

The Iconic Workplace of Rising Enterprises





# Integrating Japanese Essence with Indonesian Values

Trinity Tower is a new iconic office building located in the heart of CBD Jakarta that offers prestige and elegance for rising and established enterprises alike. This new office tower for lease offers synergetic design that reflects both combination of excellent Japanese architecture and the elegance of Indonesian craftsmanship.

Developed by PT Windas Development, a joint venture company among Mitsubishi Estate Asia, The Gesit Companies, Shimizu Corporation and Santini Group, Trinity Tower is a combination of cultures reflected on its simplicity of design, state of the art technology and various retail facilities to satisfy the need of its discerning tenants.

Trinity Tower was completed on March 2021.







# A Responsible Design Born from Integrity

Designed by reputable worldwide architect, Mitsubishi Jisho Design, Trinity Tower focuses on a simple and elegant form of architecture to express a sense of “tranquility” and become a timeless symbol of the city of Jakarta. The form of the office tower realizes the most elegant proportion, and the appropriate height of the crown makes a harmony with surrounding skyscrapers.

The corners of the tower are cut off in order to enhance four main façades of the tower. The façade is designed with the emphasis of verticality to increase the sense of ascension. Horizontal fins are used at corners in contrast to the vertical fins used in the main facades. This combination of fins is derived from the design motives of handcraft products in Indonesia and the traditional Japanese lattice windows. The special lighting illuminates its simple form of architecture and emphasize its crown to become a new attraction of the night scenery of Jakarta.

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# Mitsubishi Jisho Design Past Projects

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Architecture design of the TRINITY TOWER project focuses on a simple and elegant form of architecture to express a sense of “Tranquility” and become a timeless symbol of the city. The form of the office tower realizes the most elegant proportion, and the appropriate height of the crown makes a harmony with surrounding skyscrapers.

The TRINITY TOWER will become a new icon of Jakarta and its simplicity and architectural elegance contributes to “the” synergetic cityscape of Jakarta.

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Marunouchi Building & Shin-Marunouchi Building  
Tokyo, Japan



The Industry Club of Japan  
Tokyo, Japan



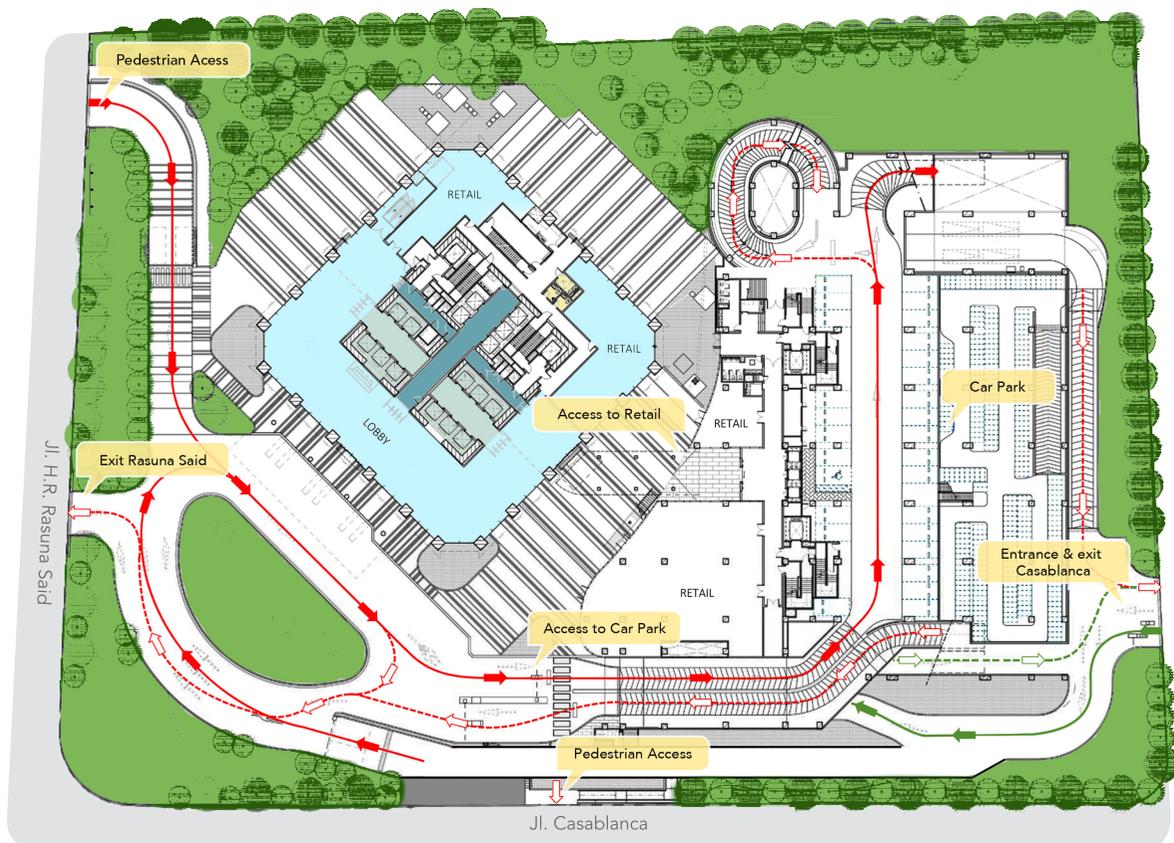
Taipei Nanshan Plaza  
Taipei, Taiwan

# Strategic Location at The Heart of CBD Jakarta

This prestigious 50 stories high building is located at the heart of CBD Kuningan, Jakarta in the intersection of Jl. H. R. Rasuna Said (main access) and Jl. Casablanca (secondary access). Trinity Tower is surrounded by 4 and 5 stars hotels, malls, embassies and government offices.

LRT GOR Soemantri Station and Trans Jakarta GOR Soemantri shelter (Pedestrian Access Station) in walking distance from the building, making it highly convenient for future tenants.

## Site Plan





|  |  |  |                          |
|--|--|--|--------------------------|
|  | <b>Entrance &amp; Exit</b><br>Odd-even traffic restrictions on Jl. H. R. Rasuna Said |  | <b>Government Office</b> |
|  | <b>Hospital</b>  |  | <b>Embassy</b>           |
|  | <b>Office Building</b>   |  | <b>Transjakarta</b>      |
|  | <b>Hotel</b>   |  | <b>LRT</b>               |
|  | <b>Shopping Mall</b>   |  | <b>Bus Stop</b>          |



# Sophisticated Retail Facilities Made with Perfection

Trinity Tower offers approximately 2,000 sqm net area for various entertainment and F&B facilities in its retail area. Exquisite retailers are provided to cater to all of our tenant's needs.

Proposed retail area component includes financial & banking facilities from banks to ATM centers, variety of Food & Beverages section offering local and international delightful cuisines.





Retail Area at Carpark Building



Courtyard (Between Office Tower and Carpark Building)



# Best Green Development

Complying with international building standard, Trinity Tower has obtained for Gold Certification rating from Green Building Council Indonesia (GBCI).



## Award Winning

In 2018, Trinity Tower was awarded as The Winner of Best Green Development from Property Guru Indonesia Property Awards. The building is also nominated for Highly Commended of Best Architectural Design and Highly Commended of Best Office Development.



Winner of Best Green Development,  
Property Guru Indonesia Property Awards 2018



Highly Commended of Best Office Architectural Design,  
Property Guru Indonesia Property Awards 2018



Highly Commended of Best Office Development,  
Property Guru Indonesia Property Awards 2018



Main Lobby

Lift Lobby

# Building Information

|                                  |  |
|----------------------------------|--|
| Building Name                    | Trinity Tower  |
| Location                         | CBD Jakarta, Indonesia, at the intersection of Jl. H. R. Rasuna Said & Jl. Casablanca  |
| Completion                       | March 2021   |
| Land Area                        | +/- 16,080 sqm   |
| Leaseable Area                   | +/- 70,000 sqm Semi Gross (Tenancy Floor)<br>+/- 2,000 sqm Nett (Retail Area)  |
| Number of Floors                 | 50 Levels of Tenancy Office<br>1 Basement Parking<br>3 Levels Retail Area Podium<br>13 Levels Parking Structures<br>Multi Function Hall and 3 Meeting Rooms at Mezzanine Floor   |
| Air Condition (AC)               | Water Cooled Chiller<br>Brand : Daikin   |
| AC Zoning                        | Up to 4 Zones  |
| Ceiling Height                   | Main Lobby : +/- 12.5 meter<br>Typical Floor : +/- 2.9 meter (Clear Height, Raised floor 150 mm)   |
| Toilet                           | Male, Female, and VIP toilets on each typical floor  |
| High Speed Port System Elevators | 1 Unit - Executive Lift<br>3 Units - Parking & Retail Lift<br>1 Unit - Service Lift<br>5 Units - Low Zone, speed 150 mpm<br>5 Units - Mid Zone, speed 420 mpm<br>6 Units - High Zone, speed 420 mpm<br>Brand : Mitsubishi Electric |



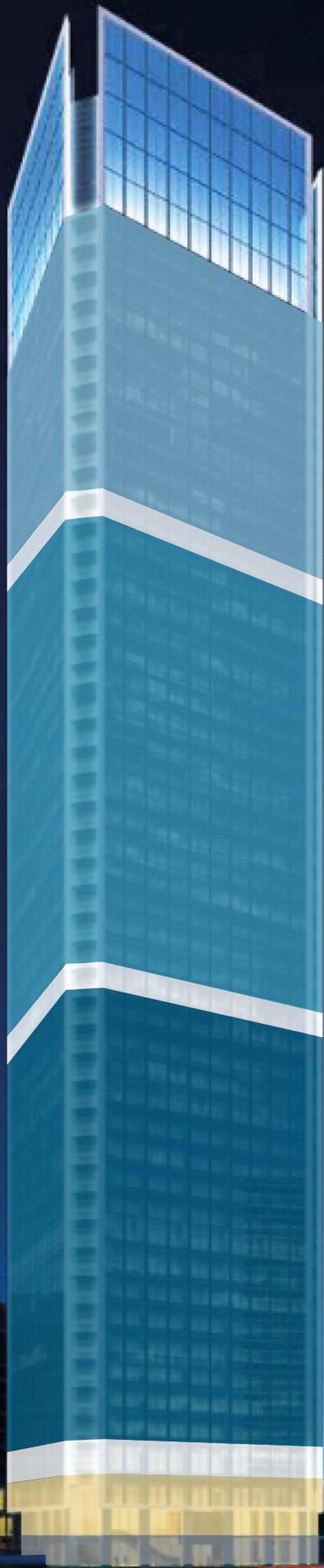
Retail Lobby



Drop-Off

|                              |  |
|------------------------------|--|
| Escalator                    | 1 Unit - from Ground Floor to Mezzanine<br>Brand : Mitsubishi Electric   |
| Curtain Wall                 | Low -E Coating, Double Glazing<br>with heat strengthening  |
| Fire Safety                  | Fire Alarms, Sprinklers, Smoke<br>& Heat Detector, Fire Hydrands,<br>Fire Hoses & Extinguisher,<br>Emergency Stairs  |
| IT & Telecomm                | Fiber optic infrastructure for<br>broadband internet<br>IBMS : Intergrated Building Management<br>System to Control and Monitor Building<br>utilities and equipments |
| Parking Space                | 1,000 Car Parking lots,<br>608 Motorcycle lots,<br>100 Bicycle lot with Shower Room at<br>Basement 1 Level   |
| Power Capacity               | 6,500 KVA  |
| Gen-Set                      | 100% power back up<br>Brand : Mitsubishi Heavy Industries  |
| Standard Loading<br>Capacity | 250 kg per sqm at Typical Floor<br>500 kg per sqm at Ground Floor  |

# Building Elevation



## High Zone

Level 40-55  
1,809 sqm Semigross

## Refuge Floor

Level 39

## Mid Zone

Level 23-38  
1,751 sqm Semigross

## Refuge Floor

Level 22

## Low Zone

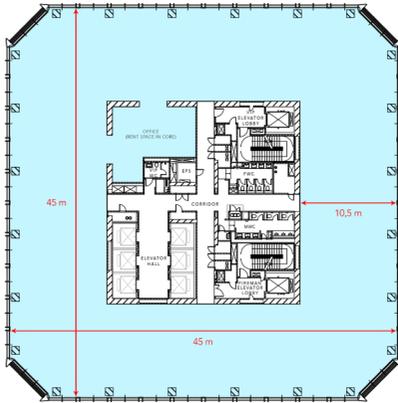
Level 6-21  
1,722 sqm Semigross

**ME Floor** - Level 5

**Mezzanine Floor** - Level 2

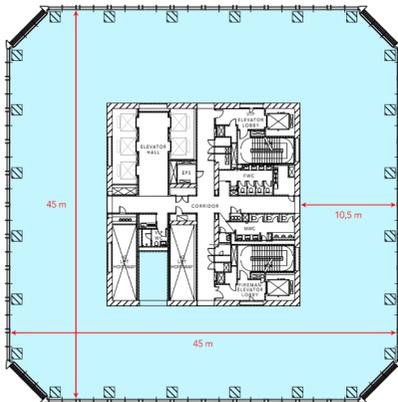
**Ground Floor**

# Typical Floor Plan



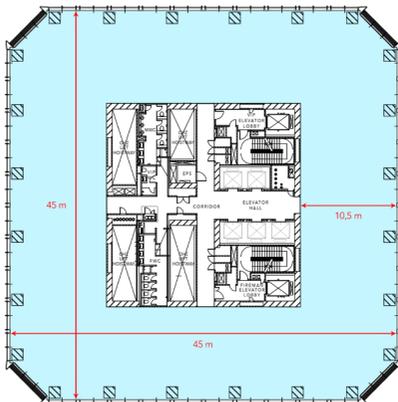
## High Zone

Level 40 - 55  
1,728 - 1,809 sqm Semigross



## Mid Zone

Level 23 - 38  
1,751 sqm Semigross



## Low Zone

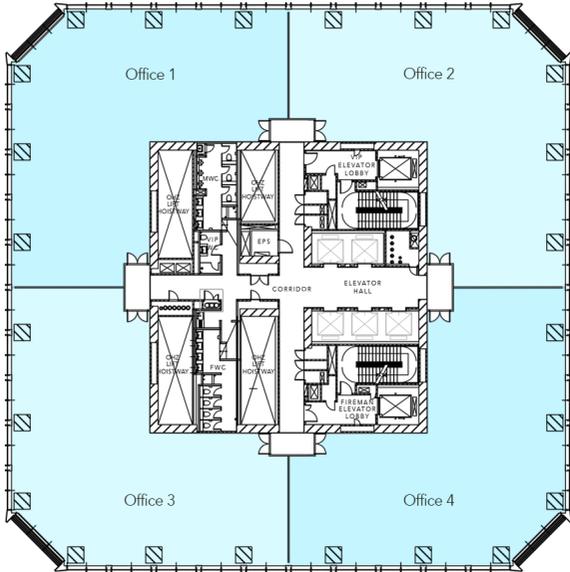
Level 6 - 21  
1,722 sqm Semigross



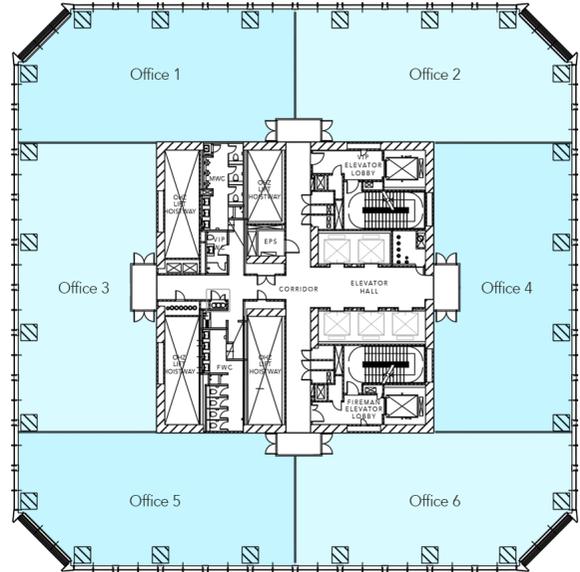
\*All area are subject to final measurements.

# Tenant Configuration

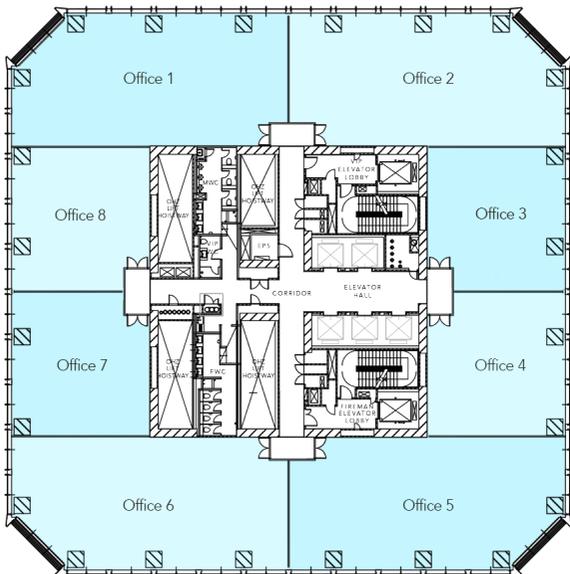
Trinity Tower accomodates multi tenancies floor starting from 138.80 sqm.



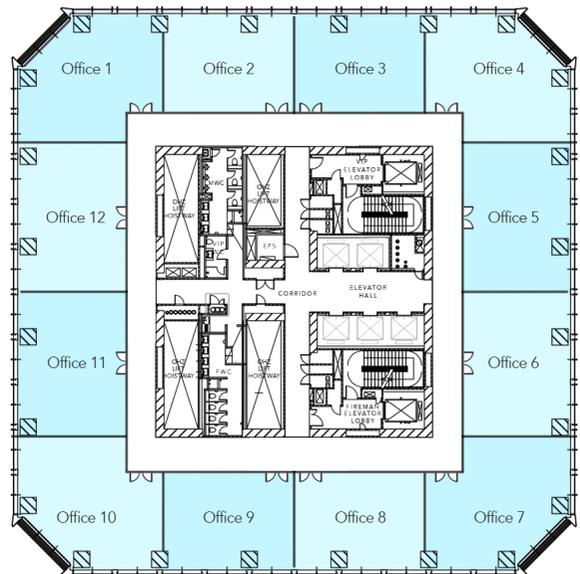
4 tenants  
Size: 430.71 sqm semigross



6 tenants  
Size: 285.53 – 290.63 sqm semigross



8 tenants  
Size: 138.80 – 285.53 sqm semigross

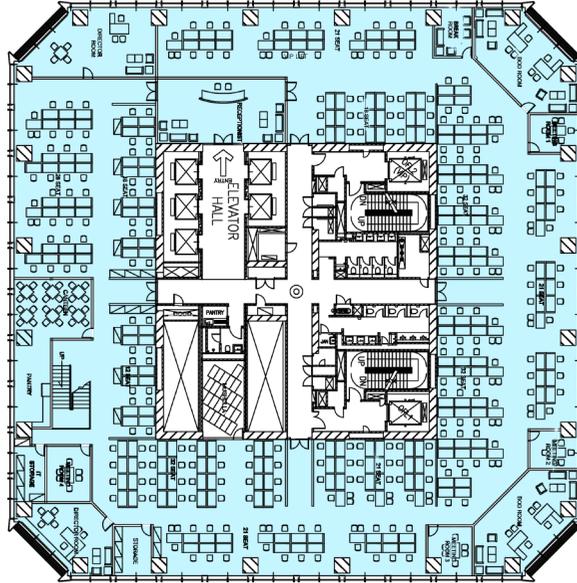


12 tenants  
Size: 138.80 – 146.73 sqm semigross



# Sample Layout Plan

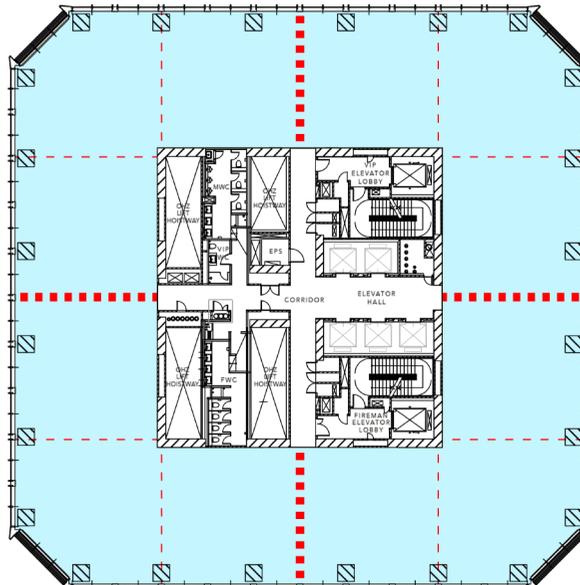
Trinity Tower has been designed to offer large, column free and floor plates with no limitation. Each floor layouts are suitable for international corporation headquarters as well as SME tenants.



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## AC Zoning

The Standard of AC zone on each floor is 4 zones and can be divided to maximum 12 zones.



# Trinity Tower Typical Floor

Each Typical Floor is about 1,722 - 1,809 sqm semigross with 2.9 m clear height (above 15 cm raised floor to the ceiling) and provides a 360° wide panoramic views.



# Multifunction Floor

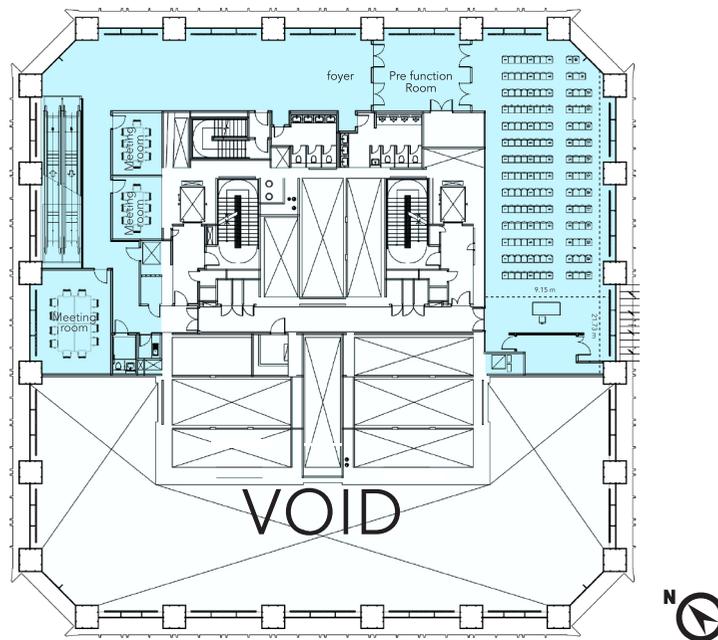
Multifunction Floor is located in the Mezzanine Floor intended to occupy a wide variety of functions, as it is transformable according to the needs. This floor can be accessed by escalator from Ground Floor of the building. Multifunction Floor can accommodate up to 300 people standing or 165 seating.



Multifunction floor - Entrance



Multifunction floor - Hall



# Project Team

Developer

PT. Windas Development, in partnership with



Main Contractors



Concept Design Architecture



Local Architech



Construction Management



Civil & Structure Engineer



M&E & Facade Consultant



Quantity Surveyor



Landscape Consultant



Wind Tunnel Consultant



Acoustic Consultant



Fire Engineering Consultant



Lead Marketing Consultant



Property Management Consultant



Property Management





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