

Nice Building · 465–467 Điện Biên Phủ

3rd–9th Floor — 296 m² of light and outlook

296 m² · AVAILABLE TO LET | **Each wing available to let separately** | **Grade B office space**

A repeating 296 m² Grade B plate on floors 3–9. Office A (152 m²) and Office B (77 m²) can be let together or separately, with open plan, lift lobby and city views.

LAND AREA	CONSTRUCTION	THIS PLATE	BUILDING (CAPACITY)	FLOORS	OFFICE GRADE
353 m²	216.4 m²	296 m²	2,883.7 m²	3rd–9th	Grade B

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.


Open-plan office


Lift lobby


City / street views

WHY THIS FLOOR

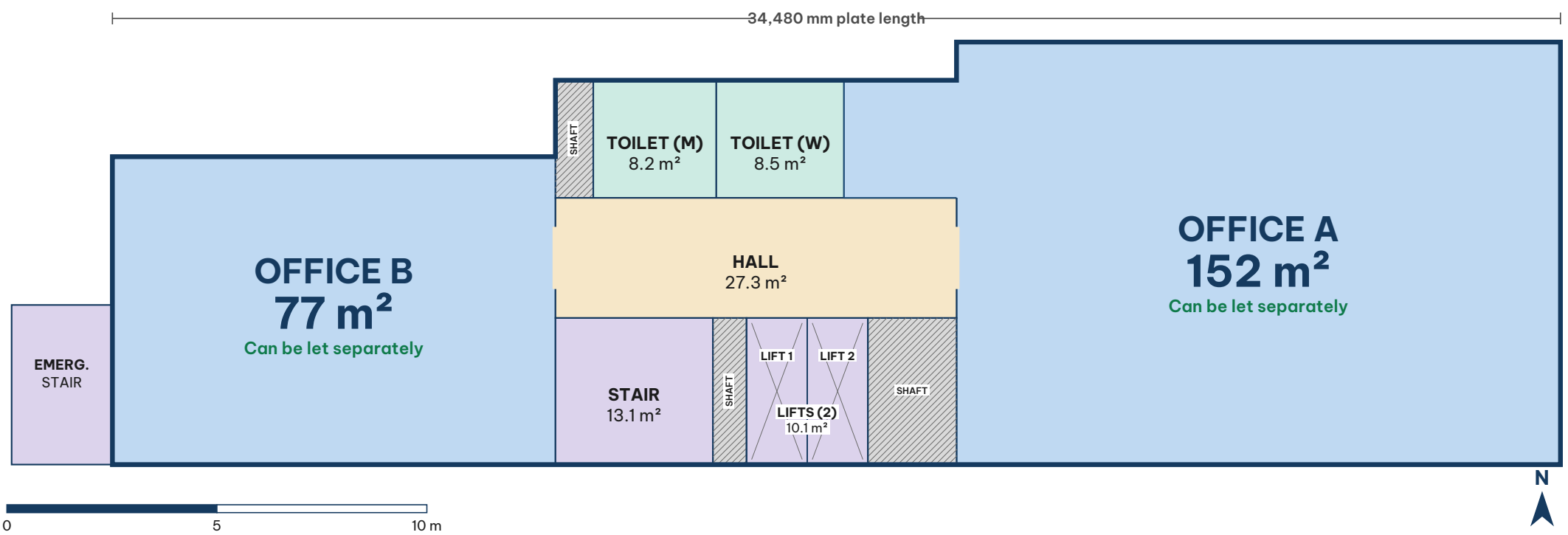
- Office A (152 m²) and Office B (77 m²), each available to let separately
- Light-filled 296 m² plate repeating on floors 3–9
- Open-plan floors with city and street views
- Professional lift lobby and aligned central core

CONTACT

Name _____ Phone _____ Email _____ Company _____

Floor plan — 3rd–9th Floor (typical)

Office A and Office B can each be let separately



LEGEND

- Lettable office
- Hall (common)
- Toilets
- Lifts (2 cars) / stairs
- Service shaft

Space	Area (m²)	Notes
TOTAL LETTABLE PLATE	**296**	Per floor (schedule)
Main office (total)	**229**	A + B, each available separately
Office A	152	Let separately (shared core)
Office B	77	Let separately (shared core)
Common area (total)	**67**	Schedule
Hall (core)	27.3	Lift lobby
Toilets (M / W)	8.2 / 8.5	Core
Stair / Lift (PT)	13.1 / 10.1	Core
Emergency stair	n/a	West, external