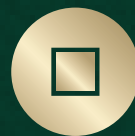
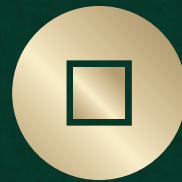


**ORIENTAL SQUARE**  
By OSI



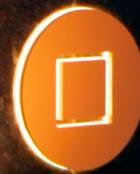
**ORIENTAL SQUARE**  
By OSI







**ORIENTAL SQUARE**  
By OSI

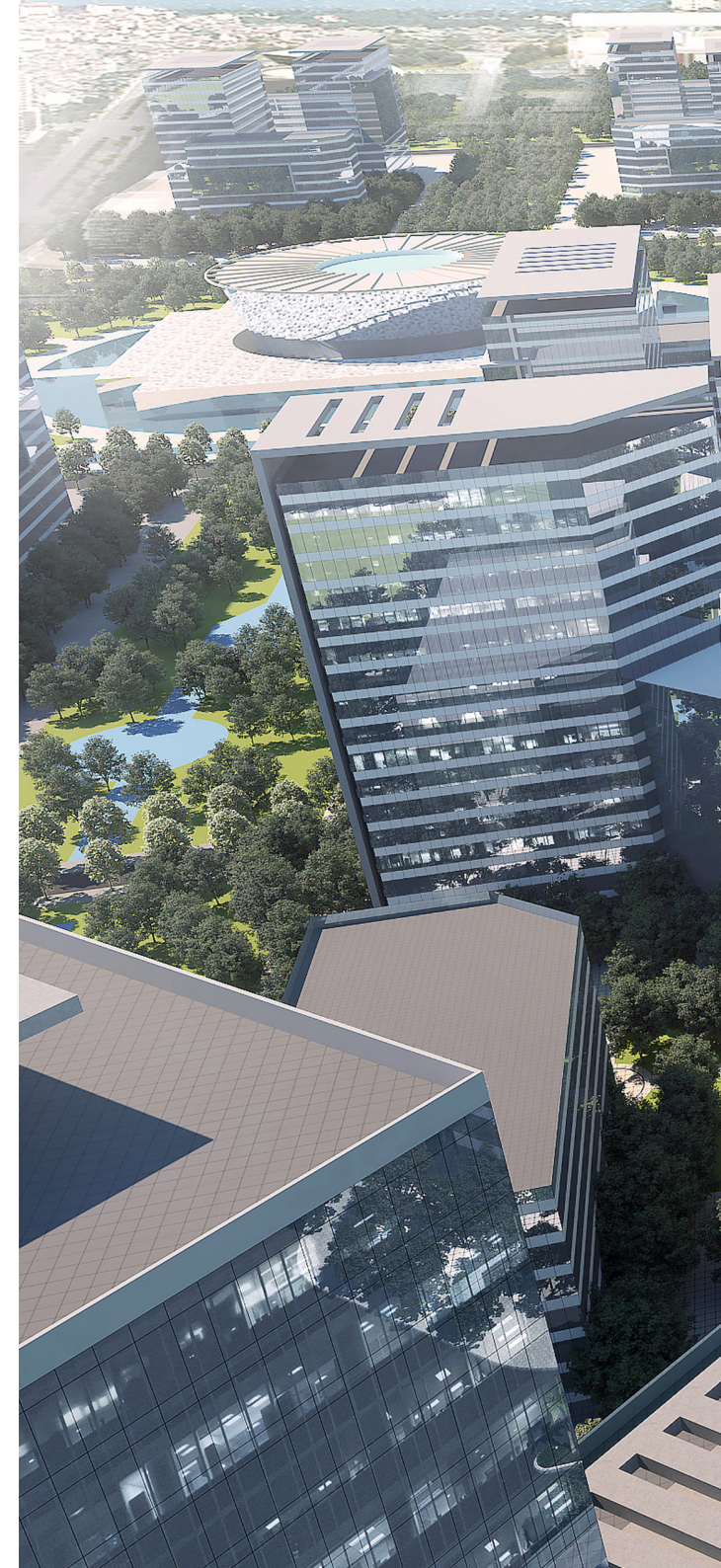


# The Pioneering Grade A Commercial & Office Building In Starlake

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Oriental Square is the first Grade A commercial and office development to be completed in Starlake, Tay Ho Tay New Town, Hanoi. Located at the heart of Ha Noi's new business administrative and cultural epic center, the project offers tenants the opportunity to elevate brand value and optimize operational efficiency.

Featuring modern design, diverse amenities and advanced technology, while maintaining LEED Gold certification and following international property management standards, Oriental Square provides a premium, sustainable workspace, ideal for retailers and office tenants.





ORIENTAL SQUARE  
By OS

ORIENTAL SQUARE



## General Structure

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- **Location:** Land Lot H2CC1, Tay Ho Tay New Town (Starlake)
- **Type:** Grade A Office & Commercial Building
- **Green Building Certification:** LEED Gold (USGBC)
- **Land Area:** 3,946 sqm
- **Structure:** 3 basements, 16 above-ground floors & a rooftop garden
- **Gross Floor Area (GFA):** 17,813 sqm
- **Net Leasable Area (NLA):** 13,937.5 sqm
- **Typical Floor - Area for Rent:** 912 sqm & 992 sqm
- **Raised Floor Height:** 100 mm
- **Typical Floor Height:**
  - 8.4 m (1F & 4F)
  - 6.3 m (2F & 3F)
  - 4.2 m (5F - 16F)

*\*The GFA excludes floor areas allocated for technical infrastructure systems, fire protection, refugee spaces (if any) and the building's parking area.*





Lotte Mall West Lake  
Hanoi

West Lake

Vo Chi Cong Road

K8 Starlake

Takashimaya

Embassy Garden

SND Hotel

Shilla Hotel

Starlake Villa

Korean Embassy

Xuan-Tao Road

Samsung R&D

Dewey School

Starlake Villa

H9 Starlake

E-MART

ORIENTAL SQUARE  
By OSI

Hoang Minh Thao Road

40-meter-wide road

40-meter-wide road

\*Planning information source from VnExpress newspaper

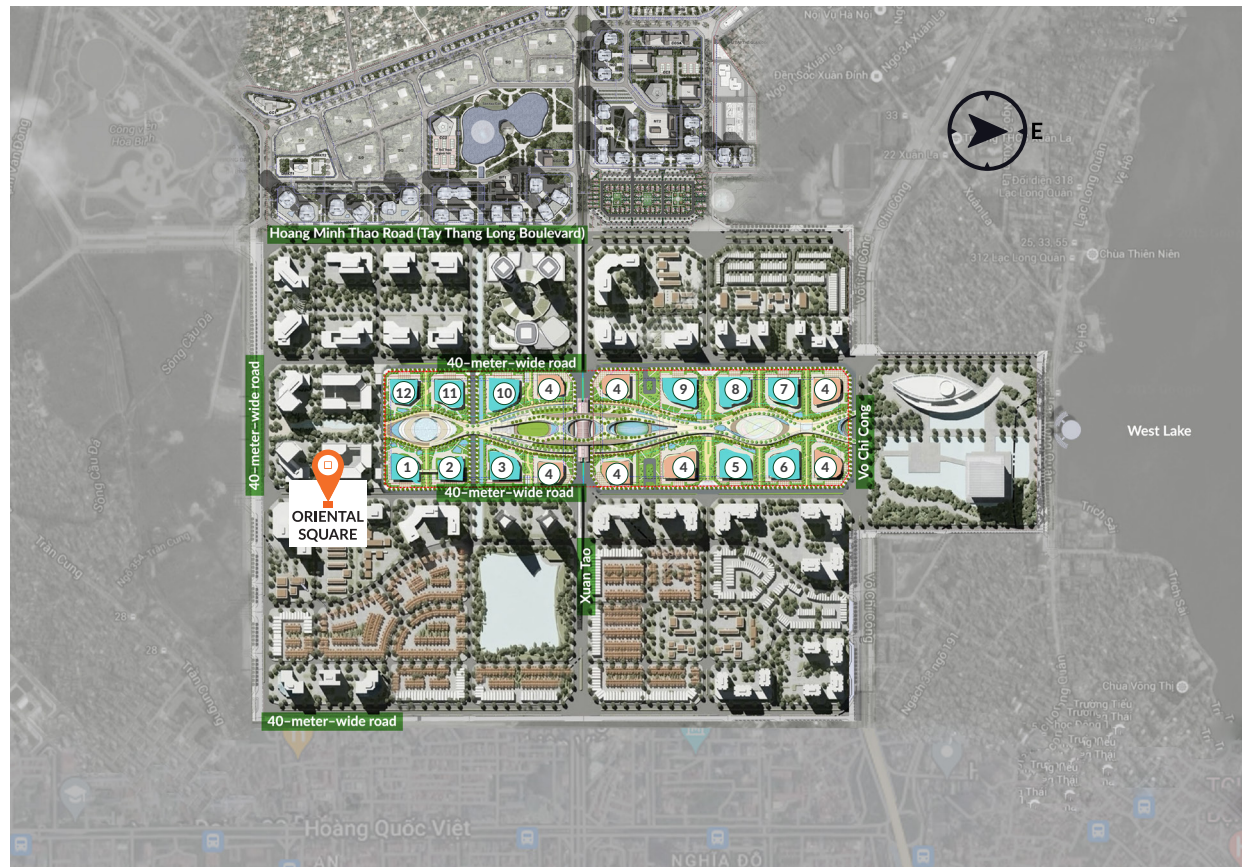
# Strategic Business Hub

Starlake is set to emerge as a new cultural, economic and administrative center of Hanoi, contributing to the city's global competitiveness and enhancing its strategic development within the region and internationally.

Oriental Square is the ideal choice for businesses seeking sustainable growth in a dynamic and modern environment. Strategically located, the project not only helps elevate brand value but also optimizes operational efficiency through convenient access with government agencies, international partners and major corporations.

- ① Ministry of Industry and Trade
- ② Ministry of Labour – Invalids & Social Affairs
- ③ Ministry of Health
- ④ Planning Area
- ⑤ Ministry of Construction
- ⑥ Ministry of Transport
- ⑦ Ministry of Information & Communications
- ⑧ Ministry of Culture Sports & Tourism
- ⑨ Ministry of Education and Training
- ⑩ Commission for the Management of State Capital
- ⑪ Ministry of Justice
- ⑫ Ministry of Planning & Investment

*\*The locations of Ministries and Departments are for reference only and may change according to actual planning.*








## A Prime Location within Starlake New Urban Area

Oriental Square is adjacent to Starlake’s central square, providing direct access to government offices, international corporations like Samsung and Takashimaya and key transport links, including Ring Roads 2.5, 3 and future metro lines 2 and 4.

This connectivity supports talent acquisition, employee retention and collaboration with nearby businesses, creating opportunities for growth and market expansion.

Positioned within a dynamic business ecosystem, Oriental Square offers a sustainable investment opportunity for companies aiming for long-term growth and a competitive edge.

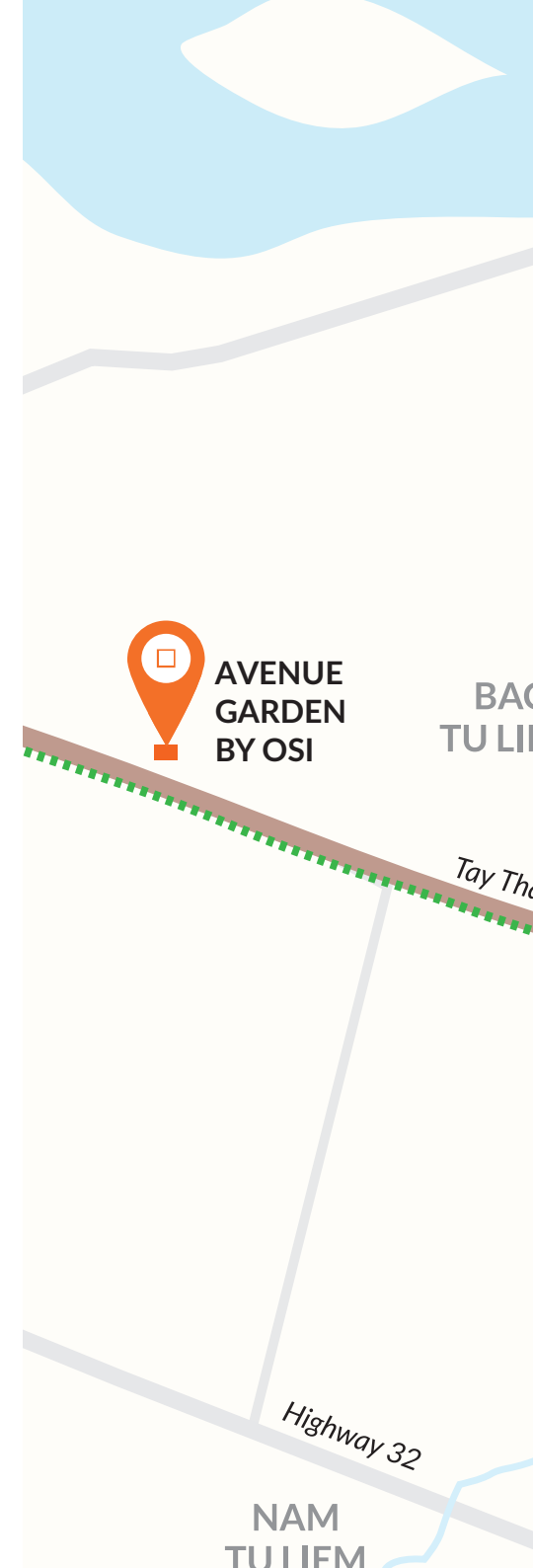
-  Metro Line 2
-  Metro Line 4
-  Ring Road 2 (Nhat Tan Bridge)
-  Ring Road 3 (Thang Long Bridge)
-  Tay Thang Long

### DISTANCE TO NEARBY AMENITIES ↔

Starlake Lake	0.3 km
Samsung R&D	0.5 km
E-mart	0.5 km
Shilla Hotel	0.5 km
Takashimaya	0.8 km
Fraser Residence	1 km

### CAR TRAVEL DISTANCE 🚗

Central Government Complex	1'
Diplomatic Corps Urban Area	2'
Hoa Binh Park	2'
West Lake	10'
Lotte Centre Hanoi	15'
CBD Hoan Kiem	30'
Noi Bai International Airport	30'





Red River

THANG LONG BRIDGE

To Noi Bai International Airport

NHAT TAN BRIDGE

Red River

Red River

Ciputra Urban Area

Lotte Mall West Lake

Nguyen Hoang Ton

Ho Tay Water Park

Embassy of Republic of Korea

Diplomatic Corps Urban Area

Ring Road 3

Hoa Binh Park

Hoang Minh Thao

Vo Chi Cong

Lac Long Quan

Thang Long

Samsung R&D

STARLAKE

Sheraton Hanoi

Au Co - Nghi Tam

MM Mega Market

Ministry of Public Security

ORIENTAL SQUARE

Xuan Tao

WEST LAKE

Hoang Quoc Viet

Vietnam Museum of

Van Dong

ad 2

BA DINH

# A Welcoming Entrance

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The spacious, luxurious and modern lobby with a 6.3m high ceiling at Oriental Square is designed for comfort and efficiency. Smart access control and high-speed destination elevators reduce wait time, optimize flow and conserve energy, creating a seamless and professional experience for tenants.





A spacious lobby

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## Elevating The Workplace Experience

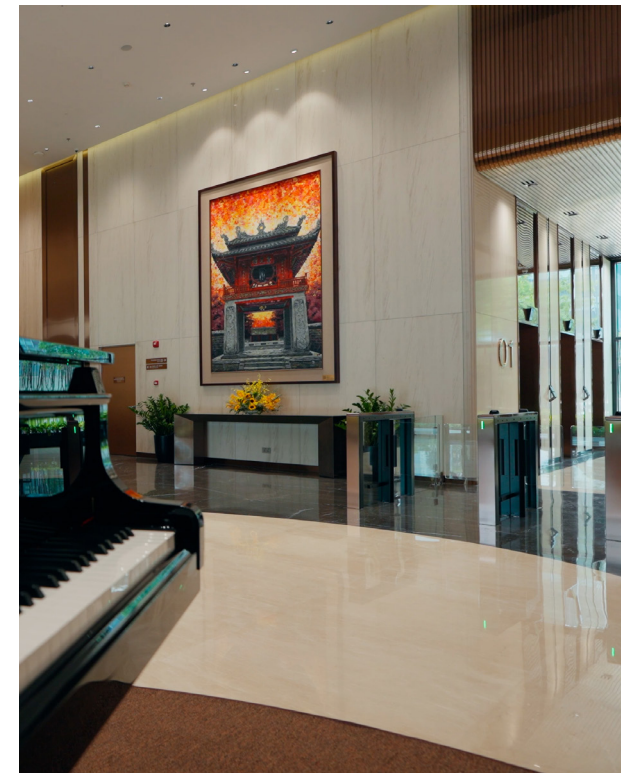
Oriental Square offers a wide range of contemporary office spaces tailored to meet modern workplace trends. It offers nearly 14,000 sqm of NLA with adaptable layouts, cutting-edge facilities and amenities tailored for modern businesses. The design fosters creativity, productivity and employee satisfaction, making it an ideal destination for thriving workplaces.

## Optimized Spatial Layout

Flexible column-free designs and 100 mm raised flooring enable easy customization. Generous ceiling heights of 2,850–4,500 mm create a spacious and adaptable work environment.

## Smart Technology

Advanced systems like BMS, smart lighting and access control (Face ID, QR codes and card readers with lift destination control) ensure a tech-driven workspace.





## High-End Amenities

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Premium amenities, featuring a fitness center, cafeteria, restaurant, a rooftop garden with mini golf and customer services, elevate tenant satisfaction, well-being and productivity.

## Sustainability

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Sustainable facilities, with Saint-Gobain Low-E glass reducing UV rays by 80%, help tenants reduce operating costs, creating a healthier, more energy-efficient environment.

## Focus on Wellness

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Green spaces on every floor, natural light and wellness amenities foster a healthy, comfortable work environment that boosts productivity and employee well-being.



## Sustainability At Its Core

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At Oriental Square, we are committed to sustainable development by applying the highest standards of energy efficiency, productivity and comfort for occupiers. Our approach to sustainability focuses on four key pillars: materials, energy, waste & water and health.

The building exemplifies our commitment through a thoughtful selection of construction materials, the integration of energy-saving initiatives, effective water and waste management, health-focused features and green spaces which are thoughtfully incorporated on every floor. These elements are integral to the building's design, maximizing sustainability and reducing the carbon footprint throughout its lifecycle.

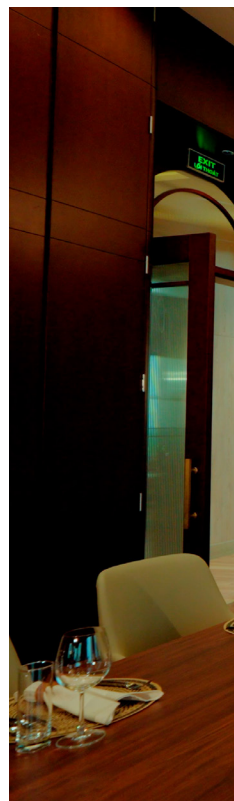
## LEED Gold Certification

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Oriental Square is proudly awarded LEED Gold certification, the most recognized green building rating system by the U.S. Green Building Council. Our project is one of the first buildings in the Starlake to be recognized for its sustainable development efforts, demonstrating our commitment to creating an eco-friendly workplace that aligns with global sustainability standards.









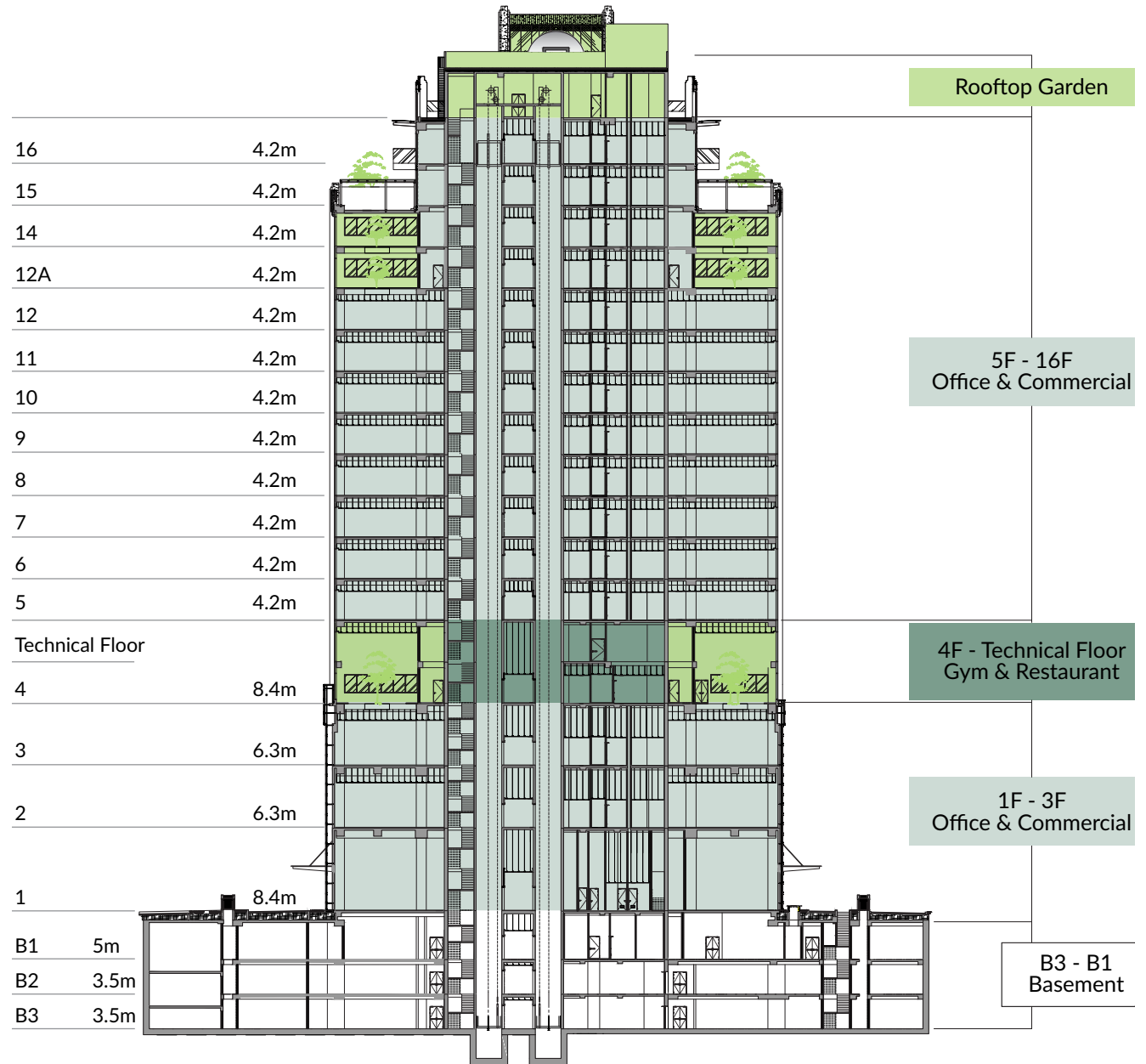
## Reimagine Your Work-Life Balance

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Beyond a workspace, Oriental Square is designed to complement your lifestyle with facilities that bring people together. Spanning amenities nearly 2,500 sqm, it features a selection of local and international restaurants, cafés, wellness centers and a rooftop mini-golf course, all within the captivating ambience of Oriental Square.



# Stacking Plan



- Greenery
- Office & Commercial
- Services & Amenities
- Basement

# Specifications - Designed to Meet LEED Gold Standards



## FLOOR

- Raised Floor: 100 mm (ASP, Australia, AIM Suppliers)
- Net Ceiling: 2,850 mm - 4,500 mm
- Column-Free Floors
- Glass Wall: Double Low-E Glass (Saint-Gobain, France)
- Green Landscaping on All Office Floors



## AIR CONDITIONING

- Central Air Conditioner VRV/VRF (Daikin, Japan)
- Ceiling-Mounted Type with Duct Connection
- Inverter Cooling Technology, 120% Heating Capacity



## VENTILATION SYSTEM

- 30 m<sup>3</sup>/h per person (Daikin, Japan)
- UV Light Disinfection Technology
- Fresh & Exhaust Air Ventilation
- Pressure & Smoke Exhaust Air Ventilation
- PAU Fresh Air Supply System with 2.5 PM Fine Dust Filtration
- Exhaust System with Carbon and Electrostatic Filtration (Breeze, UK)



## LIGHTING SYSTEM

- Efficient LED Lighting 220V/9W - 36W (Schneider Led, China)
- Lighting Level: 500 Lux (Office Area) & 100 Lux (Lobby & Corridor Area)
- Equipment Saving Power



## PARKING SYSTEM

- Vehicle Entry & Exit Control
- Vacancy Alerts (Zkteco, China)
- EV Charging Station
- Motorbike & Bicycle Parking Lots: 955 units
- Car Parking Lots: 95 units



## LIFTS

- 6 Passenger Elevators, 01 General Elevator, 01 Fire Protection Elevator (Schindler, Switzerland)
- Elevator Speed: 3.0 m/s
- Waiting Time: 35 - 45 secs
- Capacity: 1,800 kg, 24 persons
- Destination Control Elevator: Face ID & QR Code Integrated with Access Control
- Air Conditioning, Air Filtration & UV/Ion Disinfection



## POWER SYSTEM

- Building Management System (BMS): Controlling & Monitoring Power, Electrical System & Energy Consumption (Siemens, Germany)
- Power Management System (PMS)
- Transformer Power (Siemens, China)
- 100% Power Backup with Generators (Cummins, India)
- Fire-resistant Cables, Non-toxic Emissions (Taisin, Singapore)
- Plugs at 20Amp



## INTERNET & AUDIO SYSTEM

- High-Speed Internet System
- Public Address & Background Music System (Bosch, Germany)



## RESTROOMS

- Restrooms with Natural Light & Air Conditioning



## SECURITY & SAFETY SYSTEM

- Access Control: Face ID, QR Code & Card Reader Integrated with Lift's Destination Control (Dormakaba, Boster, Malaysia)
- Security System (CCTV) (I-Pro, China)
- Automatic Sprinkler Fire Protection System (Protector - Taiwan, Wilo - France, Tomoken - Vietnam)
- Automatic Fire Alarm System (Notifier, US)



C3

C4  
TẦNG B1

C5  
C6

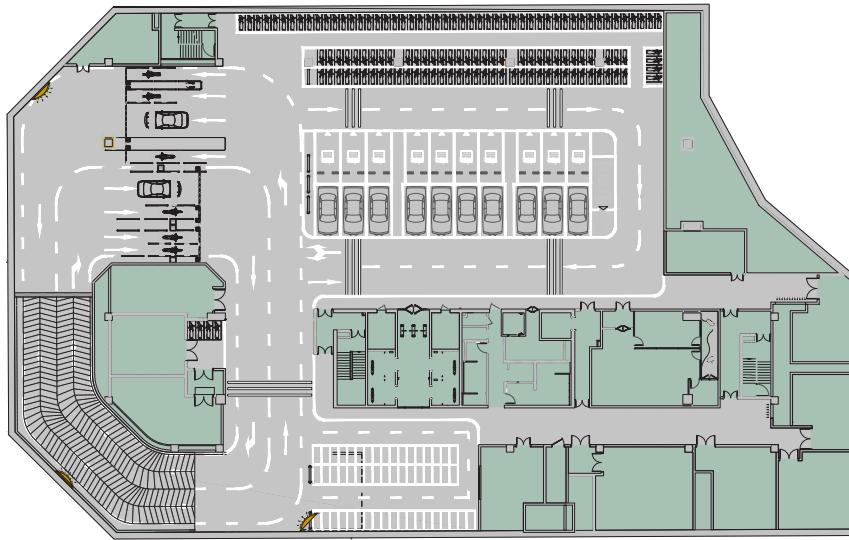
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EXIT  
LỐI RA

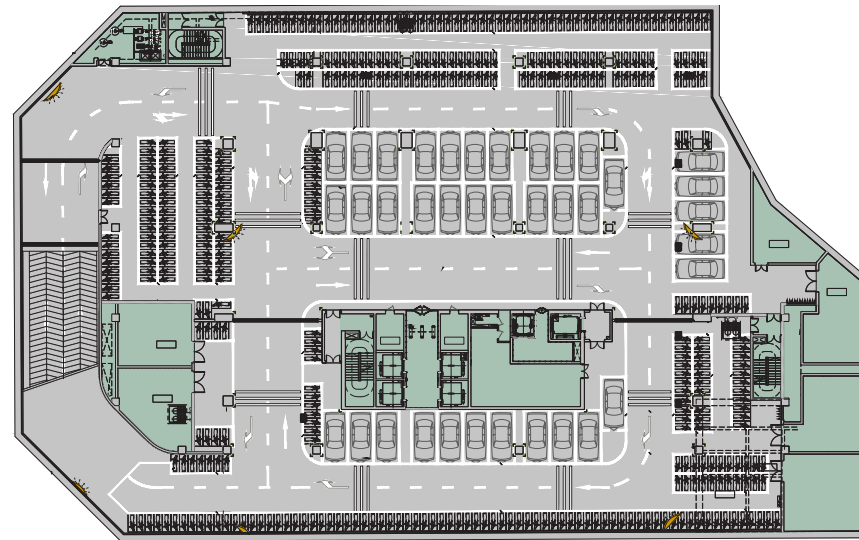
# Floor Plans



## Basement 1



## Basement 2 - 3



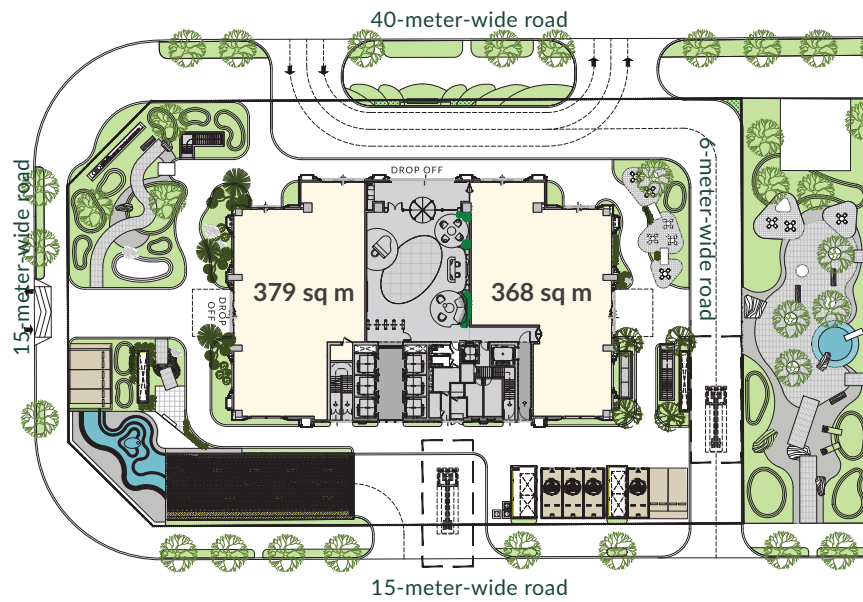
■ Parking   ■ Auxiliary

Car Parking Lots   95

Motorbike & Bicycle Parking Lots   955

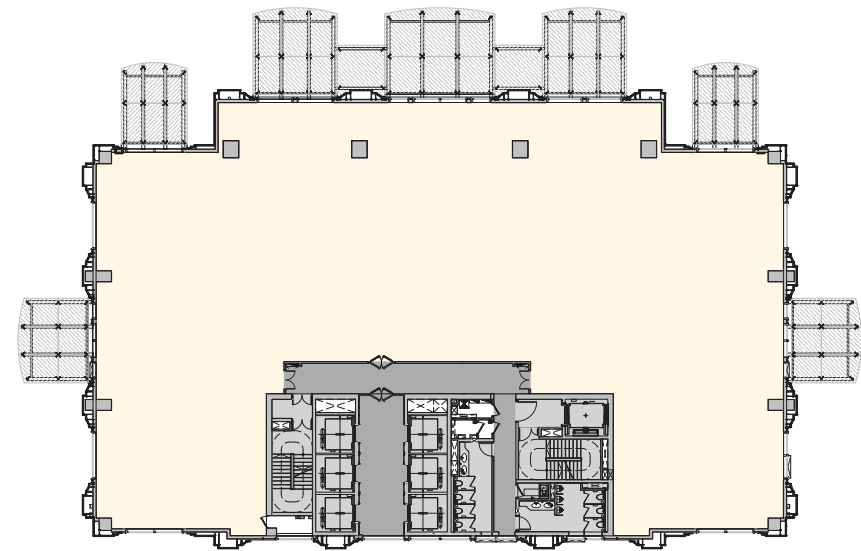
# Floor Plans

## 1F



<span style="color: yellow;">■</span> Commercial	<span style="color: green;">■</span> Green Space	<span style="color: gray;">■</span> Auxiliary	<span style="color: darkgray;">■</span> Corridor
747 sqm	2448 sqm	102 sqm	200 sqm

## 2F - 3F



<span style="color: yellow;">■</span> Office & Commercial	<span style="color: gray;">■</span> Auxiliary	<span style="color: darkgray;">■</span> Corridor
200 sqm	80.5 sqm	31.7 sqm

\*The above GFA and NLA present an approximate number and are subject to changes.

# Floor Plans

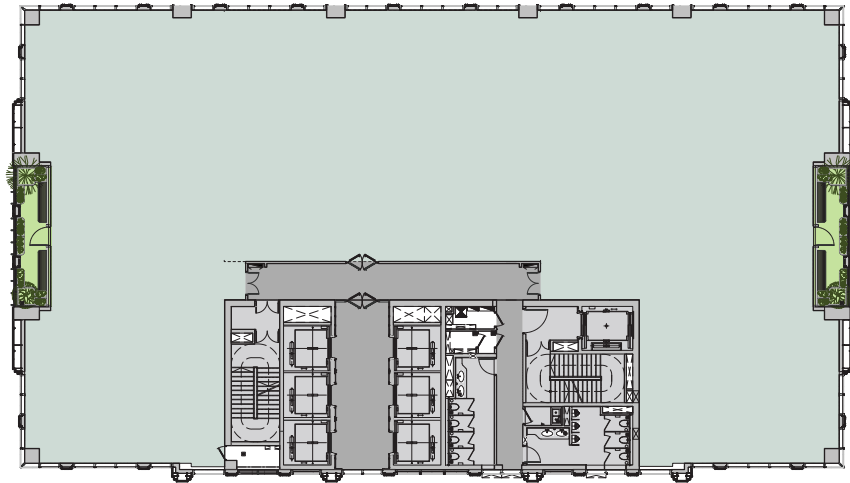
## 4F



<span style="color: #f9c74f;">■</span> Commercial 729.5 sqm	<span style="color: #90d990;">■</span> Green space 219 sqm	<span style="color: #cccccc;">■</span> Auxiliary 80.5 sqm	<span style="color: #666666;">■</span> Corridor 37.2 sqm
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## 5F - 7F & 11F

Typical layout for dividing smaller tenant spaces



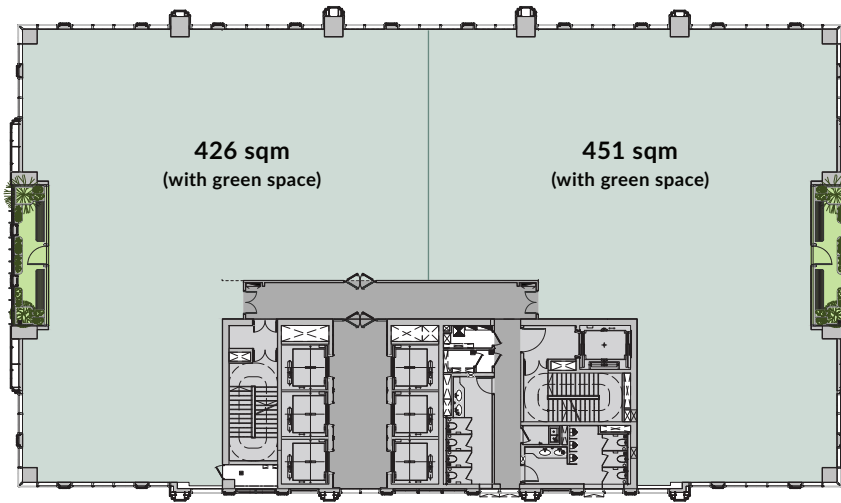
<span style="color: #a2c4c9;">■</span> Office & green space 912 sqm	<span style="color: #cccccc;">■</span> Auxiliary 80.5 sqm
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\*The above GFA and NLA present an approximate number and are subject to changes.

# Floor Plans

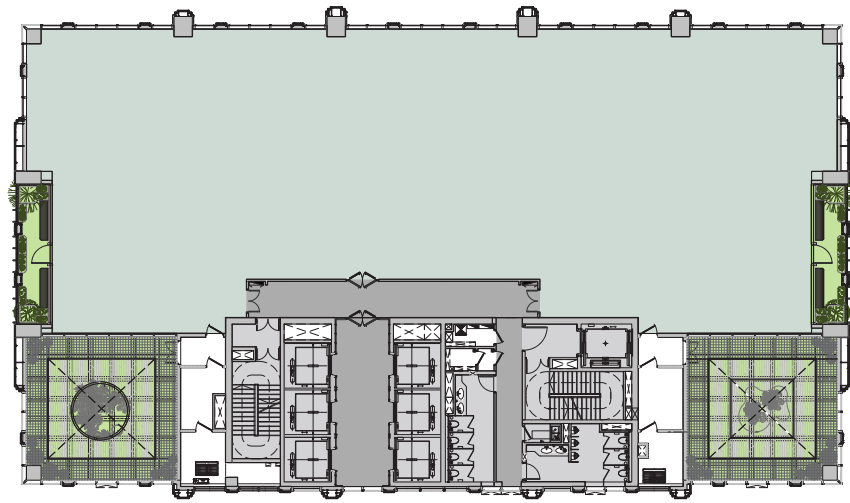
## 8F - 10F

Typical layout for dividing smaller tenant spaces



- Office & green space  
906.4 sqm
- Auxiliary  
80.5 sqm

## 12AF - 14F

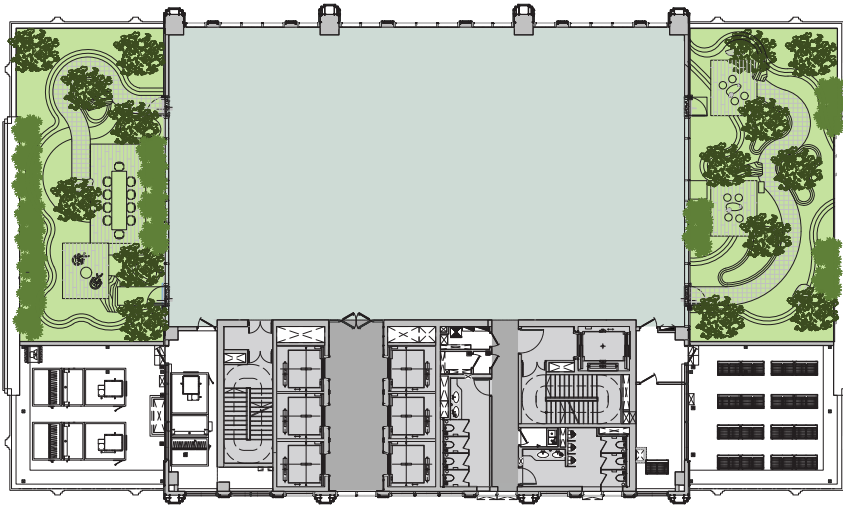


- Office & green space  
892.5 sqm
- Auxiliary  
80.5 sqm

\*The above GFA and NLA present an approximate number and are subject to changes.

# Floor Plans

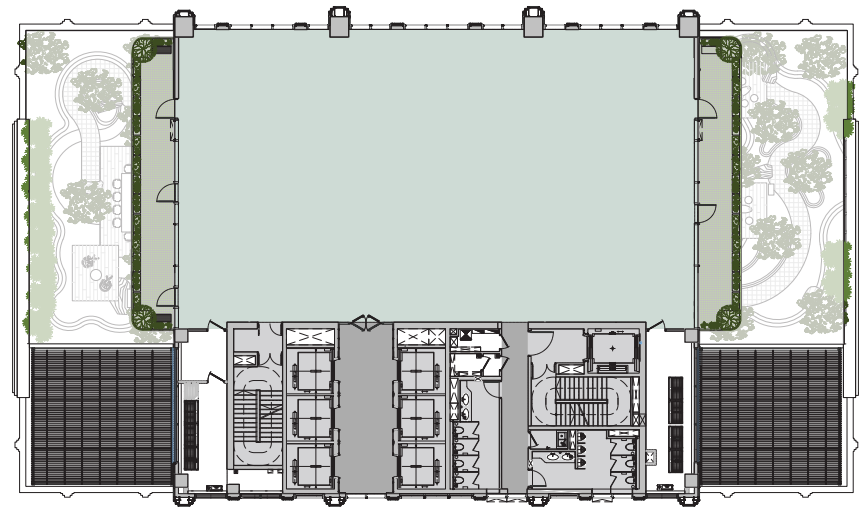
15F



Office & green space  
906.4 sqm

Auxiliary  
80.5 sqm

16F



Office  
446.2 sqm

Green space  
74.4 sqm

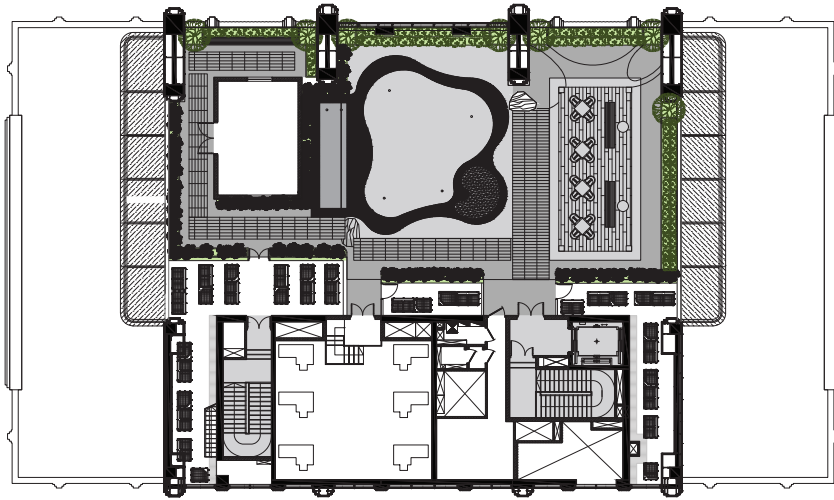
Auxiliary  
80.5 sqm



\*The above GFA and NLA present an approximate number and are subject to changes.

# Floor Plans

## Rooftop



■ Green Space   ■ Auxiliary   ■ Corridor



*\*The above GFA and NLA present an approximate number and are subject to changes.*



# Elevating Your Businesses To New Heights

## Honored With Two Prestigious Awards At The PropertyGuru Vietnam Property Awards 2024 And A Finalist At The PropertyGuru Asia Property Awards

As a Pioneer Grade A Commercial & Office Building In Starlake, Oriental Square has redefined excellence, earning the prestigious titles of “Best Commercial Green Development” and “Best Office Development” at the PropertyGuru Vietnam Property Awards, while also being named a finalist for “Best Office Development” at the PropertyGuru Asia Property Awards.

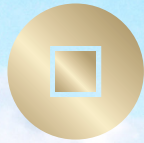
Oriental Square sets a new benchmark for modern office spaces, combining innovative design, sustainable solutions and a tenant-centric approach. With smart technology, adaptable layouts and premium amenities, it is the ideal environment for businesses to excel and employees to thrive.

Contact us today to secure your space at Oriental Square and join a thriving business community designed for success.



# ORIENTAL SQUARE

By OSI





Elevate your business sustainable growth with Oriental Square

---

Contact us today to secure your space!

OSI Holdings

0932 03 86 66

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Oriental Square  
LinkedIn



Oriental Square  
Website



Developer's  
Website

**Address:** Land Lot H2CC1, Tay Ho Tay New Town (Starlake),  
Xuan Dinh Ward, Ha Noi

**Website:** [www.oriental-square.com.vn](http://www.oriental-square.com.vn)

