

PARTNERSHIP PROPOSAL · KTR-MSD-12

218 m² Office for Lease, Menara Sudirman 12th Floor, City Views & Ready to Move In

Office & commercial space · Perkantoran › Gedung kantor CBD Sudirman · Menara Sudirman, Jl. Jend. Sudirman, Jakarta Selatan

Rp49 jt
per month incl. income tax (IDR 225k/m²)

218 m²
12th floor, one full unit

Lantai 12
Views of the CBD skyline & greenery

Siap huni
Semi-furnished, easy to lay out

WHY THIS OPPORTUNITY

- High floor (12th) with wide windows: plenty of natural light and views of the CBD skyline and the greenery around Jalan Sudirman.
- Semi-furnished: a meeting room with table and chairs, plus built-in cabinets along the windows.
- Spacious, clean rooms with wood flooring and wood-themed walls, easy to lay out for your team.
- Several enclosed rooms with doors and glass partitions for management or team offices.
- Electricity included during building hours; 24-hour security and water covered by the service charge.

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PARTNERSHIP PROPOSAL

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Viewings are by appointment only: submit the viewing request form no later than 17:00 on the previous working day. Viewing hours are Monday–Friday, 09:00–17:00, excluding public holidays. Viewings outside working hours are only arranged for prospective tenants who have already viewed the space and are seriously interested in leasing.

CHAPTER 01

Executive summary

Why this opportunity

- High floor (12th) with wide windows: plenty of natural light and views of the CBD skyline and the greenery around Jalan Sudirman.
- Semi-furnished: a meeting room with table and chairs, plus built-in cabinets along the windows.
- Spacious, clean rooms with wood flooring and wood-themed walls, easy to lay out for your team.
- Several enclosed rooms with doors and glass partitions for management or team offices.
- Electricity included during building hours; 24-hour security and water covered by the service charge.

A 218 m² office on the 12th floor of Menara Sudirman, South Jakarta, is available for lease. The unit is semi-furnished and ready to move in, with a meeting room, spacious rooms and wide windows overlooking the CBD skyline and greenery.

Rent is IDR 225,000 per m² per month, or IDR 49,050,000 per month, with income tax (PPh) included. The service charge of IDR 68,000 per m² per month (IDR 14,824,000 per month) is paid directly to building management and is not included.

Code	KTR-MSD-12
Category	Office & commercial space
Location	Menara Sudirman, Jl. Jend. Sudirman, Jakarta Selatan
Sector	Perkantoran › Gedung kantor CBD Sudirman
Investors	Local

CHAPTER 02

Who it suits

A good fit for companies that want a high-floor office on Jalan Sudirman with open, flexible rooms they can arrange to suit their team.

It suits a small to mid-sized head office, a representative office, a law firm, consultancy or technology company of around 15–25 people.

CHAPTER 03

Location & photos

Menara Sudirman sits on Jl. Jend. Sudirman, South Jakarta, on the city's main office corridor (Central Business District), with easy access from Senayan, SCBD and Kuningan and public transport along Jalan Sudirman.














CHAPTER 04

Specs, costs & terms

Area: 218 m² (12th floor).
Condition: semi-furnished, ready to move in.
Rent: IDR 225,000/m²/month = IDR 49,050,000/month, income tax included.
Service charge: IDR 68,000/m²/month = IDR 14,824,000/month, paid directly to building management.

Electricity is included at no extra cost Monday–Friday 07:00–19:00 and Saturday 08:00–13:00. 24-hour security and water are included in the service charge.

Monthly parking: IDR 300,000 per car and IDR 150,000 per motorcycle.

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Sewa (Rp225.000/m²/bulan × 218 m², termasuk PPh)	Rp49.050.000 per bulan

Service charge (Rp68.000/m²/bulan, dibayar langsung ke pengelola gedung)	Rp14.824.000 per bulan
Parkir bulanan	Mobil Rp300.000 · Motor Rp150.000

CHAPTER 05

Next steps & contact

Next step: press "I'm interested" and tell us your preferred viewing date. The ALLMAR team will confirm the slot and send the viewing request form.

Next steps

Contact ALLMAR on WhatsApp +62 851-2800-2768 or use the "Chat on WhatsApp" button on the listing page, quoting code KTR-MSD-12 and your preferred viewing date.

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