

German Centre Indonesia



Office space for rent in BSD City
Jl. Kapt. Subijanto Dj. | BSD City | Tangerang 15321 | Indonesia



THE LOCATION

The German Centre Indonesia is a premium grade “A” class multifunctional building located in the Central Business District of BSD City, a major satellite town southwest of Jakarta. The dynamic new city is equipped with a complete infrastructure and access to two major toll roads, yet without the pollution of the capital. This makes the location of the German Centre Indonesia an excellent alternative to Jakarta’s hectic Golden Triangle, which is still accessible by car in about 40 minutes. The Simatupang areas along JORR can be reached in 15 minutes only; the airport is about 40 minutes away.

THE CONCEPT

The German Centre is a business incubator and its brand “German Centre” stands for quality, efficiency and competence. The German Centre Indonesia is part of a world wide network of German Centres and was inaugurated in February 1999 by B.J. Habibie, then President of the Republic of Indonesia. Its prime focus is to provide flexible spaces and extensive services to especially medium sized companies. Under one roof one finds offices, starting as small as 30sqm, workshops and light production, as well as meeting, exhibition and networking facilities.

AWARD & CERTIFICATIONS

The German Centre was awarded with the „Construction Excellence Award“ of the Republic of Singapore in 1999 and has been ISO 9001:2000 certified since 2000 and certified according to the Indonesian health & safety standard (OHSAS) since 2007.

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Terms & Conditions

Floor Offered : 2.000 sqm on 6th floor

Asking Rental : Rp 69.600/sqm/month

Service Charge : Rp 47.900 /sqm/month including air-conditioning, security, general maintenance and other common building services during regular office hours. Electricity is separately metered.

Security Deposit : 3 months semi-gross rent & service charge

Lease Term

Standard : 1 to 2 years
Above 1000 sqm : 2 to 5 years

Terms of payment : Bi-monthly in advance

Telephone Line :

Rp 3.000.000/line; 100 % fully refundable
Installation & Activation : free

Internet :

Very good internet connection due to Fiber Optic, Broadband, Wi-Fi and via the POP server of CBN located in-house.

Parking :

- Reserved: Rp 900.000/quarterly/lot/car
- Unreserved : Rp 180.000/month/car
- Motorcycle : Rp 50.000/month/lot

Office Hours

Monday – Friday 08.00 am – 06.00 pm
Saturday 08.00 am – 13.00 pm
The building is accessible for tenants 24/7

Overtime Charge

AC : Rp 100.000/hour/tenant/wing

Building Establishment :

- Completion 18th November 1998
- Inauguration 28th February 1999

Number of Floor :

- 7 tenancy floors
- 1 basement, mainly for parking

Typical Floor Size :

- 3rd to 6th floor : 3,500 sqm

Total Parking Space :

- Basement : 127 lots
- Above Ground : 173 lots

Ceiling Height

- Ground floor : 4 meters
- Typical floors : 3 meters

Lifts

- Passenger Lifts : 4 (2 lifts/wing)
- Service Lifts : 2

Loading Capacity

- Ground : 1,500 kg/sqm
- Typical : 600 kg/sqm

Power

- Capacity : 1,870 KVA
- Backup : 100%

Waste Management :

Recycling of paper, glass, plastic, batteries, organic waste in place.

Security :

- Security Personnel 24/7
- CCTV System

Fire Safety :

Sprinkler, Heat & Smoke Detectors, Hose Reels, Hydrants, Extinguishers

Executive Toilet : Available each floor

Executive Lift : not available

AC System : Central System

AC Zoning :

Independent fan coil units in each tenanted area

Total Lettable Area : 22.117 sqm

Service Facilities :

ATMs, Business Centre, Restaurant & Function Facilities, Mushollas

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