



Nice Building · 467 Điện Biên Phủ

1st Floor – Arrive at street level

221 m² · AVAILABLE TO LET

Each wing available to let separately

Reception, yard and garden – ground-floor presence. Office A (44 m²) and Office B (77 m²) available separately.

LOCATION & ACCESS

CORRIDOR

On Điện Biên Phủ – the major corridor toward District 1.

EAST & NORTH

Via Saigon Bridge and the eastern routes toward Thủ Đức and the Bình Dương gateway (Quốc lộ 13 / Hàng Xanh).

METRO LINE 1

A short walk to Văn Thánh Park Station. Tân Cảng Station is also nearby on the same corridor.

LAND AREA
353 m²

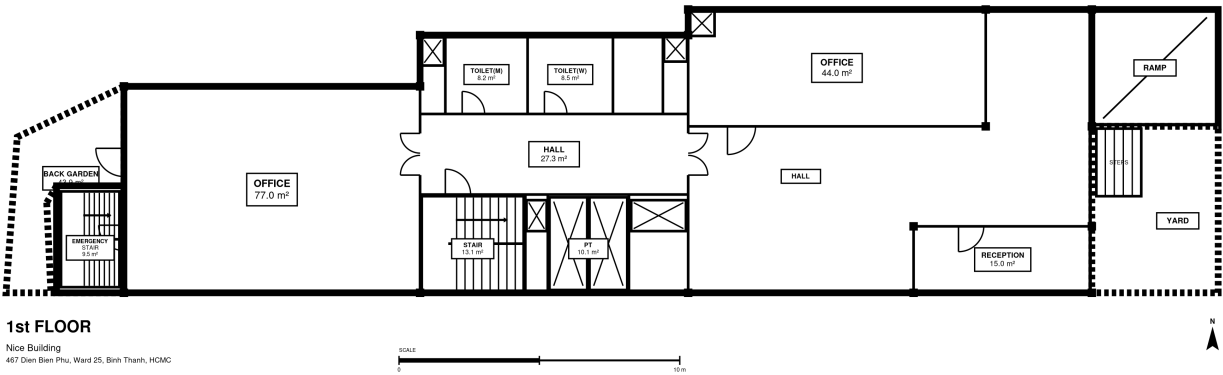
CONSTRUCTION
216.4 m²

THIS PLATE
221 m²

BUILDING
~2,883.7 m²

FLOORS
1st floor

VERTICAL ACCESS
Lift + stair core



Lobby / entrance



Finished corridor

WHY THIS FLOOR

- Offices available separately – Office A (44 m²) and Office B (77 m²)
- Each wing available to let independently (shared core / common)
- Prestige glass building – professional street entrance
- Reception (15 m²) and a finished lobby at ground level

CONTACT

Name _____ Phone _____ Email _____ Company _____

Space / Room	Area (m²)	Notes
TOTAL LETTABLE PLATE	221	
Main office (total)	121	
Office A	44	Office + common (schedule)
Office B	77	A + B – each available separately
Common area (total)	100	Available separately (shared core)
Reception	15.0	Available separately (shared core)
Hall (core)	27.3	Schedule
Toilet (M)	8.2	Plan label
Toilet (W)	8.5	Plan label
Stair	13.1	Plan label
P.T (lift)	10.1	Plan label
Emergency stair	9.5	Plan label
Back garden	17.0	Plan label (external)
Yard / ramp / entry	–	See plan