

PARTNERSHIP PROPOSAL · KTR-MSD-08

300 m² Office for Lease, Menara Sudirman 8th Floor, Newly Renovated & Ready to Move In

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

Rp60 jt
per month incl. income tax (IDR 200k/m²)

300 m²
8th floor, one full unit

Baru
Renovated Sep 2026: parquet & luxury wood walls

Siap huni
Semi-furnished, move in now

WHY THIS OPPORTUNITY

- Newly renovated unit (September 2026): parquet floors and high-end wood-themed walls that impress visiting clients.
- Ready to move in and semi-furnished: desks, glass-partitioned rooms, built-in cabinets and storage are in place.
- Complete layout: open-plan work area with wide windows, several glass-walled private offices, and built-in cabinets along many walls.
- A prestigious Jalan Sudirman address in Jakarta's business district, with views of the CBD skyline.
- Electricity included during building hours; 24-hour security and water covered by the service charge.

PT ALL MAR SEMESTA · ALLMAR Investment
Last updated: 2026-11-28 · info@allmar.co.id · deals.allmar.co.id/en/?p=KTR-MSD-08
Confidential · for selected counterparties only

PARTNERSHIP PROPOSAL

Contents

01 Executive summary 3

02 Who it suits 3

03 Location & photos 4

04 Specs, costs & terms 6

05 Next steps & contact 7

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.

CHAPTER 01

Executive summary

Why this opportunity

- Newly renovated unit (September 2026): parquet floors and high-end wood-themed walls that impress visiting clients.
- Ready to move in and semi-furnished: desks, glass-partitioned rooms, built-in cabinets and storage are in place.
- Complete layout: open-plan work area with wide windows, several glass-walled private offices, and built-in cabinets along many walls.
- A prestigious Jalan Sudirman address in Jakarta's business district, with views of the CBD skyline.
- Electricity included during building hours; 24-hour security and water covered by the service charge.

A 300 m² office on the 8th floor of Menara Sudirman, South Jakarta, is available for lease. The unit was renovated in September 2026 with parquet floors and an ultra-luxury wood-themed interior, and is semi-furnished and ready to move in.

Rent is IDR 200,000 per m² per month, or IDR 60,000,000 per month, with income tax (PPh) included. The service charge of IDR 68,000 per m² per month (IDR 20,400,000 per month) is paid directly to building management and is not included.

Code	KTR-MSD-08
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

The space suits companies that want to move quickly to a prime Jakarta address without fit-out cost or delay. All interior work is finished, so your team can start working as soon as the lease is signed.

It suits a mid-sized head office, a foreign company's representative office, a law firm, consultancy, financial firm or technology company of around 25–40 people.

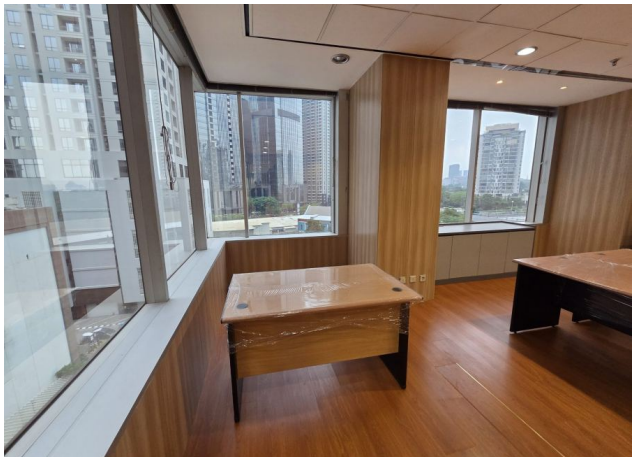
CHAPTER 03

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: 300 m² (8th floor).
Condition: semi-furnished, renovated September 2026, ready to move in.
Rent: IDR 200,000/m²/month = IDR 60,000,000/month, income tax included.
Service charge: IDR 68,000/m²/month = IDR 20,400,000/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.

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.

Sewa (Rp200.000/m²/bulan × 300 m², termasuk PPh)	Rp60.000.000 per bulan
Service charge (Rp68.000/m²/bulan, dibayar langsung ke pengelola gedung)	Rp20.400.000 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-08 and your preferred viewing date.

info@allmar.co.id · deals.allmar.co.id/en/?p=KTR-MSD-08