BUILDING INFORMATION - JUNE 2026

PLAZA33

CYBERCENTRE

Grade A Smart Office Building - MD Status - LEED Gold

LEED GOLD	MD STATUS	GREENRE CERTIFIED	EV READY

01. STRATEGIC ADDRESS

CONNECTED. CENTRAL. COMMANDING

No. 1, Jalan Kemajuan, Seksyen 13, 46200 Petaling Jaya, Selangor - at the crossroads of the Klang Valley's most dynamic commercial and technology corridor.

3 EXPRESSWAYS

Federal Highway, NKVE, LDP 15 min to KL, KLIA, Putrajaya, Cyberjaya

<600M TO LRT

Asia Jaya LRT Station, Bus stop on-site, E-hailing available

PEDESTRIAN BRIDGE

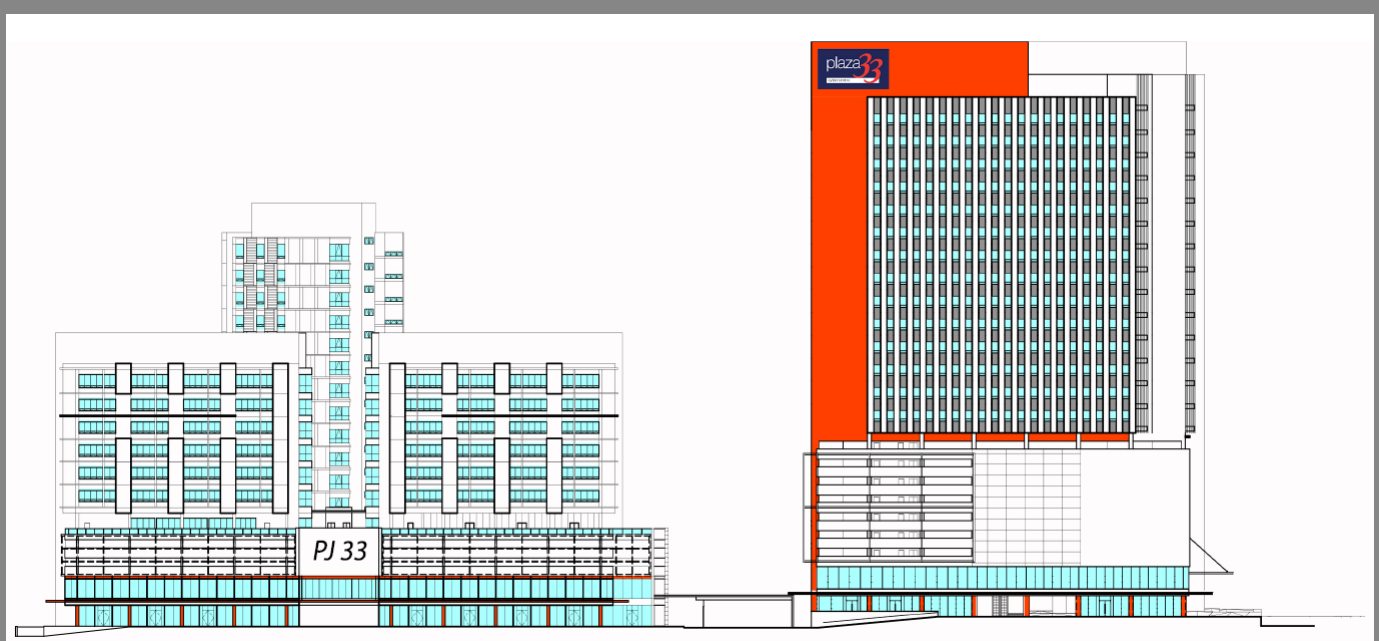
Covered overhead link to Section 14 Banks, Post Office, Retail, Dining

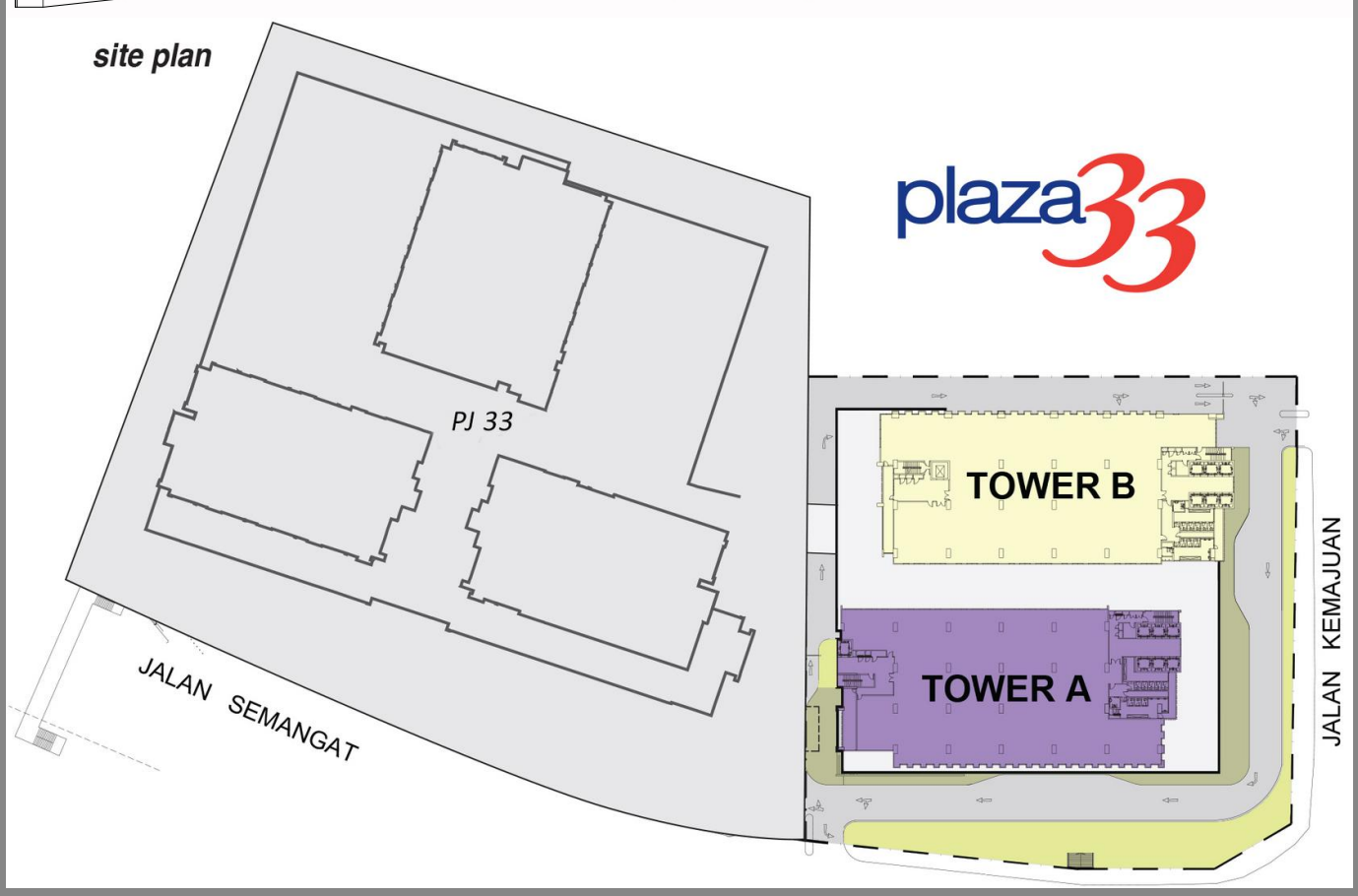
MNC HUB

ISurrounded by established multinational and technology company headquarters

SCALE. SPECIFICATION. SUBSTANCE

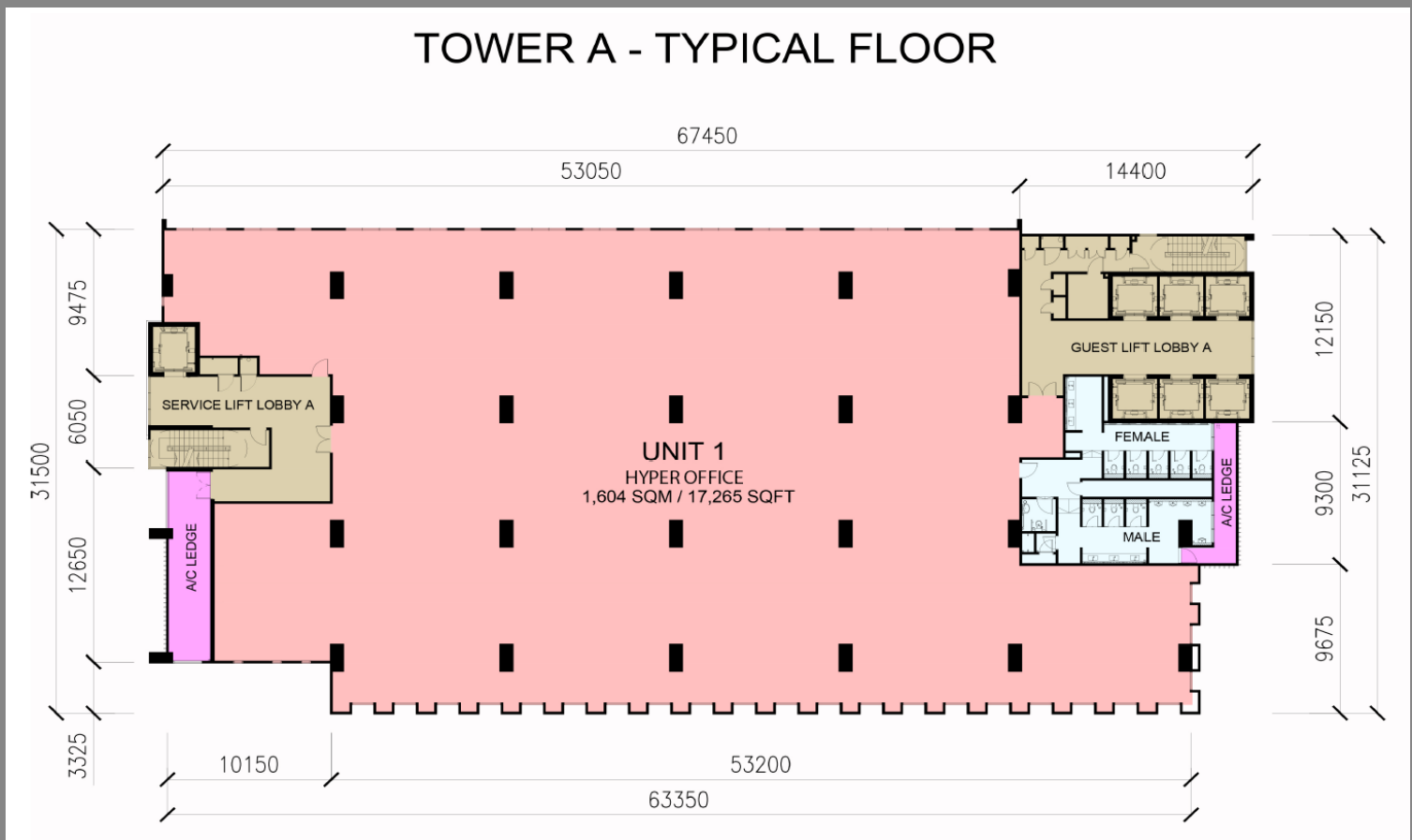
513,094	1,244	17,100	93%
sq.ft. NLA Net Lettable Area	Bays Carpark Capacity	sq. ft. Typical Floor Plate	(as at June 2026) Occupied Current occupancy

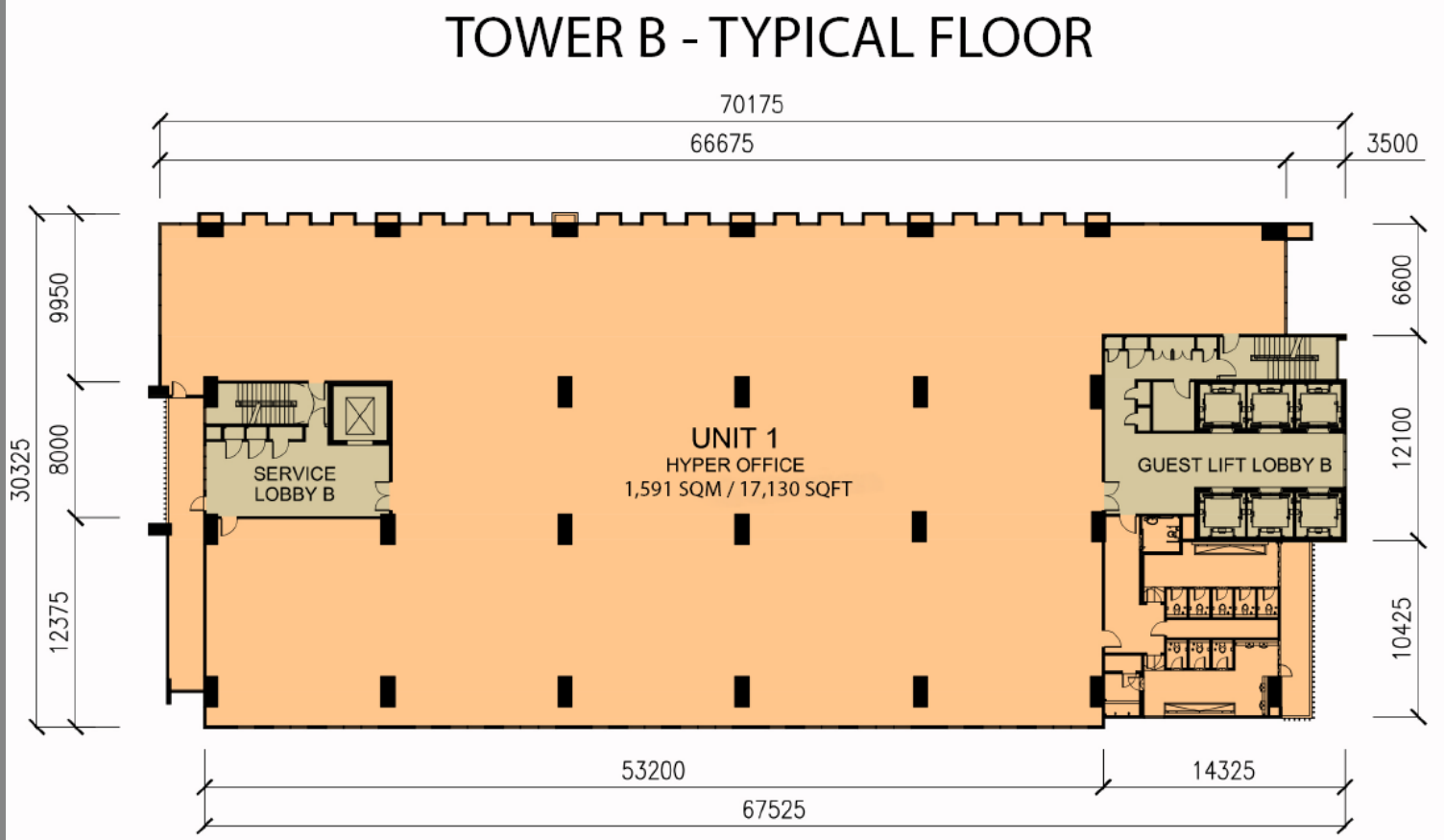




03. SPACE CONFIGURATION

COLUMN-FREE. FLEXIBLE. SCALABLE





	TOWER A	TOWER B
Typical Floor Area	17,265 sq. ft. (1,604 sqm)	17,130 sq. ft. (1,591 sqm)
Configuration	Column-free Hyper Office	Column-free Hyper Office
Floor-to-Floor Height	4.2 m - raised floor capable	4.2 m - raised floor capable
Retail Ceiling Height	4.9 m	4.9 m
Dedicated Lifts	6 high-speed passenger lifts	6 high-speed passenger lifts
Floor Loading	4.0 kPa	4.0 kPa
Security	4-tier proximity card access	4-tier proximity card access

04. TECHNICAL SPECIFICATIONS

ENGINEERED FOR INTELLIGENCE

Plaza33 is built to the exacting standards of a next-generation smart office - dual-source power, full fibre-optic backbone, VRF climate control, and Grade A finishes throughtout.

Address	No. 1, Jalan Kemajuan, Seksyen 13 46200 Petaling Jaya, Selangor	**Power Supply**	33 KVA PPU Substation TNB Dual Source - 400 AMP/floor
NLA	513,094 sq. ft.	**Connectivity**	Full Fibre-Optic Backbone Broadband-Ready to Last Mile
Typical Floor	17,100 sq. ft.	**Air-Conditioning**	Self-operated VRF System Independent control per floor
Carpark	1,244 bays	**Structure**	Reinforced Concrete Framework 2-hr Fire Rated Doors
Floor Loading	4.0 kPa	**Windows**	Powder-Coated Aluminium Frames
Ceiling Height	4.2 m office / 4.9 m retail	**Security**	4-Tier - 24H CCTV - Access Cards Centralised Monitoring
Certifications	LEED Gold - GreenRE - MD Status		

05. SAFETY & ACCESS

4-TIER SECURITY. ZERO COMPROMISE.

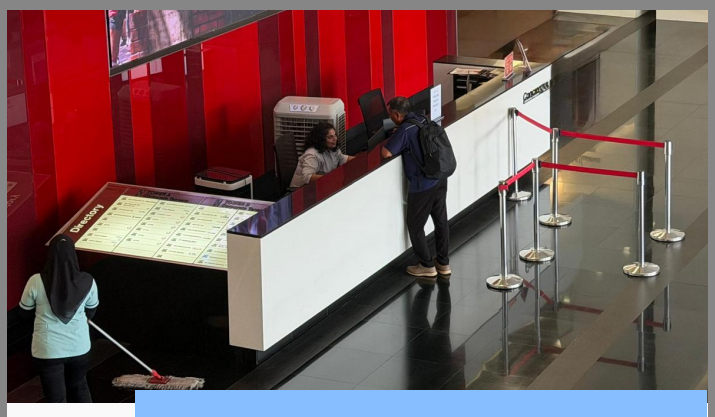
Every access point, every floor, every moment - Plaza33 operates a multi-layered security ecosystem combining technology, personnel, and process.

TIER 1	Perimeter Control	Access to tower lobby via turnstile barrier. Visitors must register at the concierge during working hours.
TIER 2	Floor Access	Access to tenant's floor via intergrated lift card access system.
TIER 3	24H CCTV Surveillance	Full CCTV surveillance at all entry points into the building.
TIER 4	Uniformed Security	24-hour uniformed security on duty.

06. TENANT EXPERIENCE

WHERE PRODUCTIVITY MEETS LIFESTYLE

Plaza33 delivers a fully integrated environment - premier amenities and services that support the demands of today's high-performance organisations.

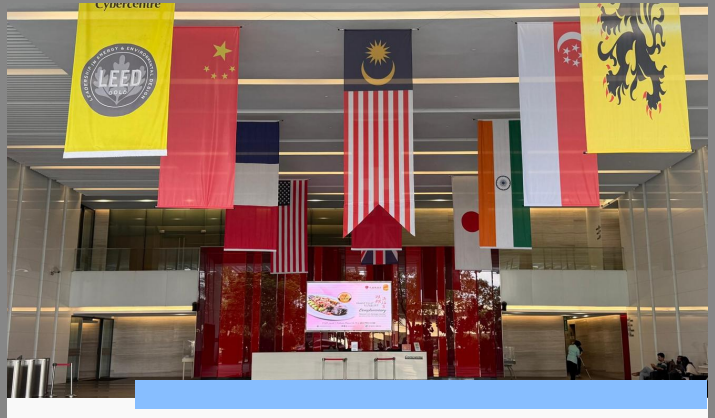


A dedicated concierge team greets visitors and escorts them to their offices. Handles transport, logistics, and all tenant service request.

Concierge Service

Seamless wireless coverage across all common areas - supporting fully mobile and hybrid-first working environments.

Building-Wide Wi-Fi



An architectuarally distictive lobby that elevates the corporate identity of every Plaza33 tenant. Independently controlled climate, 24/7 operation.

Signature Grand Lobby

Full-time maintenance team operates to five-star hospitality standards - rigorous sanitation, upkeep, and facilities management, every day.

Professional Building Management

07. FACILITIES & LIFESTYLE

DINE. LAUNCH. COLLABORATE

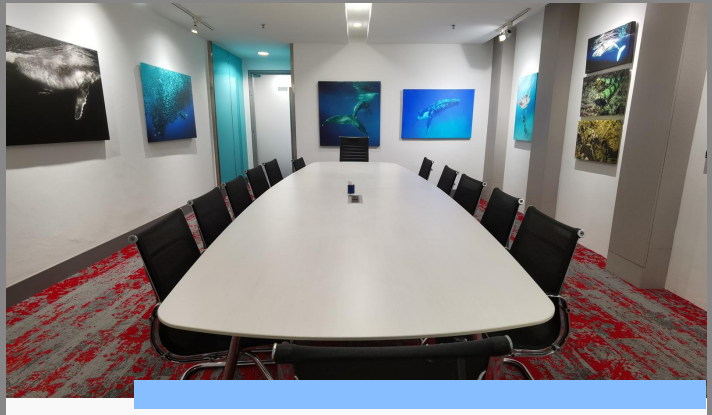
Far beyond the office floor - Plaza33 is a self-contained urban campus with world-class dining, event, facilities, and meeting infrastructure.

Five F&B; Outlets On-Site

Fine-dining Chinese restaurant - Japanese restaurant with banqueting - cafes - PJ33 additional dining. On-site supermarket, pharmacy, dental, beauty salon and retails - every daily needed, within steps.

Event & Exhibition Space

Plaza33's expansive lobby hosts product launches, exhibitions, and coporate events - with 1,000+ carpark bays and a central PJ address. A premium alternative to hotel ballrooms.



Meeting & Conference Rooms

Ground floor boardroom for 10 to 12 persons, by appointment. PJ33 level 4 provides over 6,200 sq.ft. of additional seminar and conference space next door.

EV Charging Infrastructure

EVlink charging stations in the carpark support the growing electric vehicle fleet of tenants and visitors - aligned with Malaysia's national EV adoption agenda.

08. GREEN & SMART

CERTIFIED. SUSTAINABLE. FUTURE-READY.

Plaza33 holds multiple internationally recognised green building certifications - embedding environmental responsibility and occupant well-being into every sqaure foot.

SMART INFRASTRUCTURE

33 KVA On-Site Substation	TNB dual-source power guarantees uninterrupted supply - critical for data centres, server rooms, and 24/7 business operations.
Full Fibre-Optic Backbone	In-building fibre-optic infrastructure extends to the last mile, delivering high-speed, resilient broadband to every tenanted unit.
4.2m Ceiling Heights	Raised-floor installation, under-floor air-conditioning, and cable trunking - supporting full data floor build-outs.
Indoor Air Quality Monitoring	Regular IAQ and IEQ assessments ensure healthy, productive indoor environments proven to improve employee performance.

09. OUR COMMUNITY

WHERE GLOBAL LEADERS OPERATE.

Plaza33 Cybercentre is trusted by elite roster of multinational corporations, technology innovators, and leading regional enterprises acress Tower A, Tower B, and the Retail Podium.

Alcon
accenture
Kimberly-Clark
Better Care for a Better World
CTC
Challenging Tomorrow's Changes
Infosys
LALAMOVE
deliver faster
ENSIGN
INFOSECURITY
Schneider Electric
CLEAN ENERGY TECHNOLOGY
VYNCKE
Takeda
AIA
Diebold Nixdorf
HALEON
DAIKIN
Nielsen
sanofi
CONNEX
CONNECT . CONVERT . GROW
Hokenso Sdn Bhd
A subsidiary of Hitachi eBworx Sdn Bhd
angelTREAT
Miraiginko

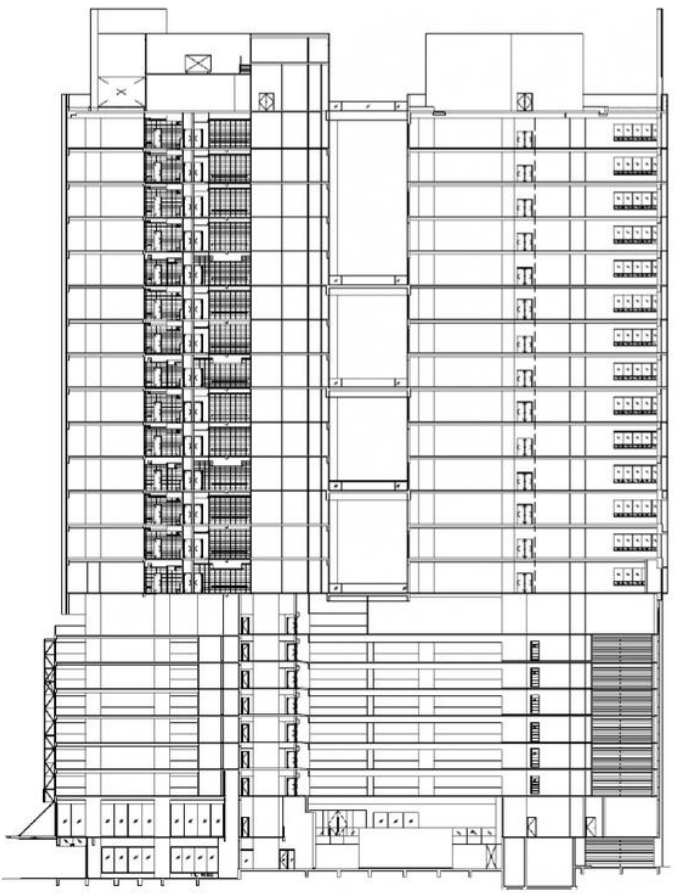
10. SPACE AVAILABILITY

STACKING PLAN - TOWER A & B

Floor-by-floor breakdown of leased, sold, and available units across both towers.

ELEVATION VIEW

TOWER A TOWER B



TOWER A		
	17,265 ft²	LEVEL 22
	17,265 ft²	LEVEL 21
	17,265 ft²	LEVEL 20
	17,265 ft²	LEVEL 19
	17,265 ft²	LEVEL 18
UNIT 2: 4,025 ft²	UNIT 1: 13,240 ft²	LEVEL 17
	17,265 ft²	LEVEL 16
	17,265 ft²	LEVEL 15
	16,371 ft²	LEVEL 14
	17,265 ft²	LEVEL 13
	17,265 ft²	LEVEL 12
	17,265 ft²	LEVEL 11
	17,265 ft²	LEVEL 10
UNIT 2: 7,014 ft²	UNIT 1: 9,357 ft²	LEVEL 9
CAR PARK	9,107 ft²	P8
CAR PARK		P7
CAR PARK		P6
CAR PARK		P5
CAR PARK		P4
CAR PARK		P3
CAR PARK		P2
REMAINING: 23,087 ft²	P1-03B: 1,216 ft²	P1
17,492 ft²		GRD FLR

TOWER B		
LEVEL 22	17,171 ft²	
LEVEL 21	17,171 ft²	
LEVEL 20	17,171 ft²	
LEVEL 19	17,171 ft²	
LEVEL 18	UNIT 2: 8,353 ft²	UNIT 1: 8,818 ft²
LEVEL 17	17,171 ft²	
LEVEL 16	17,171 ft²	
LEVEL 15	UNIT 2: 7,909 ft²	UNIT 1: 7,994 ft²
LEVEL 14	16,001 ft²	
LEVEL 13	UNIT 2: 8,056 ft²	UNIT 1: 8,880 ft²
LEVEL 12	17,171 ft²	
LEVEL 11	17,130 ft²	
LEVEL 10	17,130 ft²	
LEVEL 9	UNIT 1: 9,462 ft²	UNIT 2: 7,104 ft²

11. THE DEVELOPMENT

ABOUT US

Plaza33 Cybercentre is a flagship Grade A smart office complex in the heart of Petaling Jaya - engineered for technology-driven enterprises, regional headquarters, and knowledge-economy businesses demanding the very best infrastructure.

Jaya33 Cybercentre

880,377 sq.ft. of Grade A technology office space commissioned with 1,020 carpark bays, was sold to PHB. Now home to leading tech and MNC tenants.

Plaza33 Opens

513,094 sq.ft. NLA across Tower A and Tower B. 1,244 carpark bays. Completed to Grade A specification.

KL33 Acquisition

The Group acquires Menara Prudential, Jalan Sultan Ismail. Full retrofit to Grade A, health-compliant office standard. New giga backbone and central aircondition.

Years of Expertise

Shareholders and management hold over 35 years of real estate development, project management, and asset ownership experience.

Bukit Rimau, Shah Alam

Developed a 420 acres township from 1996 to 2001 which was subsequently sold to Malton Berhad.

Mr. Tan
019 314 5680
tankl@jaya33.com

WWW.PLAZA33.MY

Ms. Yen Yeng
016 631 7803
yen@jaya33.com