

FOR LEASE

NEWLY BUILT COMMERCIAL DEVELOPMENT



BIGFOOT CENTER
38 YIU WA STREET, CAUSEWAY BAY, HK

DISCLAIMER

The information herein is provided in utmost good faith. While we believe that the said information is accurate, we disclaim any representations and warranties with respect to the accuracy and completeness of such information. Whilst every care has been taken in preparing these particulars, no warranty is given by the agent or the property owner or their representatives as to the accuracy, completeness and degree of reliability of the data contained. It is the sole responsibility of all prospective lessees to conduct the appropriate studies and evaluations in order to fully satisfy themselves as to all matters affecting the data and the property presented and are advised to seek independent legal and other professional advice.

BUILDING INFO SHEET

A. BASIC INFORMATION OF THE DEVELOPMENT

Completed: March 2011
Retail GFA: 59,823
Retail Floors: G/F to 8/F (Exc. refuge are on 6/F)
Ceiling Height: 4.80 m / 15.75 ft
Typical Floor Plate: Approx. 3,000 sq.ft gross
Usage: Retail / F&B
Lifts: 1 Lift (capacity 16 passenger)

- > Available on a Strata Title basis either G/F to 2/F or individual floors from 3/F to 8/F (exc. Refuge on 6/F)
- > To be sold with vacant possession
- > Majority of building being retained by owner



B. DESIGN OF THE DEVELOPMENT AND PROPERTY MANAGEMENT

BASIC INFORMATION OF THE DEVELOPMENT

NAME OF DEVELOPMENT: Bigfoot Centre
ADDRESS: 38 Yiu Wa Street, Causeway Bay
LOT NO.: Inland Lot No. 5439, 5440, 5441, 5442, 5443

LEASE TERM: Negotiable

DEVELOPER: Bigfoot Properties (Hong Kong) Ltd.

ARCHITECT AND STRUCTURAL ENGINEER:

T.K.Tsui & Associates Ltd.

MECHANICAL & ELECTRICAL ENGINEER: MECS

Consulting Engineers

DESIGN OF THE DEVELOPMENT AND PROPERTY

MANAGEMENT COMPANY: Bigfoot Property Management Limited & CB Richard Ellis Ltd.

NUMBER OF TOWER: 1 Tower

NUMBER OF STOREYS: 26 Storeys

CEILING HEIGHT (FLOOR-TO-FLOOR):

G/F shops: Approx 5 m

1/F to 8/f shop: Approx 4-8 m

Note: Floor-to-floor height refers to the height between the top surface of the structure slab of a floor and the top surface of the structure slab of its immediate floor.

Typical GFA: Between 2,800 - 3,100 sq ft

BIGFOOT CENTER

Situated just a block away from Times Square, Bigfoot Centre is strategically positioned in one of Hong Kong's prime retail hubs for life-style, entertainment, fashion, and beauty.

The building enjoys a superb location in Causeway Bay and is a mere 3-minute walk from the MTR and major shopping and tourist attractions in the district.

The 26-storey building sits on a nearly 4000 square foot parcel of land strategically located on Yiu Wa Street, between Lee Theatre Plaza and Times Square.

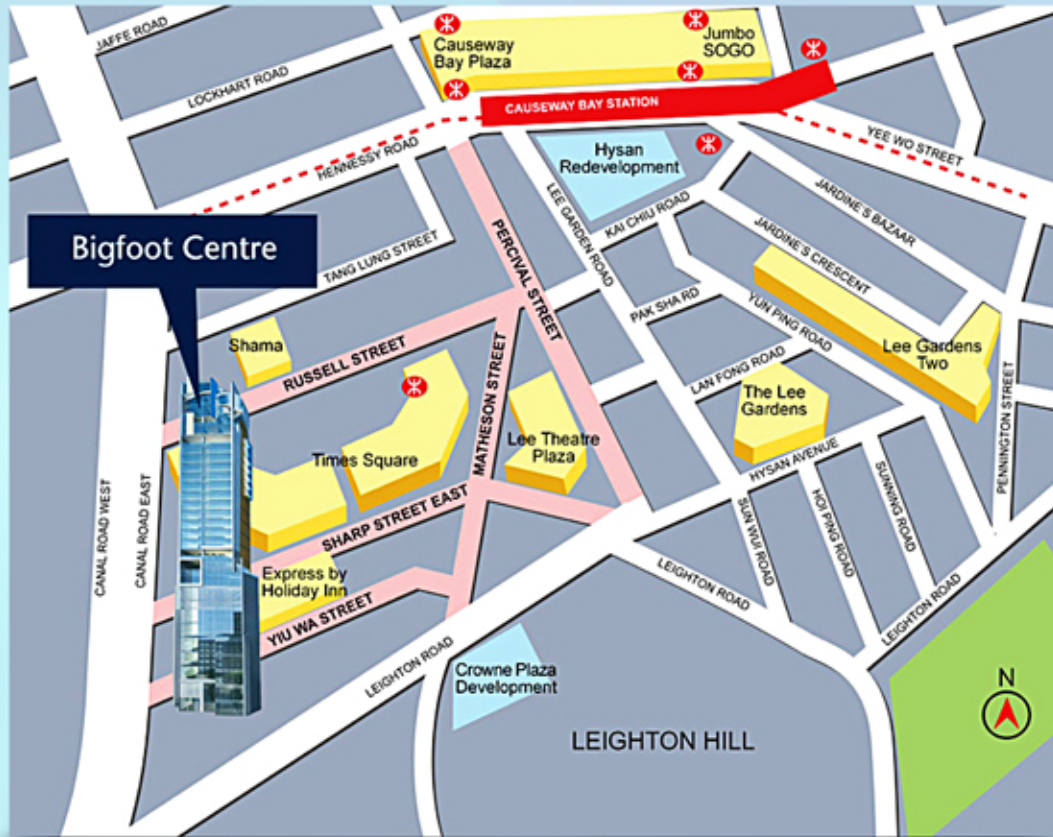
The state-of-the-art complex also has one of the largest footprints in the area and is a rare opportunity for retailers seeking larger spaces in the hottest new hub in Causeway Bay. With dramatically high ceilings, its G/F-8/F retail podium is the ideal location for brands looking to attract attention and create a memorable impression on consumers.

The sophisticated 26-storey building features a distinctive architectural style that affirms its status as a true leader. This visionary and trend-setting philosophy perfectly complements the Yiu Wa Street entertainment hub, which is also establishing itself as a unique and highly fashionable enclave within the bustling Causeway Bay district.

To help tenants maximize the many advantages of this superb location, Bigfoot Centre offers a typical gross floor area of 2160 sq. ft. to 3100 sq. ft. With a ceiling height of approximately 4.8m on all eight floors of the retail podium, Bigfoot Centre enables its retail tenants to create inspirational new experiences for Hong Kong's most discerning shoppers. The dramatic sense of space that characterizes Bigfoot Centre is further enhanced by breathtaking 270-degree harbour views from its upper floors.



LOCATION MAP



Located between Times Square and Happy Valley, Yiu Wa Street offers one of the best locations for high-end retail, entertainment and dining venues.

Already established as a fashion and entertainment hub, Bigfoot Centre is leading the street into a new stage of growth and development.

UNRIVALED OPPORTUNITY

Set in the heart of Causeway Bay, Bigfoot Properties is formidably located for companies seeking to raise their profile and exposure among customer. Extraordinary pedestrian traffic, easy access and a huge external media space makes this site at the core of Hong Kong's retail hub a highly sought-after opportunity.

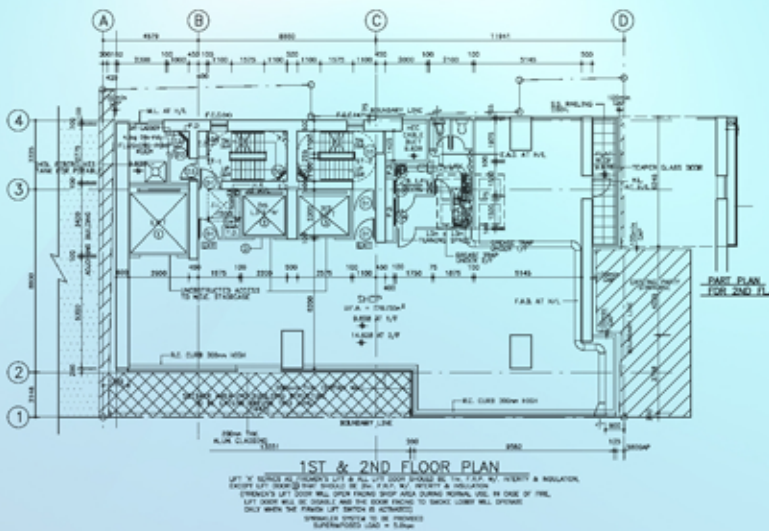
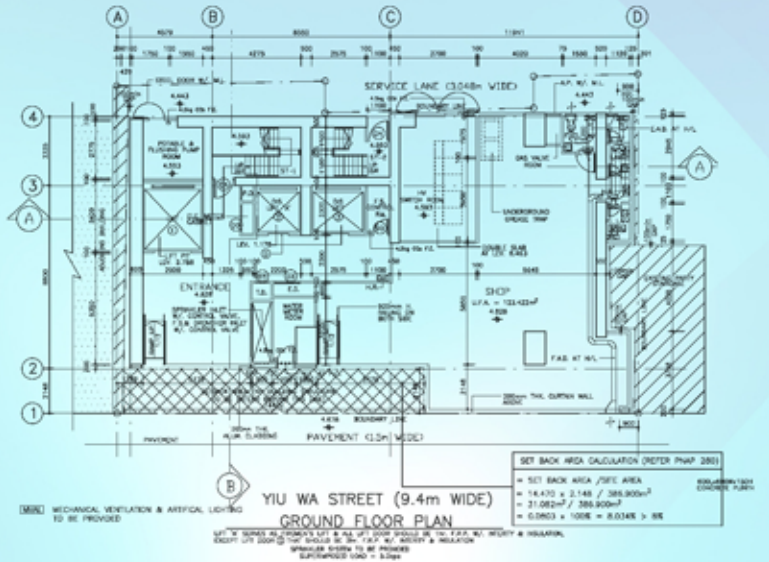
Floor	Gross Area (sf)	Usable Area (sf)
Ground	2,854	1,329
1st	3,080	1,918
2nd	3,080	1,918
3rd	3,113	1,918
4th	3,080	1,918
5th	2,843	1,678
6th	0	0
7th	2,871	1,763
8th	2,879	1,763

9th	2,297	1,094
10th	0	0
11th	2,167	1,154
12th	2,206	973
13th	2,167	973
14th	2,206	973
15th	2,312	1,138
16th	2,351	1,138
17th	2,389	1,295
18th	2,408	1,153
19th	2,389	1,153
20th	2,408	1,153
21st	0	0

22nd	2,397	1,427
23rd	2,359	1,330
24th	2,305	1,190
25th	2,190	873
26th	1,470	601

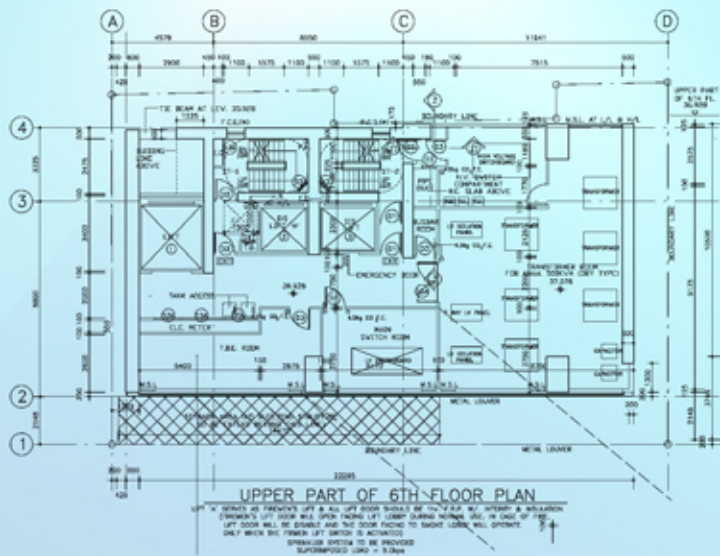
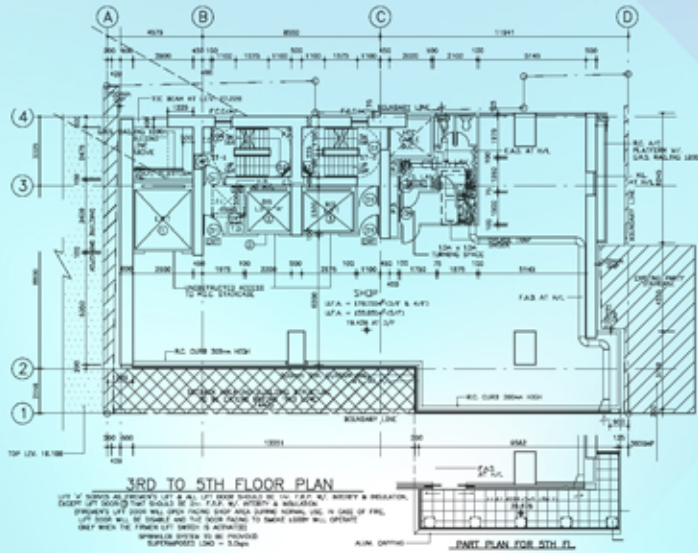
FLOOR PLANS

GROUND FLOOR - 2ND FLOOR PLANS



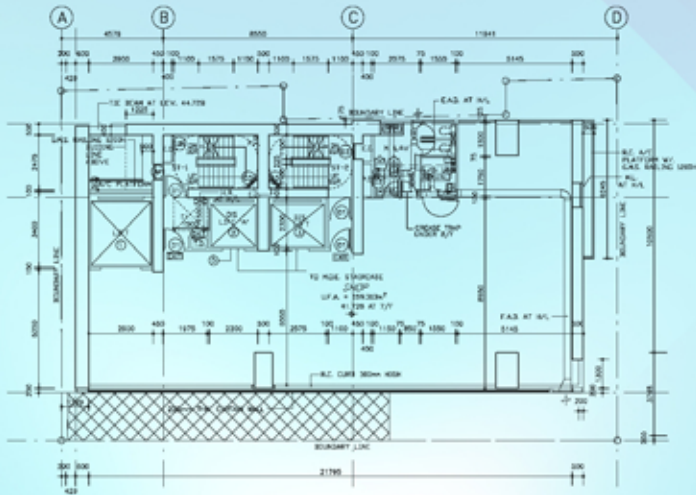
FLOOR PLANS

3RD FLOOR - 6TH FLOOR PLANS



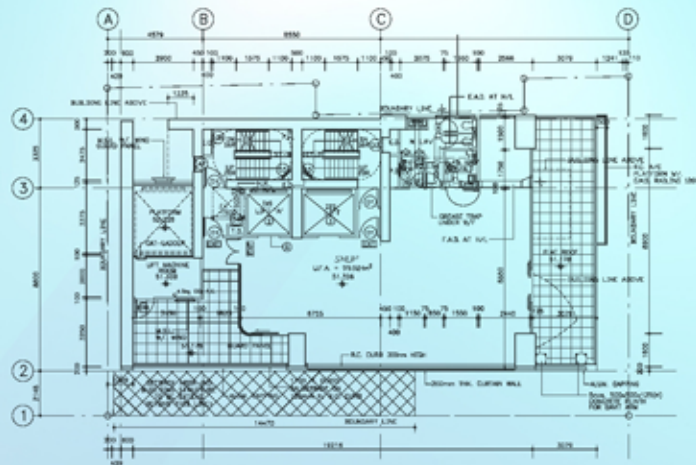
FLOOR PLANS

7TH FLOOR - 9TH FLOOR PLANS



7TH & 8TH FLOOR PLAN

LIFT UP SERVICE AT PRESENTS LIFT & ALL LIFT DOORS SHOULD BE TO F.A.S. BY INTERCOM & INSULATION.
 EXCEPT LIFT DOORS THAT SHOULD BE TO F.A.S. BY INTERCOM & INSULATION.
 PRESENTS LIFT DOOR WILL OPEN FROM EACH AREA DURING NORMAL USE, IN CASE OF FIRE,
 LIFT DOOR WILL BE DISABLED AND THE DOOR FACED TO SHOWN LIFT WILL OPEN.
 ONLY WHEN THE FIRE LIFT SWITCH IS ACTIVATED.
 SPRINKLER SYSTEM TO BE PROVIDED.
 SURFACE FINISH - 5/20/20

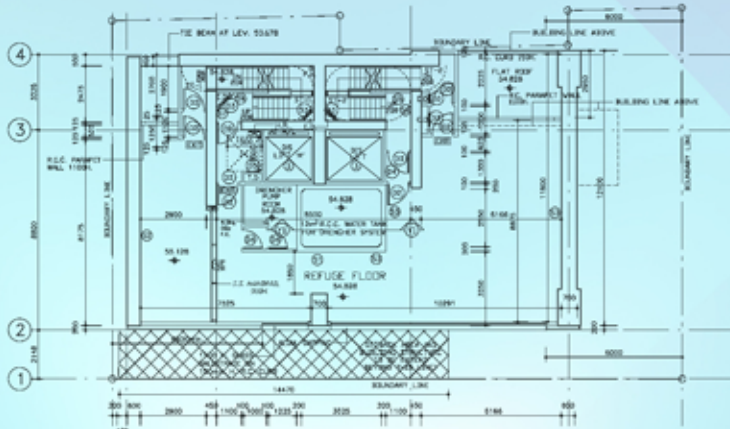


9TH FLOOR PLAN

LIFT UP SERVICE AT PRESENTS LIFT & ALL LIFT DOORS SHOULD BE TO F.A.S. BY INTERCOM & INSULATION.
 EXCEPT LIFT DOORS THAT SHOULD BE TO F.A.S. BY INTERCOM & INSULATION.
 PRESENTS LIFT DOOR WILL OPEN FROM EACH AREA DURING NORMAL USE, IN CASE OF FIRE,
 LIFT DOOR WILL BE DISABLED AND THE DOOR FACED TO SHOWN LIFT WILL OPEN.
 ONLY WHEN THE FIRE LIFT SWITCH IS ACTIVATED.
 SPRINKLER SYSTEM TO BE PROVIDED.
 SURFACE FINISH - 5/20/20

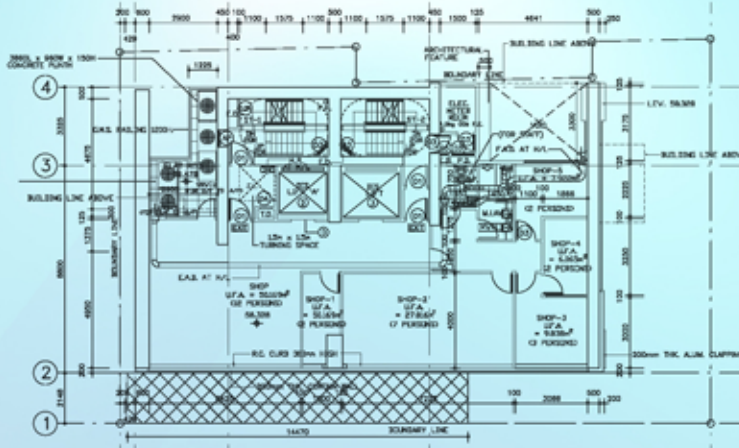
FLOOR PLANS

10TH FLOOR - 11TH FLOOR PLANS



10TH FLOOR PLAN (REFUGE FLOOR)

UPT 'X' SERIES AS PERMITTED UPT & ALL UPT DOOR SHOULD BE 1 1/2" F.A.P. W/ INTERVY & INSULATION
 EMERGENCY LIGHTING & MANUAL FIRE ALARM SYSTEM TO BE PROVIDED
 SPRINKLER SYSTEM TO BE PROVIDED TO PROTECT ALL SPACES
 REFUGE AREA MIN. HEADROOM 2200"
 NOTES: REFUGE FLOOR SHOULD BE EQUIPPED WITH MEANS OF ESCAPE
 CODE (1988) PARAGRAPH 21.5 - 21.2 & 21.3
 SUPPLEMENTED CODE - 24.8.04
 SPRINKLER SYSTEM TO BE PROVIDED
 NOTES: REFUGE FLOOR AS COMMON AREA & IN
 SIZES OF MANUAL CONTROLS

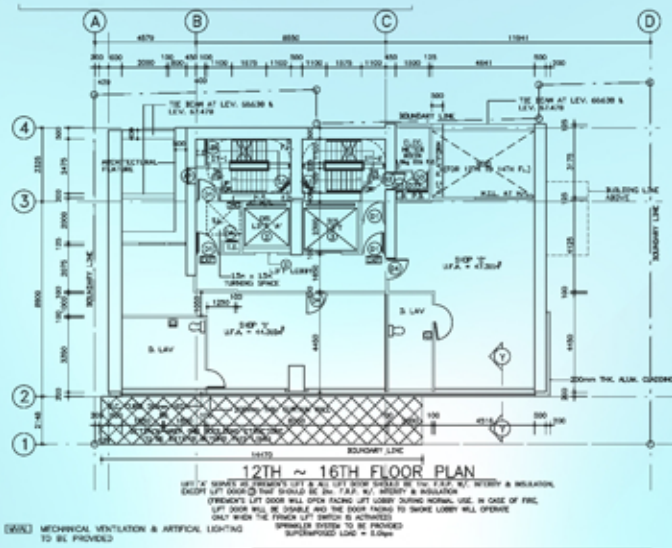


11TH FLOOR PLAN

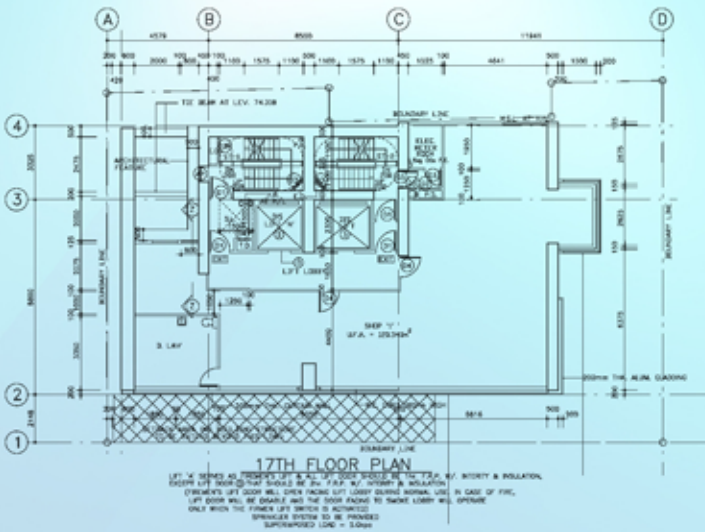
UPT 'X' SERIES AS PERMITTED UPT & ALL UPT DOOR SHOULD BE 1 1/2" F.A.P. W/ INTERVY & INSULATION
 UPT DOOR THAT SHOULD BE 2 1/2" F.A.P. W/ INTERVY & INSULATION
 UPT DOOR WILL OPEN FACING OFFICE DURING NORMAL USE IN CASE OF FIRE
 UPT DOOR WILL BE USABLE AND THE DOOR FACING TO SMOKY LOBBY WILL OPEN
 ONLY WHEN THE MANUAL UPT SWITCH IS ACTIVATED
 SPRINKLER SYSTEM TO BE PROVIDED

FLOOR PLANS

12TH FLOOR - 17TH FLOOR PLANS

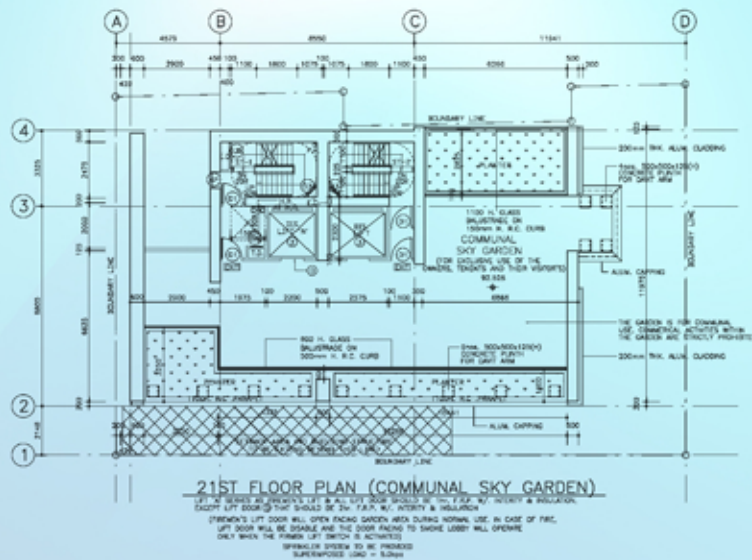
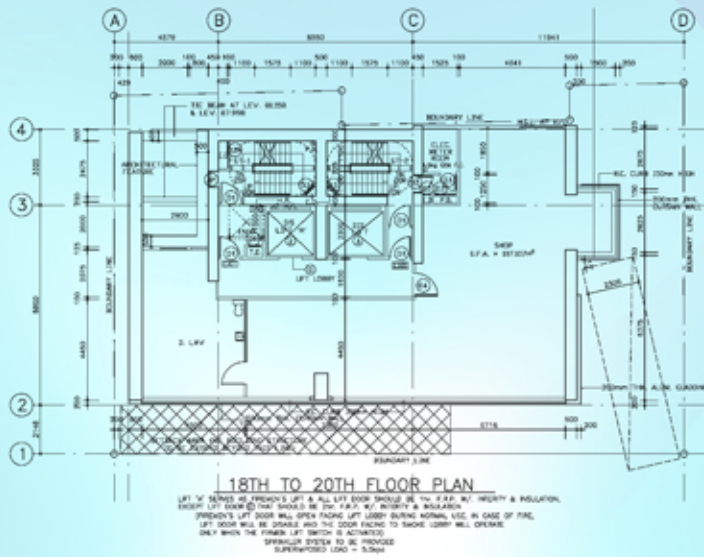


(BWS) MECHANICAL VENTILATION & ARTIFICIAL LIGHTING TO BE PROVIDED



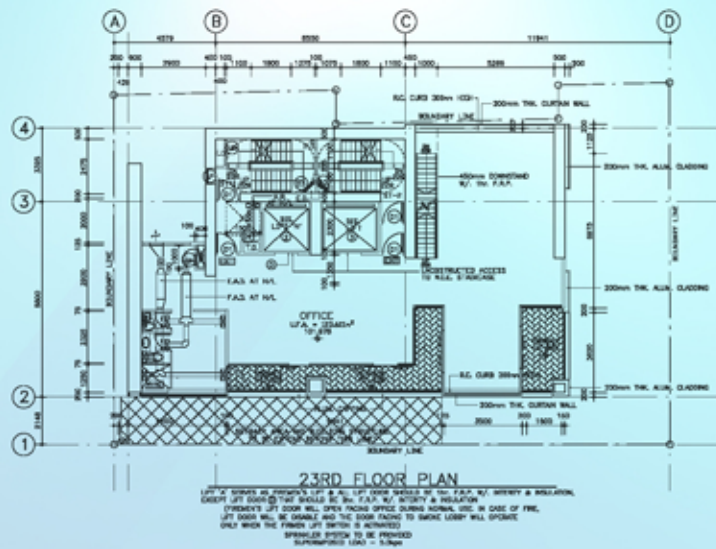
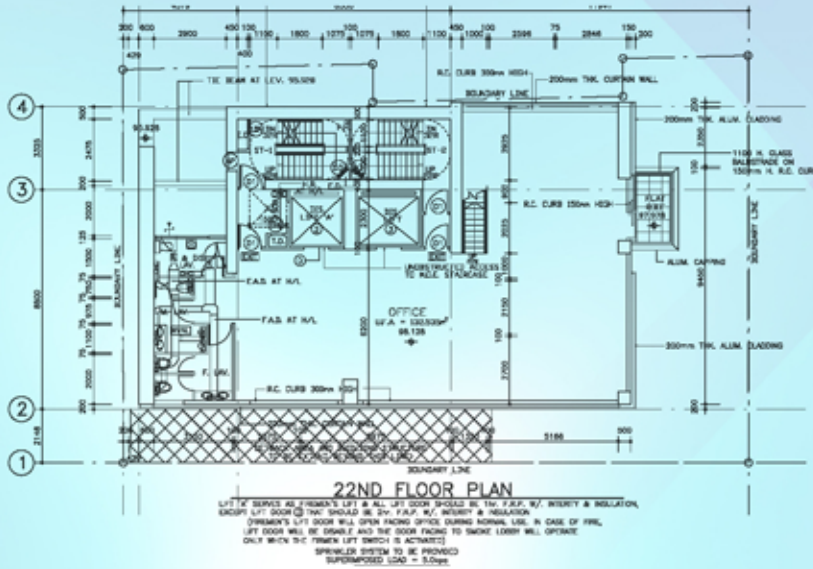
FLOOR PLANS

18TH FLOOR - 21ST FLOOR PLANS



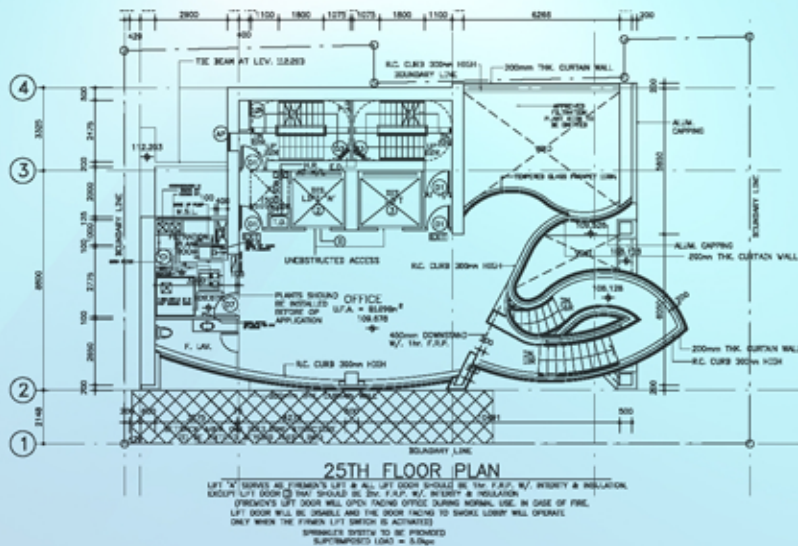
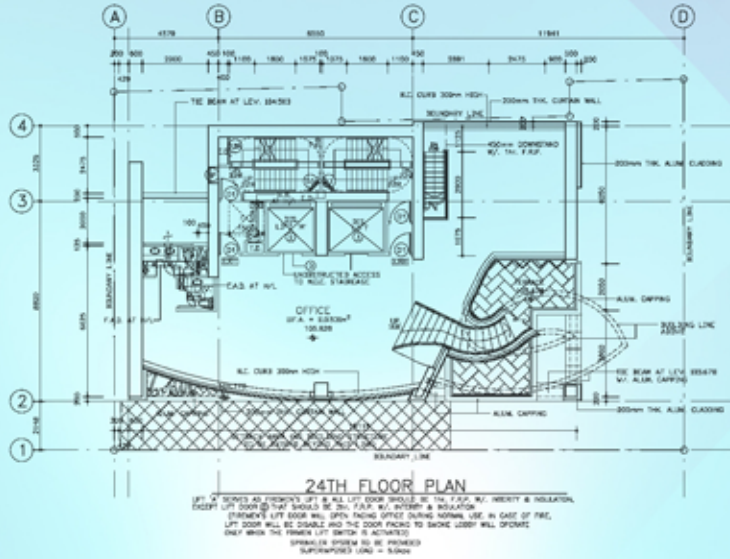
FLOOR PLANS

22ND FLOOR - 23RD FLOOR PLANS



FLOOR PLANS

24TH FLOOR - 25TH FLOOR PLANS



FLOOR PLANS

26TH FLOOR PLAN

