
- ATRIUM
- CUBIC SHOWER
- COMMON PANTRY
- NURSING ROOM
- GFA
- NLA



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TBP DIRECTORY MAP



LEGEND

-  The Office & Hanoi Centre Retail Mall
-  Hyatt Centric Hanoi Centre & Hanoi Centre Retail Mall
-  Serviced Apartments & Hanoi Centre Retail Mall

-  Heritage building
-  Drop-off Area
-  Banyan Tree
-  Alfresco Dining
-  Sunken Viewpoint
-  Central Square
-  Millennial Square
-  Secret Garden
-  Government Substation
-  EV charging spot
-  Parking Ramp

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Where first impressions are lasting

The Office welcomes tenants and guests with a sense of arrival — through wide open lobbies, natural light, and landscaped drop-off zones. The experience begins the moment you step inside.

GALLERY

(* All renderings are reference images only.)

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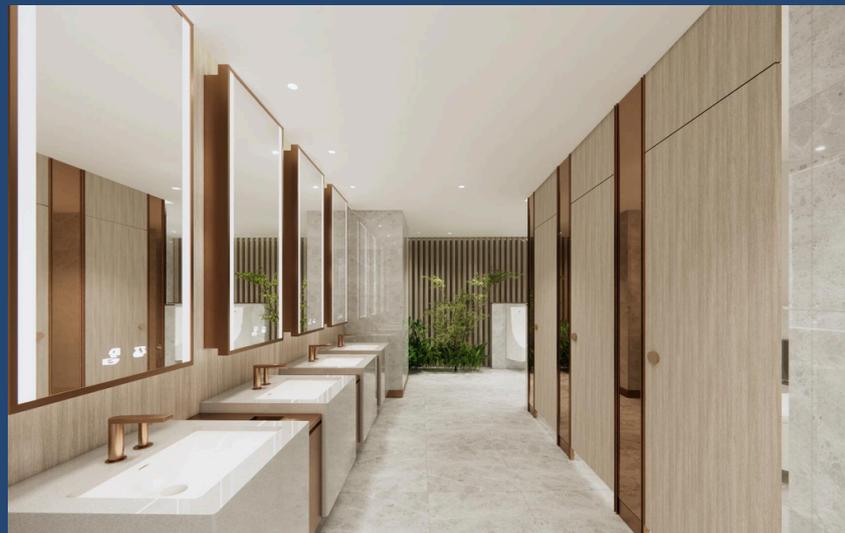
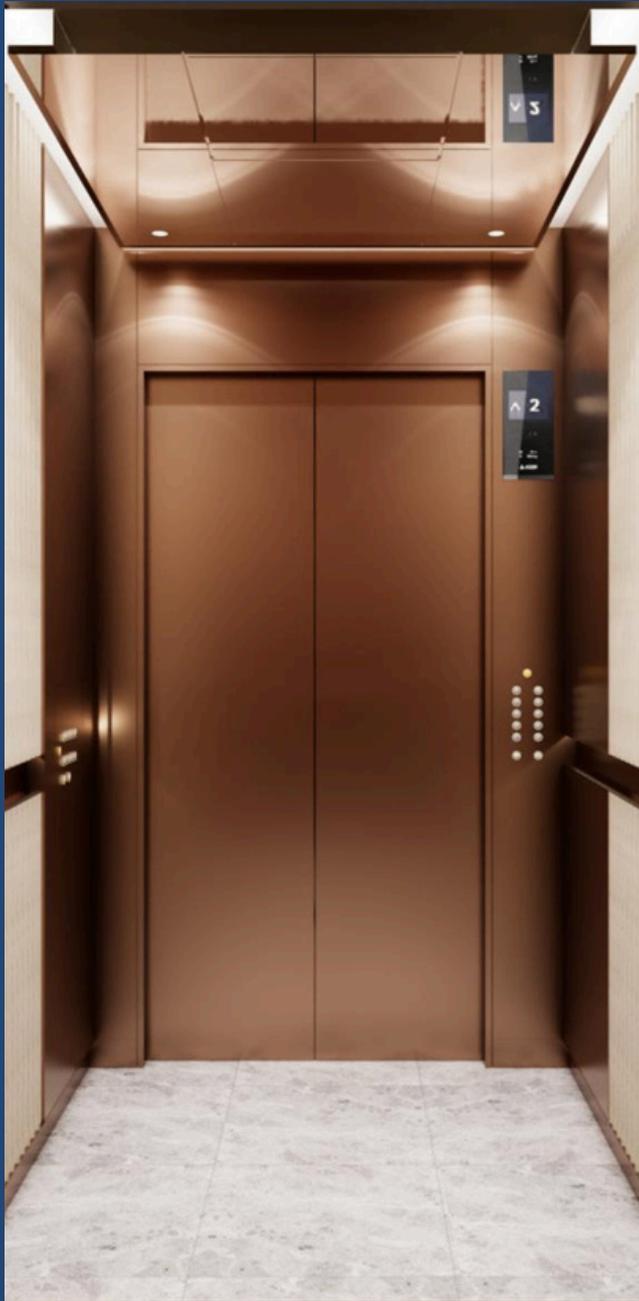


***A reception space designed to convey
prestige and modernity.***



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Premium operational amenities ensure a seamless and professional experience.

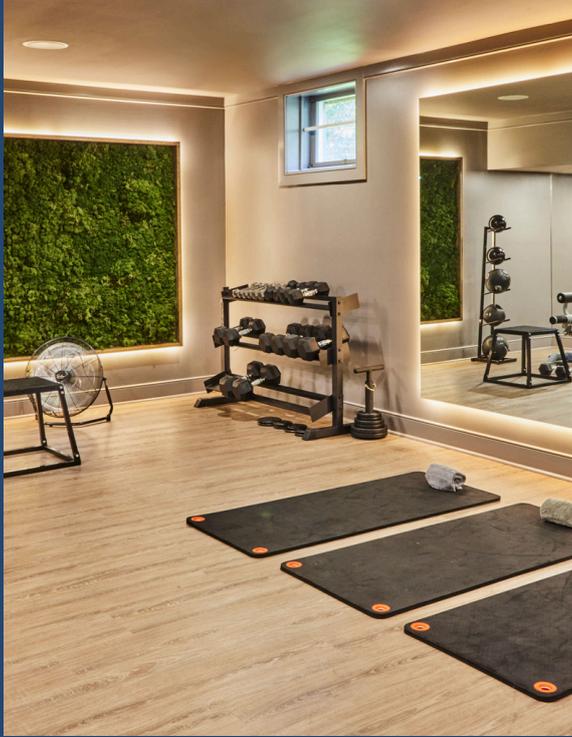
The Office redefines the traditional workplace—offering a holistic environment inspired by wellness, with integrated dining areas and tranquil garden spaces. Every detail is thoughtfully curated to deliver a balanced and inspiring work experience. Premium operational amenities ensure a seamless and professional experience for tenants.

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Enjoy the full benefits of lush green spaces throughout the Tien Bo Plaza.



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More than an office — it's a lifestyle destination.

From wellness-inspired design to on-site dining and green terraces, every detail at The Office supports a balanced and fulfilling workday.



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