THE CAPITOL

Where Powers Connect

CORPORATE TWIN TOWERS



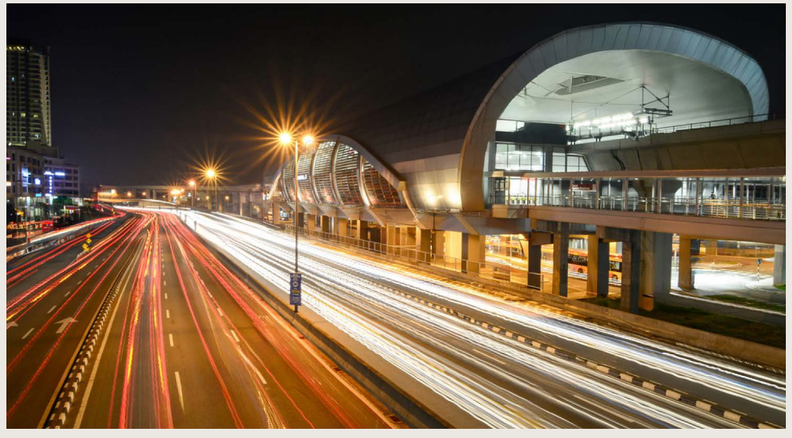


An artist's impression of The Capitol building façade with the linked LRT 3 station

Thrive In A City Within A City

The Capitol integrates work, dining, health and leisure into a well-connected hub within the distinguished township of Bandar Utama. As a mixed-use transit oriented development (T.O.D.), The Capitol is seamlessly connected to a **new LRT3 station** with **toll-free direct access off the SPRINT highway** and high visibility from the NVKE and Lebuh Bandar Utama.

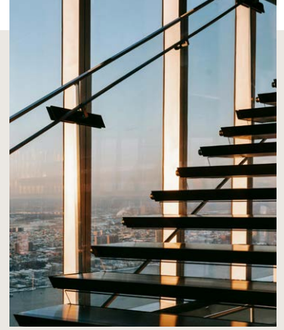
At **32 stories**, The Capitol is the **tallest building in Petaling Jaya**. It's towering presence consists of **2 twin blocks of 18-storey office towers** above a **14-storey podium**, housing 6 levels of F&B, healthcare and lifestyle facilities, in addition to approximately **2,200 carpark bays**.



Crafted with Purpose, Built with Connection.

where form follows inspiration.











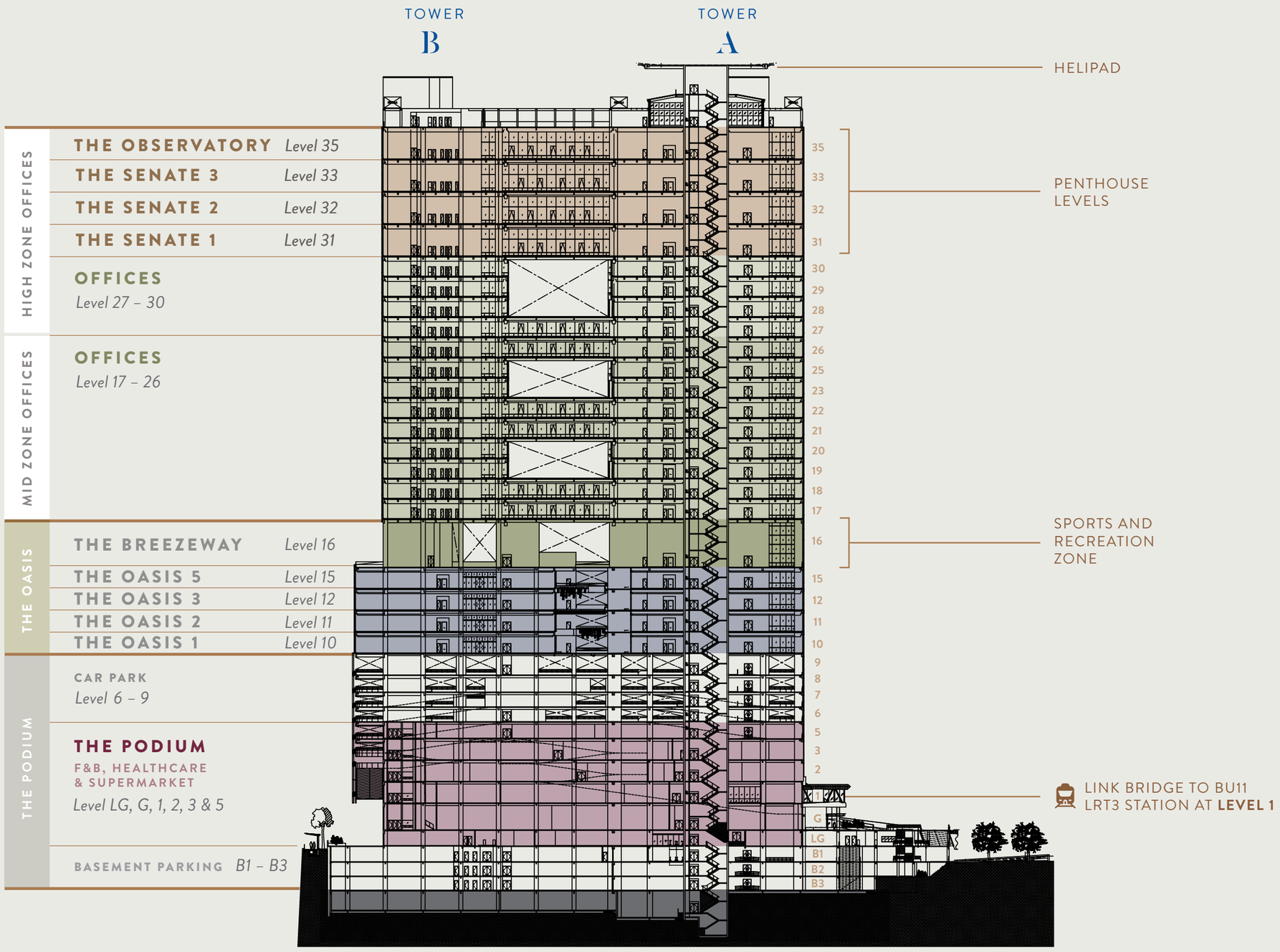




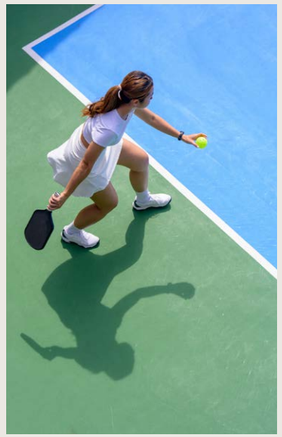


An artist's impression of the lobby

Building Elevation







Fuel Your Creativity and Foster Connections

Welcome to The Capitol's vibrant community and thrive beyond work. As a mixed-use development, The Capitol features a brilliant **lifestyle podium** offering delectable and casual F&B options including artisanal cafes, gourmet dining, premium grocers, as well as fitness centres and medical suites.

The Oasis Levels

The Oasis spans five levels, where each floor is uniquely tailored to diverse business needs, from small to big enterprises, as well as multinational companies —seamlessly connected amid meticulous landscaping below a **dynamic sports & recreation zone** to invigorate your mind and build vibrant social connections.

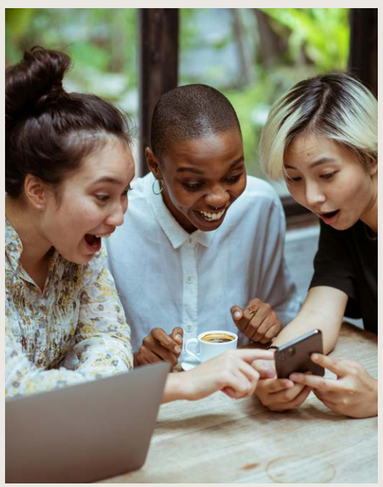
Nestled within a haven of **tropical gardens and sky bridges** of lush natural greenery, these Oasis floors are a progressive workplace environment that will foster creativity and community.

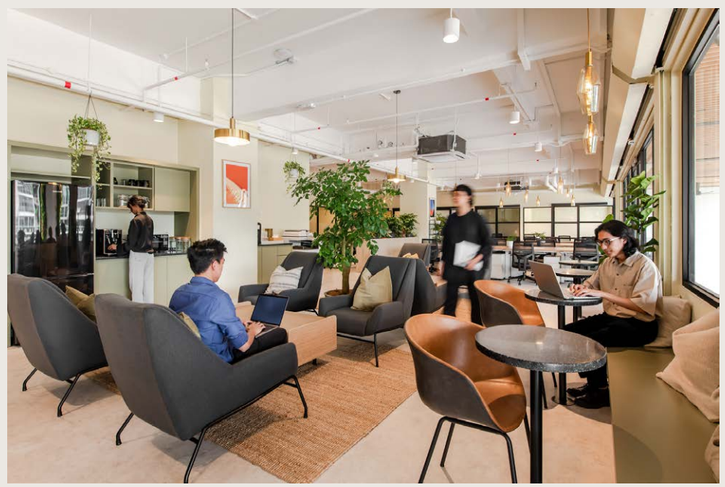


An artist's impression of the atrium offices



An artist's impression of the atrium



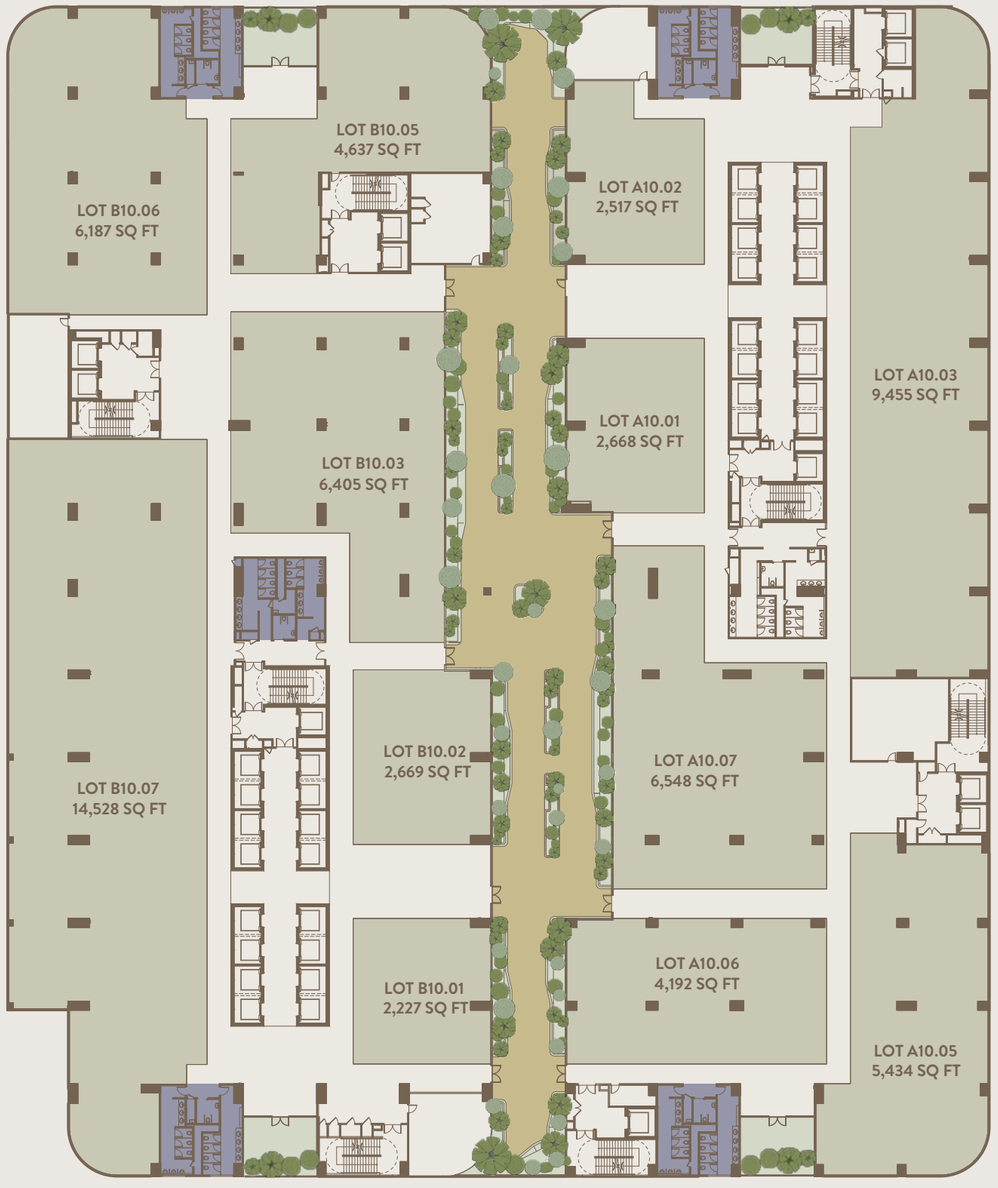


Unleash Untapped Potential at The Capitol

The Capitol will be a dynamic hub that accommodates organisations from global multinationals to PLCs, tech start-ups and SMEs, featuring highly-adaptable and versatile spaces with flexible layouts.

With floor-to-ceiling windows for optimal natural light and **expansive floor plates up to 90,000 sq ft per floor**, the space opens up for diverse needs and sizes, in addition to sustainable and modern practical features:

- 48 high-speed lifts, including:
  – 8 express lifts for The Oasis (Levels 10 – 16),
  – 12 express lifts for the Mid Zone Offices (Levels 17 – 26)
  – 12 express lifts for the High Zone Offices (Levels 27 – 35)
- A state-of-the-art floor destination system
- Advanced security turnstiles for additional level of security
- Designed to achieve **MD Tier 1** status and **GreenRE Gold** status — the industry-leading green building certification for the highest sustainability standards
- **Sky bridge** on selected floors connecting both towers for larger floor plates offering lush greeneries and panoramic views
- Approximately 2,200 parking bays



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

The Oasis 1

LEVEL 10

- Biophilic design with rooftop garden
- Accessible through The Oasis lifts
- 360° Panoramic Klang Valley views
- Connected to Tower A & B

TOWER A

TOTAL NLA: **40,000 sq ft (single tenant)**

LOTS RANGING FROM **2,500 sq ft – 9,400 sq ft**

TOWER B

TOTAL NLA: **46,000 sq ft (single tenant)**

LOTS RANGING FROM **2,200 sq ft – 14,000 sq ft**

**Applicable to The Oasis 1, 2, 3 & 5*



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

The Oasis 2

LEVEL 11

- Biophilic design with rooftop garden
- Sky bridges with lush greenery
- Accessible through The Oasis lifts
- 360° Panoramic Klang Valley views
- Connected to Tower A & B

TOWER A

TOTAL NLA: **40,000 sq ft (single tenant)**

LOTS RANGING FROM **2,500 sq ft – 9,400 sq ft**

TOWER B

TOTAL NLA: **46,000 sq ft (single tenant)**

**Applicable to The Oasis 1, 2, 3 & 5*



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

The Oasis 3

LEVEL 12

- Biophilic design with rooftop garden
- Sky bridges with lush greenery
- Accessible through The Oasis lifts
- 360° Panoramic Klang Valley views
- Connected to Tower A & B

TOWER A

TOTAL NLA: **40,000 sq ft (single tenant)**

LOTS RANGING FROM **2,500 sq ft – 9,400 sq ft**

TOWER B

TOTAL NLA: **46,000 sq ft (single tenant)**

LOTS RANGING FROM **2,200 sq ft – 14,000 sq ft**

**Applicable to The Oasis 1, 2, 3 & 5*



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

The Oasis 5

LEVEL 15

- Biophilic design with rooftop garden
- Sky bridges with lush greenery
- Accessible through The Oasis lifts
- 360° Panoramic Klang Valley views
- Connected to Tower A & B

TOWER A

TOTAL NLA: **40,000 sq ft (single tenant)**

LOTS RANGING FROM **2,500 sq ft – 9,400 sq ft**

TOWER B

TOTAL NLA: **46,000 sq ft (single tenant)**

LOTS RANGING FROM **2,200 sq ft – 14,000 sq ft**

**Applicable to The Oasis 1, 2, 3 & 5*

Re-energise and recharge at The Breezeway

In today's fast-paced world, the modern workplace is evolving — not just as a hub of productivity, but as a space that supports the whole person by inspiring creativity, encouraging physical activity and promoting overall wellbeing.





The Breezeway on Level 16 is dedicated entirely to **multi-sports & recreation facilities, fitness activities, yoga rooms and wellness zones**, both indoor and outdoor. Physical activity is proven to boost energy, sharpen focus, and reduce stress.

Healthy teams are high-performing teams — and workplaces that prioritise well-being are the ones that lead the future.





MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

The Breezeway

LEVEL 16

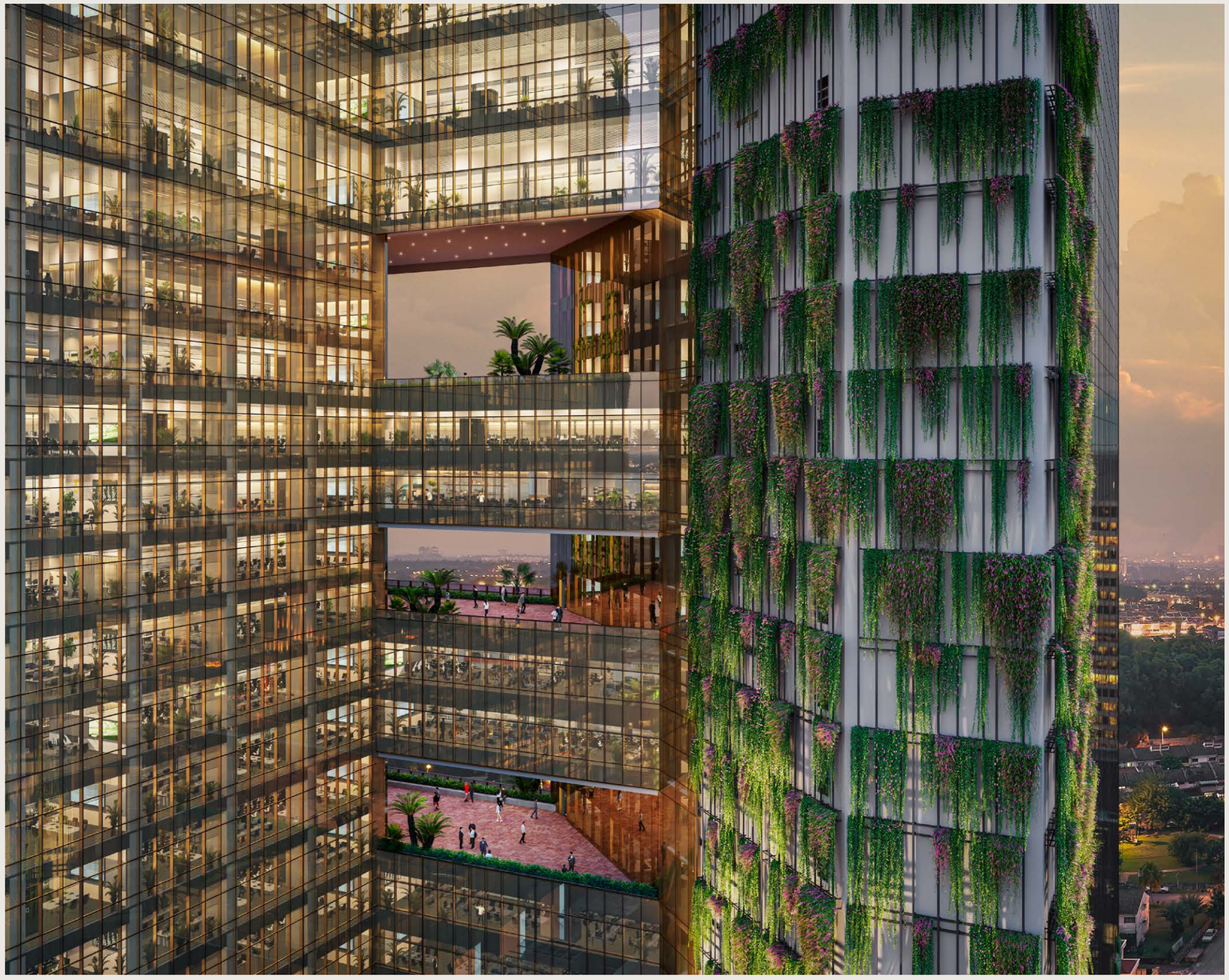
Multi-sports & recreation

Accessible through The Oasis lifts

10.75m slab-to-slab height

TOWER A & TOWER B

TOTAL NLA: **82,000 sq ft**



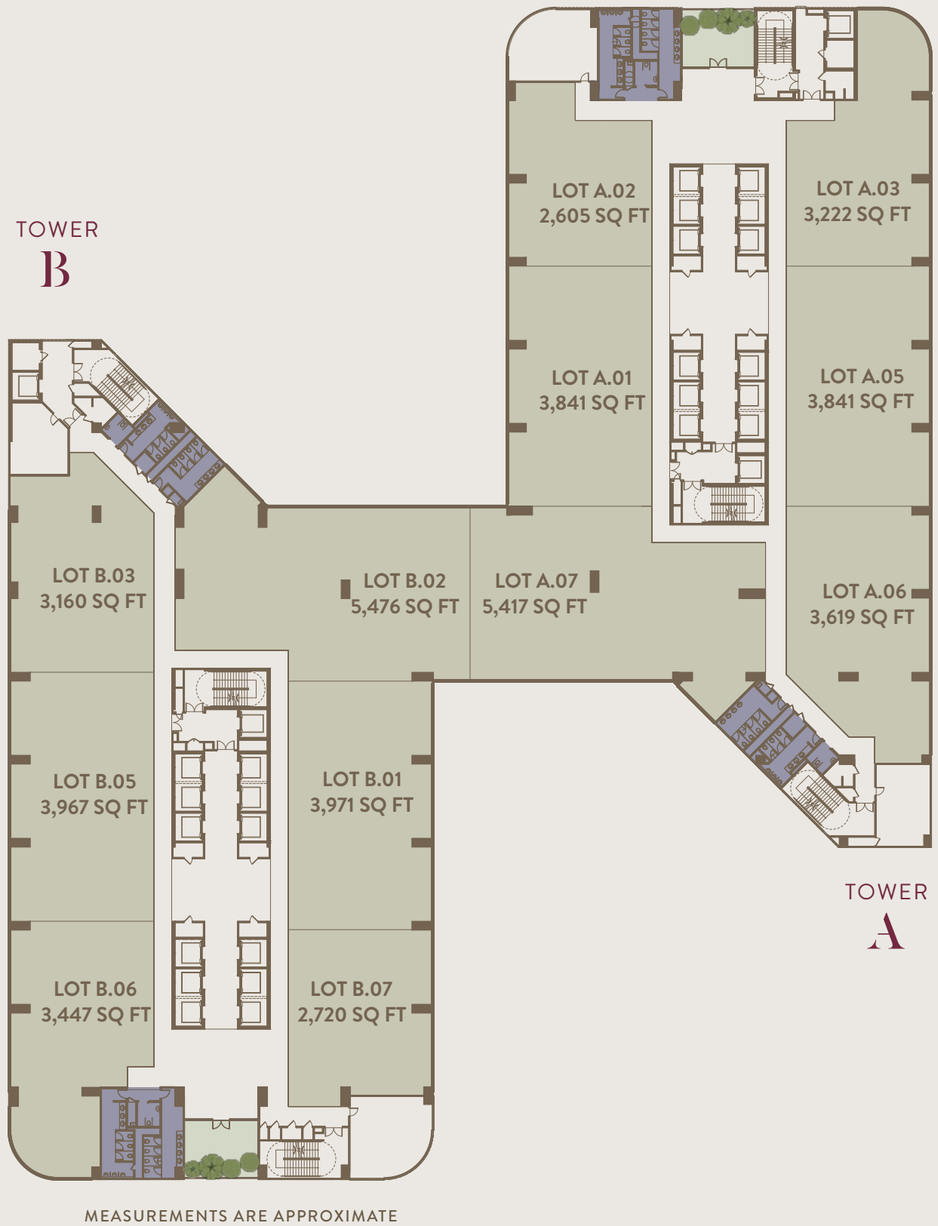
An artist's impression of the sky bridges





Unwind Amidst A Verdant Escape

Unique sky bridges offer a serene landscaped garden connecting the two office blocks of The Capitol. This haven of tranquility provides a welcome respite from the workday, fostering collaboration with your well-being in mind. Beyond the manicured aesthetic, this green space also reflects The Capitol's commitment to sustainable design.



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

Mid Zone

SKY BRIDGE OFFICES

17, 18, 21, 22 & 26

Connected by Mid Zone lifts

360° Panoramic city views

TOWER A

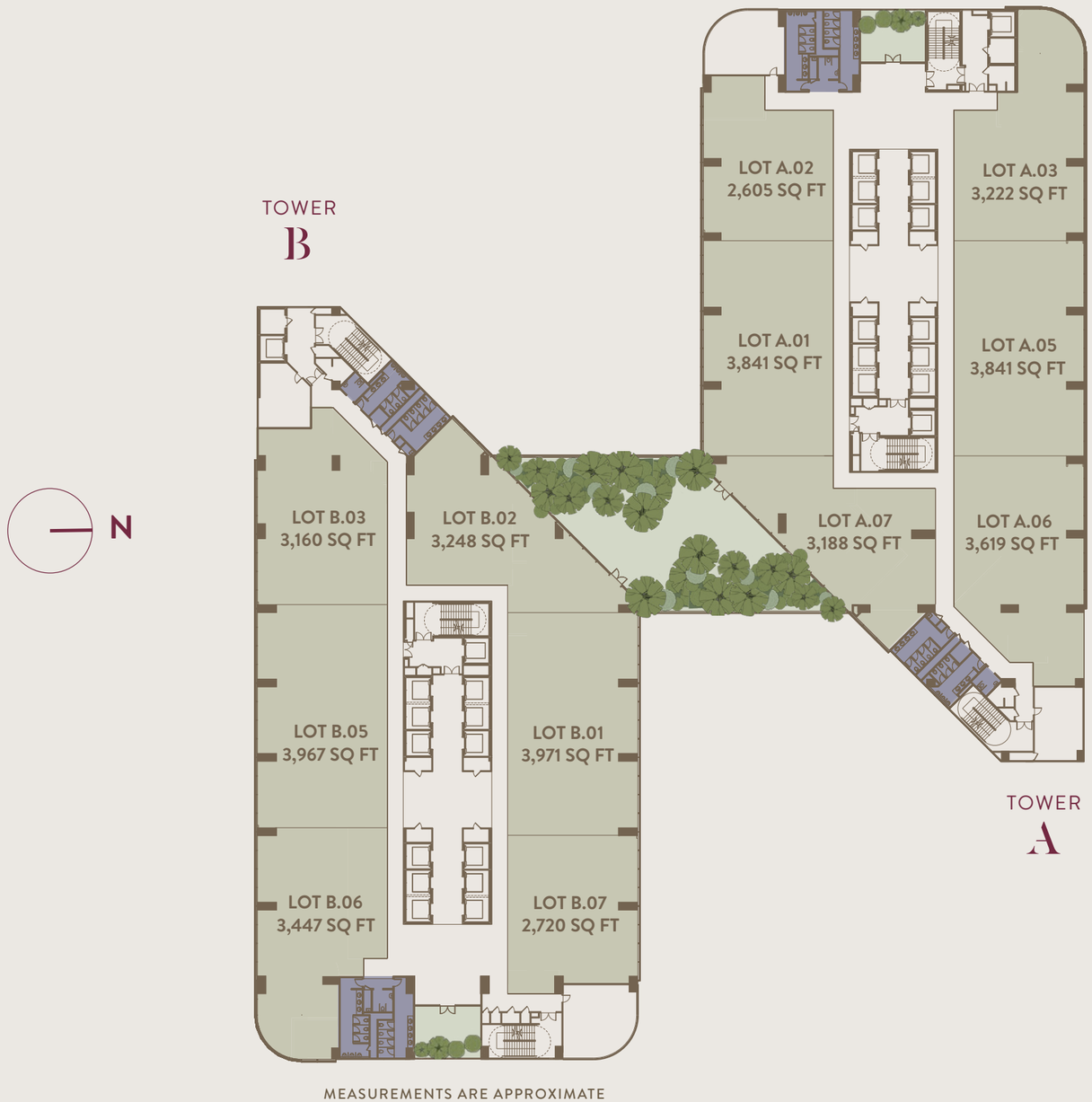
TOTAL NLA: **27,000 sq ft** (single tenant)

LOTS RANGING FROM **2,600 sq ft – 5,400 sq ft**

TOWER B

TOTAL NLA: **27,000 sq ft** (single tenant)

LOTS RANGING FROM **2,700 sq ft – 5,400 sq ft**



FLOOR PLAN

Mid Zone

LINKED TERRACE OFFICES

LEVELS 19 & 23

Connected by Mid Zone lifts

360° Panoramic city views

TOWER A

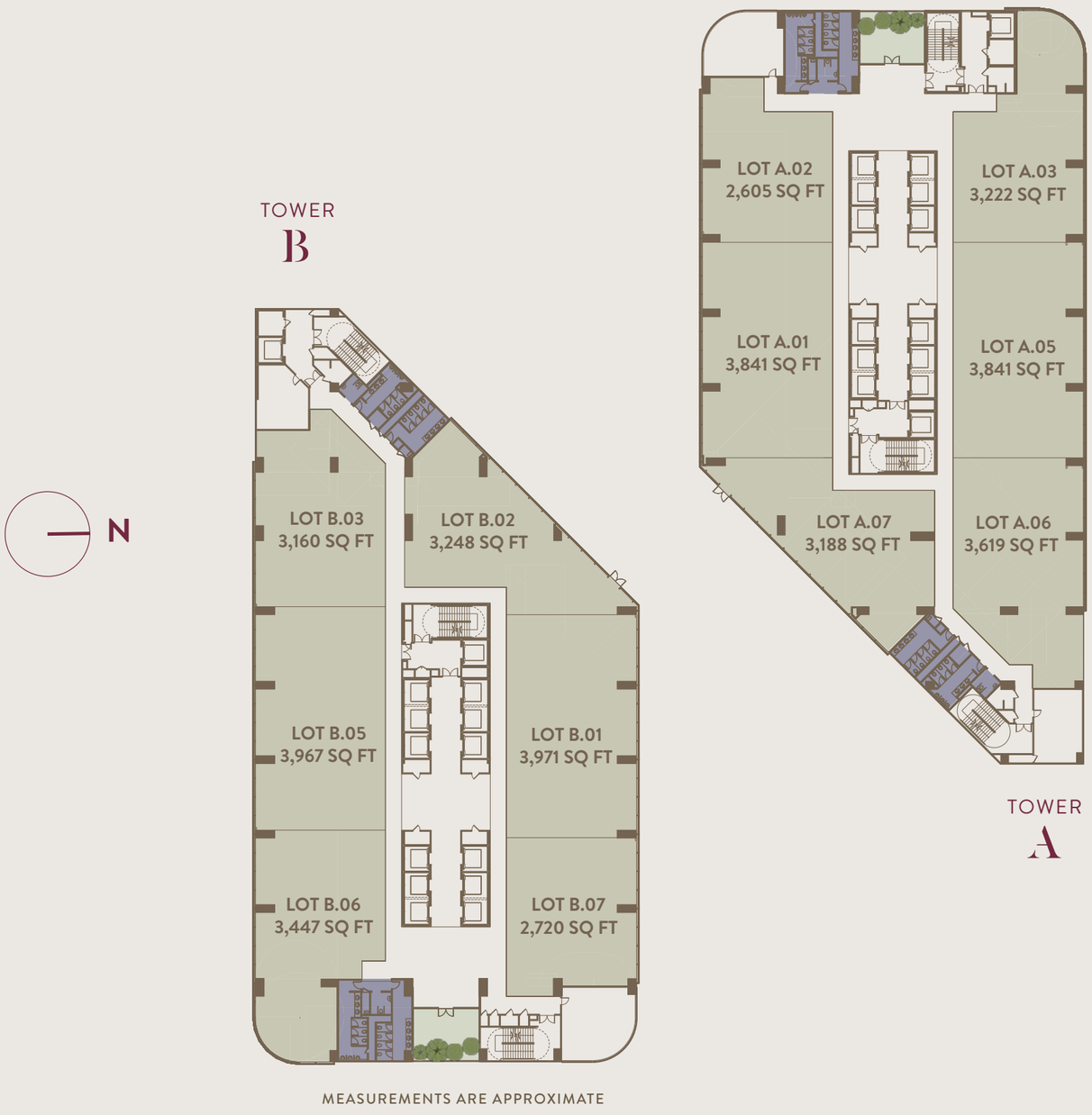
TOTAL NLA: **25,000 sq ft** (single tenant)

LOTS RANGING FROM **2,600 sq ft – 3,800 sq ft**

TOWER B

TOTAL NLA: **25,000 sq ft** (single tenant)

LOTS RANGING FROM **2,700 sq ft – 3,900 sq ft**



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

Mid Zone

OFFICES

LEVELS 20 & 25

Connected by Mid Zone lifts

360° Panoramic city views

TOWER A

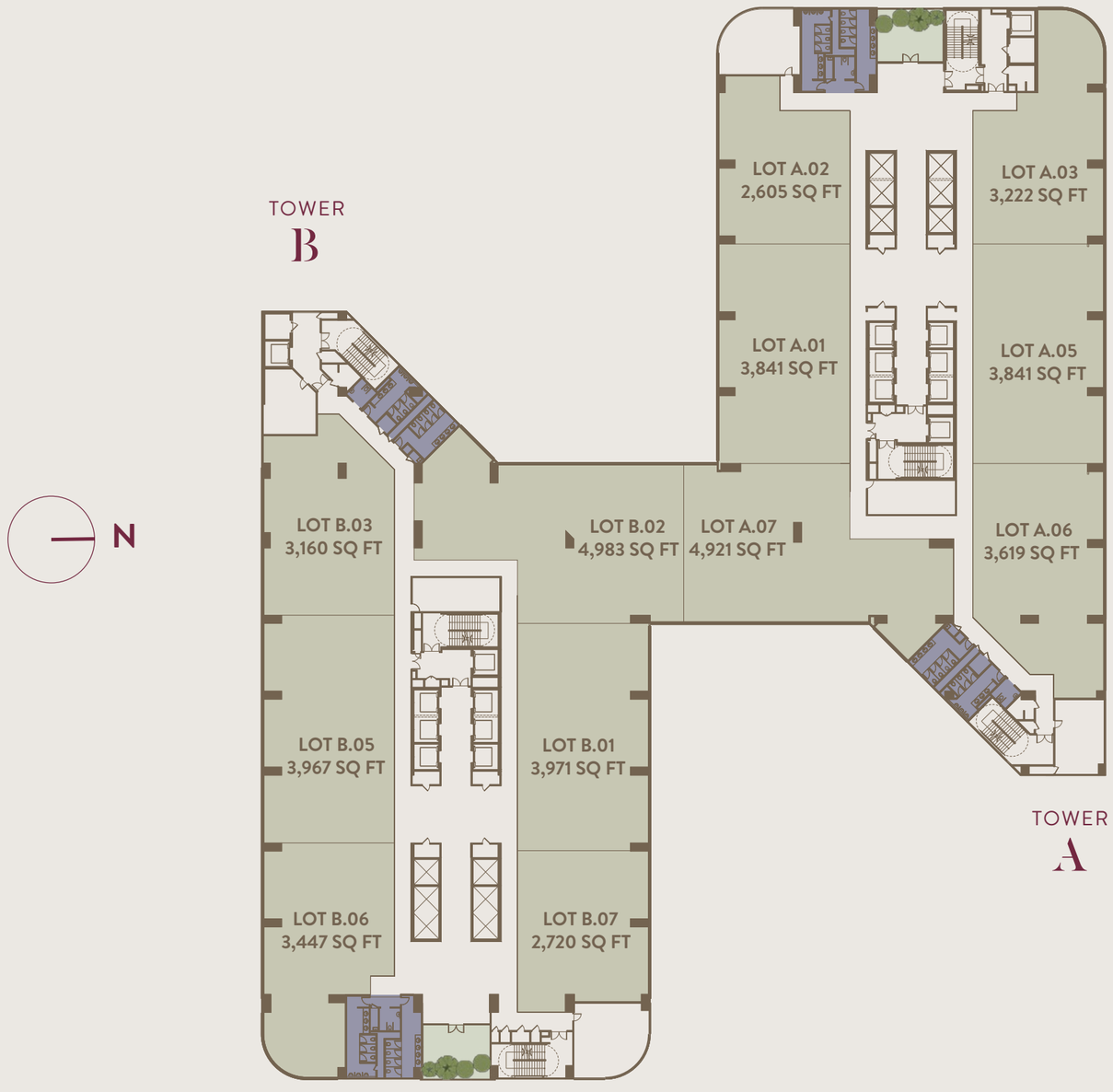
TOTAL NLA: **25,000 sq ft** (single tenant)

LOTS RANGING FROM **2,600 sq ft – 3,800 sq ft**

TOWER B

TOTAL NLA: **25,000 sq ft** (single tenant)

LOTS RANGING FROM **2,700 sq ft – 3,900 sq ft**



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

High Zone

SKY BRIDGE OFFICES

Level 27

Connected by High Zone lifts

360° Panoramic city views

TOWER A

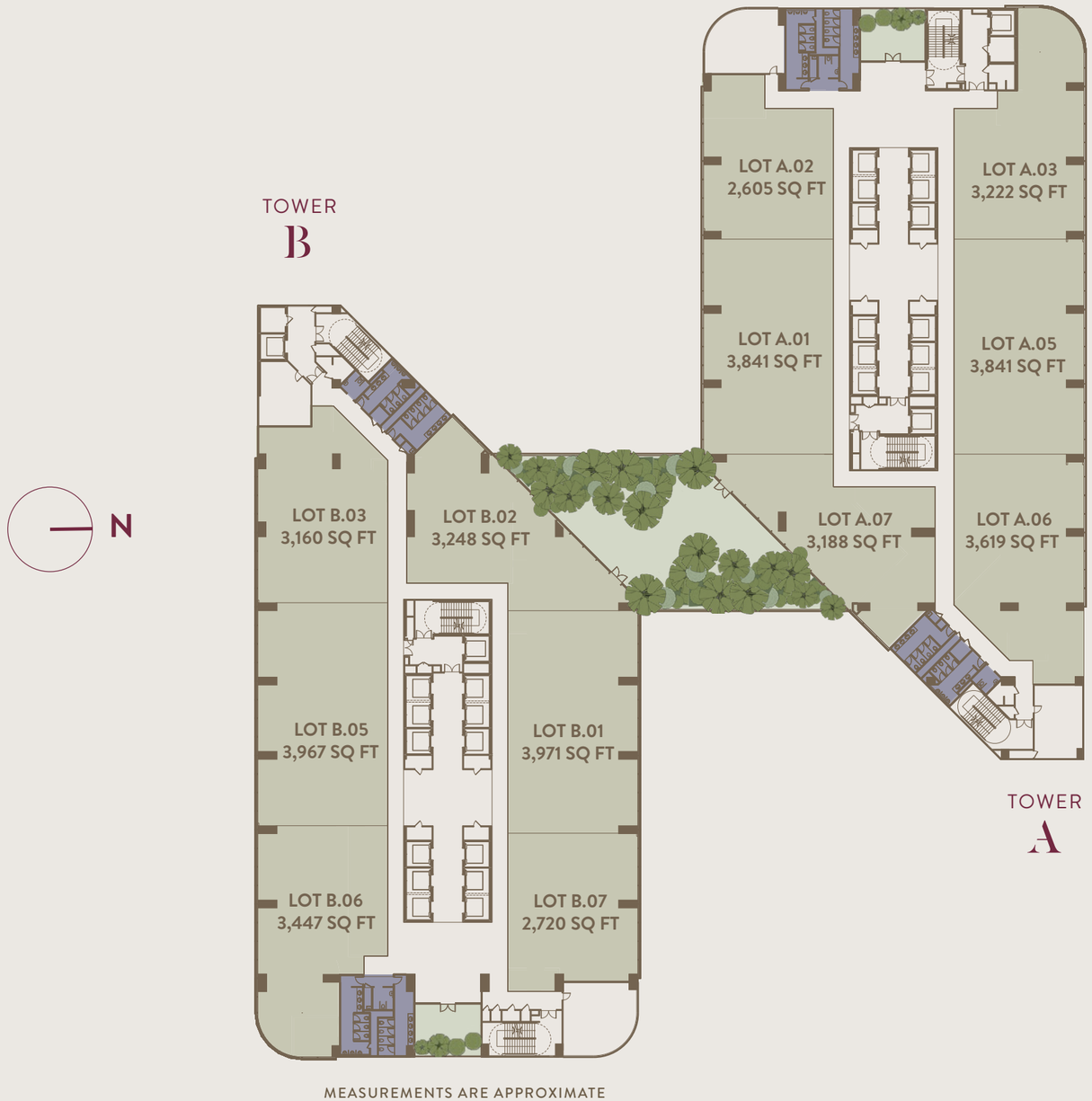
TOTAL NLA: **27,000 sq ft** (single tenant)

OFFICES RANGING FROM **2,600 sq ft – 4,900 sq ft**

TOWER B

TOTAL NLA: **27,000 sq ft** (single tenant)

OFFICES RANGING FROM **2,700 sq ft – 4,900 sq ft**



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

High Zone

LINKED TERRACE OFFICES

Level 28

Connected by High Zone lifts

360° Panoramic city views

TOWER A

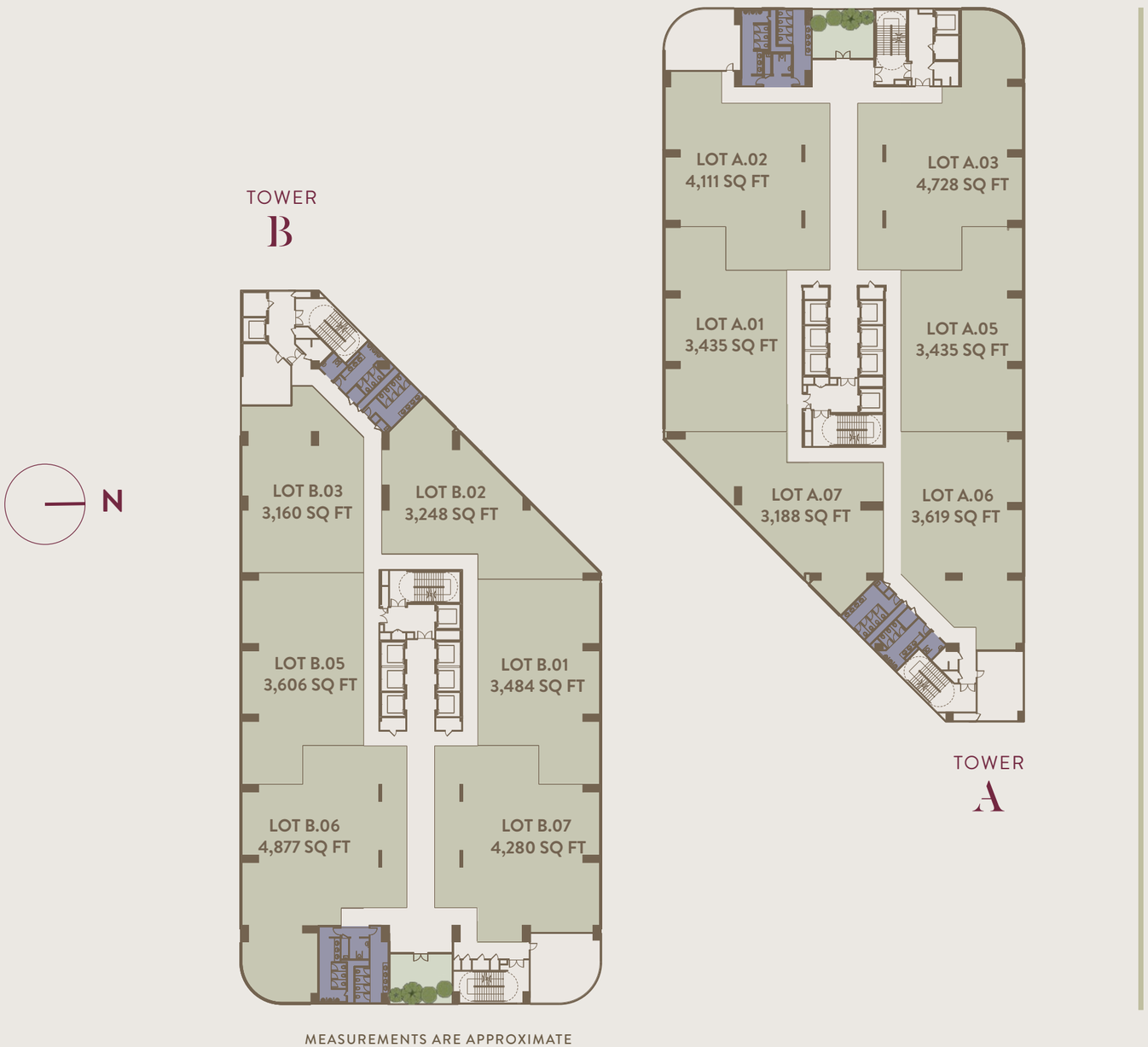
TOTAL NLA: **25,000 sq ft** (single tenant)

OFFICES RANGING FROM **2,600 sq ft – 3,800 sq ft**

TOWER B

TOTAL NLA: **25,000 sq ft** (single tenant)

OFFICES RANGING FROM **2,700 sq ft – 3,900 sq ft**



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

High Zone

OFFICES

Level 29 & 30

Connected by High Zone lifts

360° Panoramic city views

TOWER A

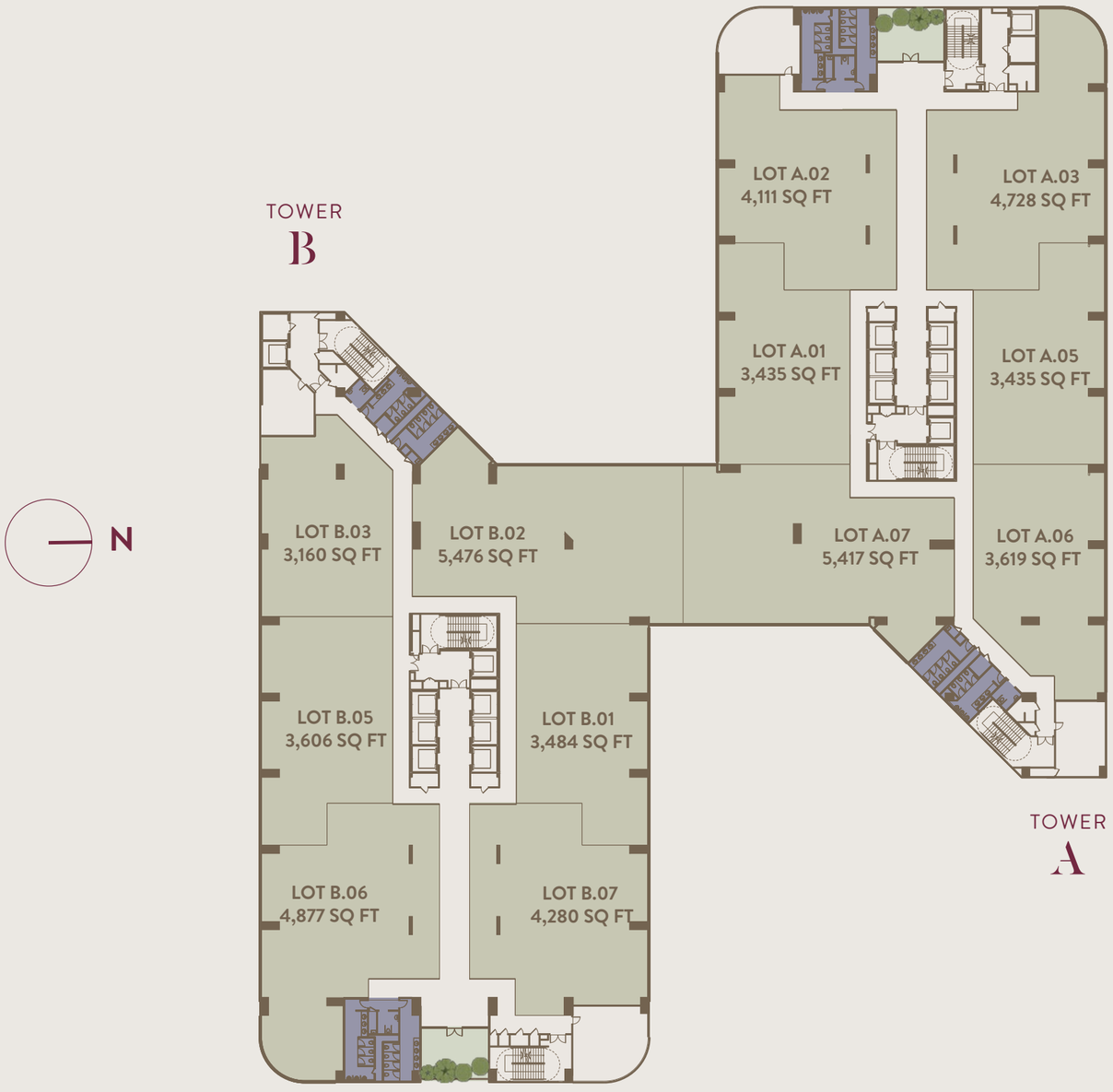
TOTAL NLA: **25,000 sq ft** (single tenant)

OFFICES RANGING FROM **3,100 sq ft – 4,700 sq ft**

TOWER B

TOTAL NLA: **25,000 sq ft** (single tenant)

OFFICES RANGING FROM **3,100 sq ft – 4,800 sq ft**



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

Penthouse Offices

THE SENATE

THE SENATE 1 – LEVEL 31
THE SENATE 2 – LEVEL 32
THE SENATE 3 – LEVEL 33

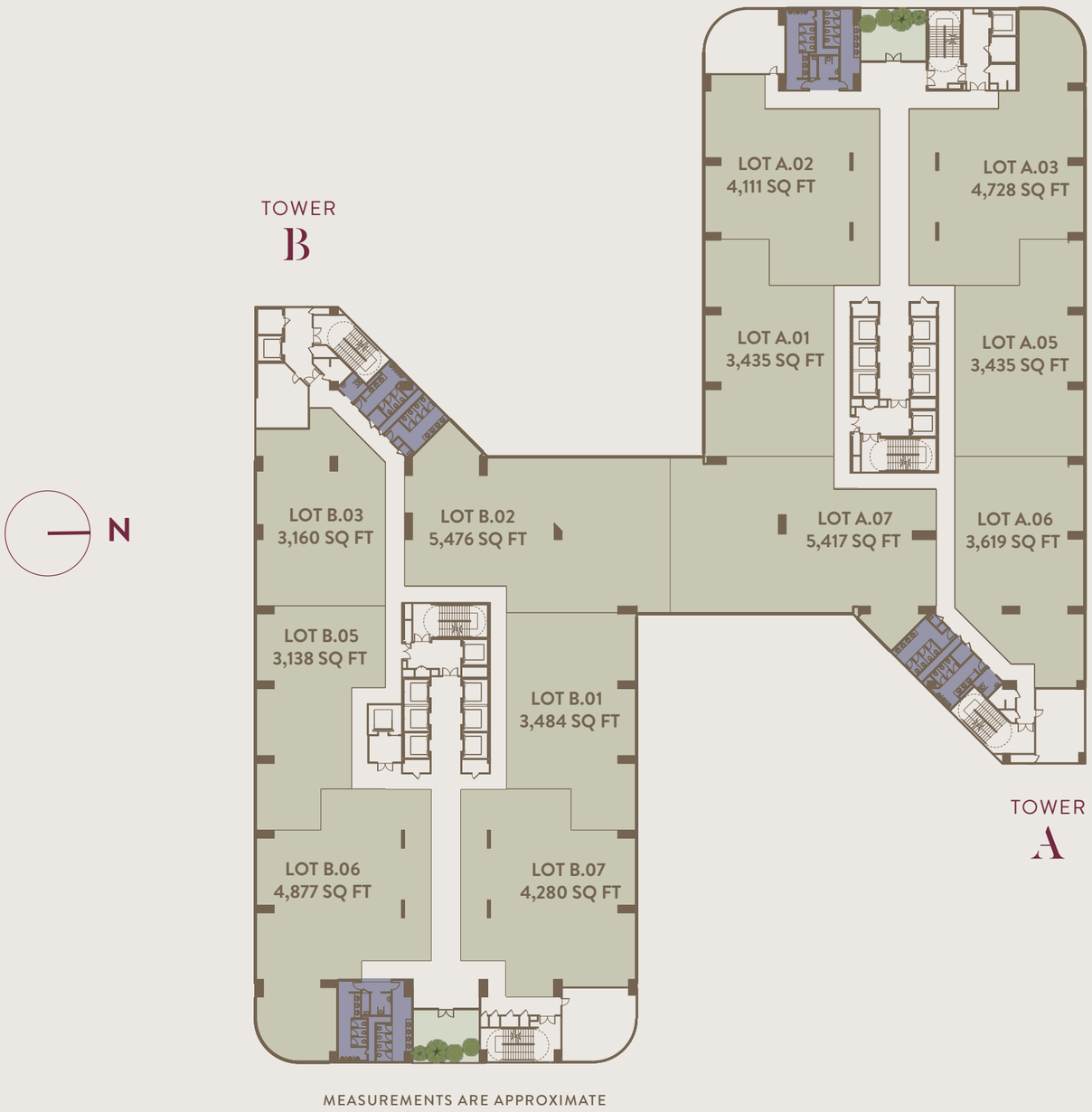
- High 6m floor-to-ceiling height
- Connected by High Zone lifts
- 360° Panoramic city views
- Connected to Tower A & B

TOWER A

TOTAL NLA: **28,000 sq ft** (single tenant)
OFFICES RANGING FROM **3,400 sq ft – 5,400 sq ft**

TOWER B

TOTAL NLA: **28,000 sq ft** (single tenant)
OFFICES RANGING FROM **3,100 sq ft – 5,400 sq ft**



MEASUREMENTS ARE APPROXIMATE

FLOOR PLAN

Penthouse Offices

THE OBSERVATORY

LEVEL 35

- High 6m floor-to-ceiling height
- Connected by High Zone lifts
- 360° Panoramic city views
- Connected to Tower A & B

TOWER A

TOTAL NLA: **28,000 sq ft** (single tenant)

OFFICES RANGING FROM **3,600 sq ft – 5,400 sq ft**

TOWER B

TOTAL NLA: **28,000 sq ft** (single tenant)

OFFICES RANGING FROM **3,100 sq ft – 5,400 sq ft**

Building Features

MD STATUS
MD Tier 1 status compliant

GreenRE GOLD
Designed to achieve certification of outstanding sustainable standards

EASE OF ACCESS
Direct link to LRT3 and major highways, bicycle parking, pick-up and drop-off areas

INTEGRATED AMENITIES
Artisanal gourmand experiences, casual dining, wellness, sports and recreation facilities

RAISED FLOOR SYSTEM
For flexible provision of power, telecommunications and IT systems

SMART BUILDING MANAGEMENT
Automated building maintenance

WIDE COLUMN SPAN
Spacious office areas with 16.8m between columns

GENEROUS CEILING HEIGHT
Typical 3.15m clear ceiling height (6m on penthouse levels) for better air ventilation and natural light

ENERGY EFFICIENT LIGHTS
For optimised energy savings

INTER-FLOOR STAIRCASE
Provision for knockoff panel for inter-floor connectivity

DUAL FEEDER POWER SUPPLY
24/7 essential backup power supply by genset

CENTRALISED CHILLED WATER A/C
Ultra-efficient central cooling system that lowers energy usage

DOUBLE GLAZING LOW-E GLASS
Coupled with predominant North-South orientation façade ensures a more efficient building envelope

ABUNDANT PARKING BAYS
Approx 2,200 parking bays including bays for EV with charging stations (EVCS)

HIGH-SPEED PASSENGER LIFTS
32 express passenger lifts exclusive to the office towers with floor destination system and security turnstiles

SAFETY & SECURITY
24/7 CCTV surveillance & Auxiliary Police patrols

Specifications

DESCRIPTION	*Mixed-use Development consisting of:* 3 basement-level carparks 4 elevated carpark levels 5 retail floors in The Podium & 4 office floors in The Oasis 18-storey Grade A, twin-office towers
CERTIFICATIONS	Designed to achieve **MD Tier 1** status and **GreenRE Gold** status
NET LETTABLE AREA	Approx. 1.3M sq ft (Office)
FLOOR PLATE SIZE	Approx. 25,000 sq ft – 46,000 sq ft per floor
NUMBER OF LEVELS	**THE PODIUM** Levels LG, G, 1, 2, 3 & 5: **F&B, Lifestyle, Supermarket, Healthcare** Levels 10 – 15: **The Oasis** — Corporate Offices Level 16: **The Breeezeway** — Sports & Recreation Zone **THE CAPITOL TWIN-OFFICE TOWERS** Level 17 – 30: **Offices** Level 31 – 35: **Penthouse Offices** Rooftop Helipad
EXPECTED COMPLETION	Q3 2026
PARKING	2,200 parking bays within the building Motorcycle parking and bicycle parking
PUBLIC TRANSPORT	Seamlessly connected to the LRT3 Shah Alam Line Station via Level 1 Bus (RapidKL) E-hailing & Taxis
STRATEGIC LOCATION	Direct access to the SPRINT Highway/NKVE Easy access to Lebuhraya Damansara-Puchong (LDP) Nearby facilities: 1 Utama, IKEA, The Curve, Centrepoint

FLOOR SYSTEM	Raised floor system for flexible provision of telecommunication, power, and IT
FLOOR LOADING	2.5kN/Square Meter
NUMBER OF LIFTS	48 lifts, including 8 express passenger lifts exclusively for The Oasis and 24 express passenger lifts for the office towers Separate service lifts for deliveries and services
CLEAR CEILING HEIGHT	Ranging from 3.15 metres – 6 metres
COLUMN SPAN	16.8 metres
POWER LOADING	6 meter panel per office floor — 1 meter panel per zone, 6 zones per floor Provisional 60A TPN for each meter panel
IT AND POWER SUPPLY	Dedicated power supply for secured IT 24/7 essential backup power supply by genset Dedicated secured telecommunication risers for tenant IT requirements
AIR-CONDITIONING	2 Air Handling Unit (AHU) on each tower per floor Energy-efficient Variable Air Volume (VAV) system
SECURITY	24 hours, 7 days a week with CCTV surveillance Auxiliary Police patrols
CCTV	CCTV at all entrance and exit points
CARD ACCESS	Lift access cards available and subject to tenant requirements
ACCESS	Multiple entry and exit points through basements, Ground Floor and Car Park
GREEN FEATURES	• Double glazing and Low-E Glass façade • Landscaped terrace area on selected floors • Rainwater harvesting system • Chilled water storage • Building energy-management system • Intelligent and energy-efficient lifts and escalators • Efficient sanitary fittings • EV Parking with Charging Stations (EVCS) • Low VOC interior materials



A Truly Connected Hub

The Capitol is directly accessible through major highway routes, such as the SPRINT Highway, the New Klang Valley Expressway (NKVE) and the Damansara-Puchong Highway (LDP).

With its strategic location, The Capitol enjoys a seamless, toll-free route from Kuala Lumpur via SPRINT. Areas like Shah Alam and Petaling Jaya can also take advantage of its excellent connectivity through multiple entry points.

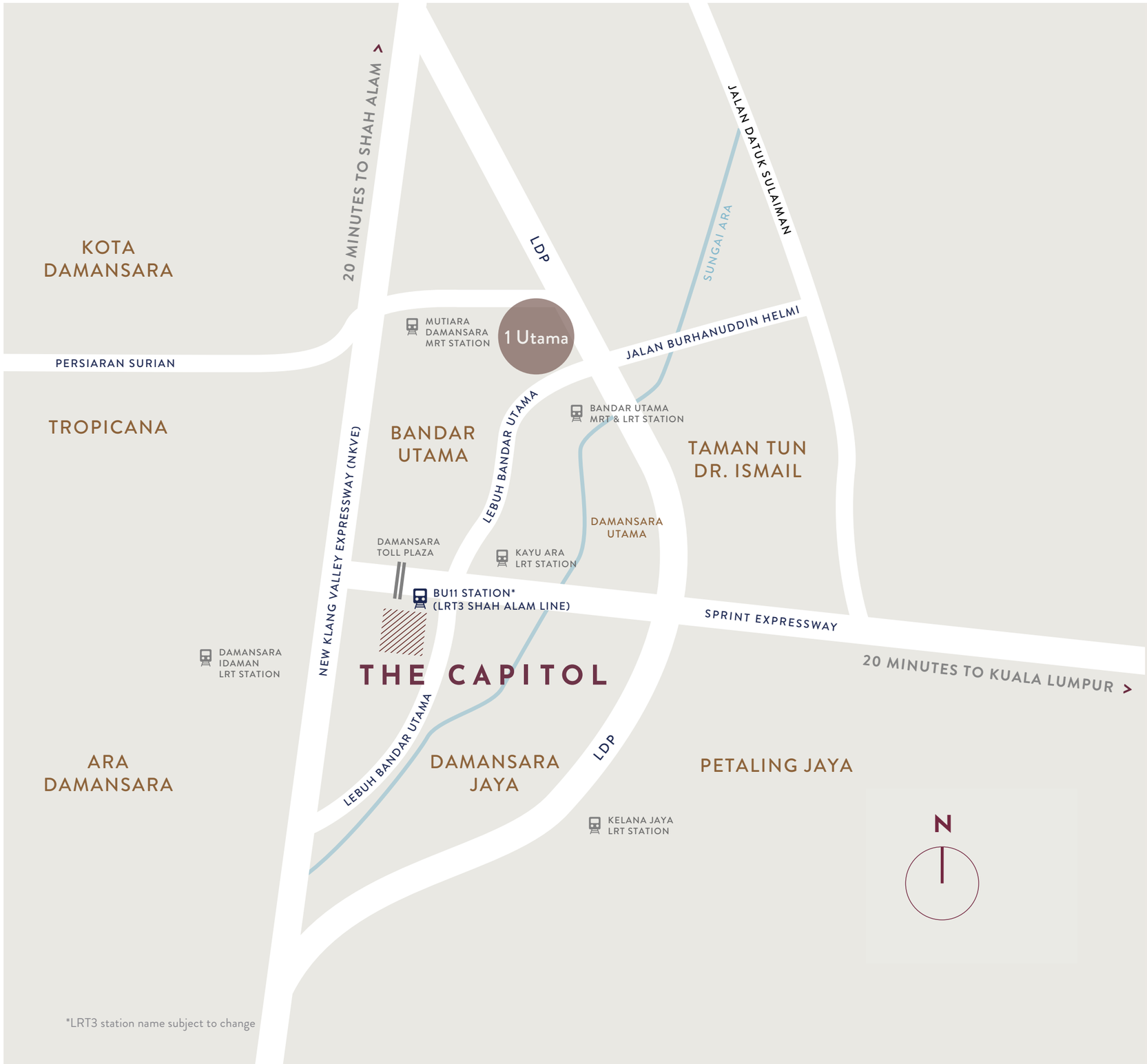
For those seeking a car-free commute, the new LRT3 Shah Alam Line is directly accessible from Level 1 at The Capitol. Busses and shuttle services will also connect The Capitol to the Bandar Utama MRT station and 1 Utama City.

TRANSIT LINES

- LRT3 Shah Alam Line
- MRT Kajang Line
- MRT Shuttle bus

HIGHWAY ROUTES

- SPRINT Highway
- New Klang Valley Expressway (NKVE)
- Damansara-Puchong Highway (LDP)
- Damansara-Shah Alam Elevated Expressway (DASH)



Bandar Utama Means Business

Bandar Utama is more than a thriving township. Strategically positioned before the SPRINT Highway Damansara toll plaza, The Capitol connects seamlessly to the NKVE and other renowned townships like Damansara Utama, Damansara Jaya, Seapark, Ara Damansara, Tropicana and Taman Tun Dr. Ismail.

EFFORTLESS CONNECTIVITY

Multiple entry points via major highways ensure smoother commutes, while the new LRT3 station offers convenient public transport access.

FUEL YOUR AMBITION

Why go far for a satisfying lunch or a relaxing post-work drink? At The Capitol, you'll find everything you desire conveniently located within and around the building, perfectly suited to invigorate your busy days.

A THRIVING COMMUNITY AWAITS YOU

Beyond work, The Capitol fosters a thriving work-life balance. With ready amenities and world-class facilities to empower you to achieve your full potential.

TRAVELLING TIME

5 MINUTES TO 1 UTAMA SHOPPING COMPLEX
12 MINUTES TO SUBANG AIRPORT
15 MINUTES TO KL SENTRAL
20 MINUTES TO CITY CENTRE

CLOSE PROXIMITY TO ESTABLISHED NEIGHBOURHOODS

2 MINUTES TO DAMANSARA UTAMA & DAMANSARA JAYA
5 MINUTES TO TAMAN TUN DR. ISMAIL & TROPICANA
8 MINUTES TO KOTA DAMANSARA

1 UTAMA CITY GROUP

A Trusted Legacy with Award-Winning Expertise



The 1 Utama City Group has been synonymous with spearheading retail, hospitality and commercial projects in Bandar Utama and Petaling Jaya for over sixty years.

A RETAIL REVOLUTION

The 1 Utama Shopping Centre is our flagship project that stands testament to our vision of creating iconic and vibrant hubs. It remains one of the largest shopping malls in Malaysia and Southeast Asia.

A SUSTAINABLE FUTURE & COMMUNITY

Sustainability and community engagement are woven into our corporate fabric. 1 Utama Shopping Centre has always championed eco-friendly practices and actively fostered positive relationships with the local community.



1 UTAMA CITY GROUP

A Trusted Legacy with Award-Winning Expertise

Since its inception in 1995, 1 Utama Shopping Centre has garnered numerous local and international awards and recognitions, reflecting its commitment to excellence, sustainability, and innovation. These accolades are a testament to 1 Utama's dedication to providing an exceptional shopping experience while prioritising the community, environmental sustainability and innovative development.



2024

PPKM's Top Sustainability Practices Award (Platinum): Earned the top accolade among Malaysian malls for exemplary sustainability practices.



2023

MyPlace Award: Placemaking in Shopping Mall (Diamond Award)



2023

GreenRE Platinum Certification: Awarded Platinum status in the non-residential category by GreenRE, a testament to our sustainable building practices.



2022

PJPAC Winner of The FIABCI Malaysia Property Award under Purpose-Built Category



2020

PPK Malaysia Best Experiential Marketing: Judges' Choice Award



2019

EdgeProp Malaysia's Best Managed Property Awards (Gold Winner): Celebrated for excellence in property management in the above 10 years retail category.



2018

PPK Malaysia Best Experiential Marketing 2018: Silver Award



2017

PPK Malaysia Best Experiential Marketing 2017: Silver Award

2017

The Edge Malaysia Property Development Excellence Award



2008

International Council of Shopping Centres (ICSC) Asia Shopping Centre. Award (Silver Winner): Recognised in the Sales Promotion and Events category.

2008

Bandar Utama City Centre awarded MSC Malaysia Cybercentre status.



2007

FIABCI World Award for Prix D'Excellence (International Level) for Retail Development (1 Utama Shopping Centre Expansion)

2007

Institute of Landscape Architects Urban Oasis Award: Awarded for the innovative Rainforest Conservatory within the mall.



2007

Ministry of National Unity and Social Development for Most Handicap Friendly Shopping Complex: Reinforcing 1 Utama's inclusive shopping experience and focus on the community's needs.

2006

FIABCI Malaysia Award for Best Retail Development (Expansion): Honoured for excellence in retail development following its expansion.



2005

Malaysia Design & Innovation Centre Award for National Creativity & Innovation: Recognising our efforts in creativity and innovation to develop brand values that have made us market leaders.



2005

Ministry of Tourism Malaysia Award 2005/2006 for Most Supportive Shopping Outlet (Shopping Complex Category): Recognising 1 Utama as a world-class shopping destination for local and international tourists.

1997

FIABCI Malaysia Award of Distinction for Best Retail Development: Recognised for outstanding retail. development.

Connect with Our Team

LEASING ENQUIRIES

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E: leasing@thecapitol.com.my

thecapitol.com.my

ANOTHER PRESTIGIOUS PROJECT BY

1 UTAMA CITY GROUP

DISCLAIMER

While every reasonable care has been taken in the preparation of these particulars, no warranty is given or implied by the landlord and their representatives as to the accuracy of the information contained herein. All information contained herein are subject to amendments without notification as may be required by the authorities or developer's consultants and is not intended to form and cannot form part of an offer or contract. All measurements and dimensions are not to scale. Illustrations are artist impressions only.