



PUCHONG GARDEN

A LANDMARK COMMERCIAL SPACE FOR LEASE

Positioned at the pulse of Puchong's vibrant urban network, it offers a curated space for visionary brands, dynamic entrepreneurs, and global businesses seeking a stage to connect, engage, and grow.

"PUCHONG GARDEN BLENDS MODERN DESIGN WITH STRATEGIC ACCESSIBILITY, TRANSFORMING BUSINESS SPACES INTO DESTINATION EXPERIENCES."

IT'S WHERE LIFESTYLE MEETS ENTERPRISE

Executive Summary

Puchong Garden is an integrated commercial development designed to meet the growing demand for high-quality, strategically located business spaces in Puchong. The development presents a seamless fusion of modern architecture, flexible floor planning, and user-centric amenities. Whether you are a retail brand or F&B operator, Puchong Garden welcomes both local and international businesses, providing the infrastructure and environment you need to thrive.



Vision & Objectives

To cultivate a tenant-first, design-led business destination that supports long-term commercial sustainability, architectural excellence, and accessibility.



Introduction

Whether you are a local entrepreneur or an international investor, Puchong Garden offers the ideal platform to grow and thrive.

The development welcomes both local and foreign businesses, providing a business-ready environment that meets global expectations while catering to the local market's vibrancy and demand.



Puchong Garden is a new-generation commercial hub that reflects the dynamic needs of modern businesses. Located at the heart of one of Puchong's most vibrant corridors, this multi-level development provides a variety of leasing opportunities tailored for retail, dining, and activities. The project is architecturally designed to maximize visibility, footfall, and tenant flexibility. From grand entryways to pedestrian-friendly verandahs, every detail is built to support lasting commercial impact.





Location Analysis

Jalan Bandar 16 & 17, Puchong, Selangor, Malaysia

Surrounding Infrastructure

Close proximity to IOI Mall, MRT, public schools, hospitals, and residential townships; nearby Bandar Sunway, Bandar Puteri Puchong, and Subang USJ areas provide a vibrant commercial catchment and workforce community

Transportation & Access

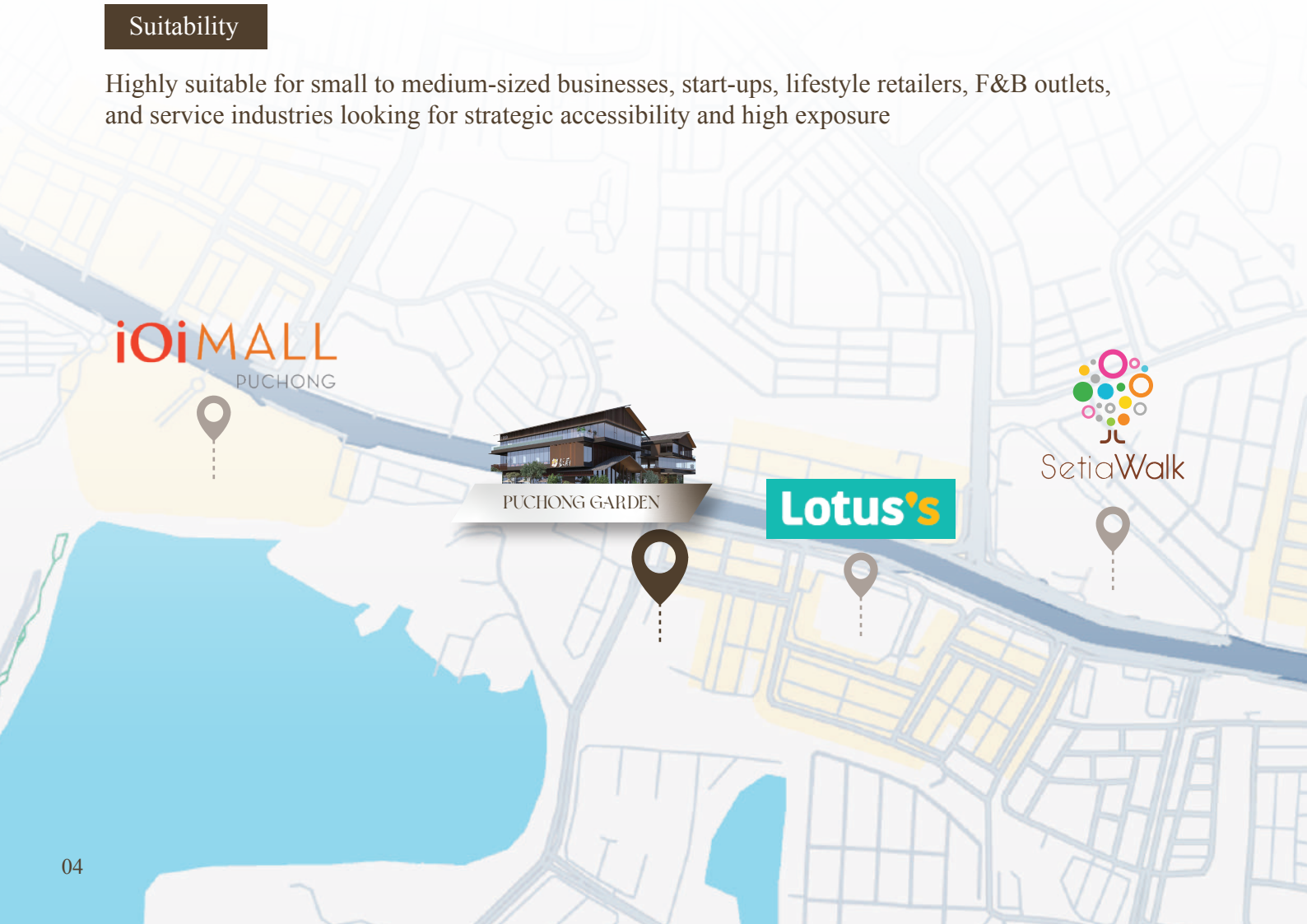
Easily accessible via LDP, KESAS, and other major roadways; well-connected by public transport systems including MRT and feeder bus services

Visibility

Street-facing frontage on a high-traffic commercial road ensures strong brand presence

Suitability

Highly suitable for small to medium-sized businesses, start-ups, lifestyle retailers, F&B outlets, and service industries looking for strategic accessibility and high exposure



Market Analysis

Puchong Garden is located in a rapidly growing urban zone with a strong mix of middle to upper-income residents, including a growing community of expatriates and international visitors. The local economy supports a diverse range of businesses, from small enterprises to established brands, and the demand for vibrant, well-maintained commercial spaces continues to grow. The area is particularly attractive to businesses targeting local and foreign customers due to its strategic location and cosmopolitan environment.

Key Demographics

Age	: 25–50
Occupation	: Professionals, entrepreneurs, students
Income Range	: Middle to high income
Lifestyle	: Modern, convenience-driven, brand-conscious

Audience Insights

- High weekday lunch and after-work traffic
- Family crowds during evenings and weekends
- B2B footfall from nearby offices
- Growing expatriate and foreign visitor market driven by nearby international schools, hotels, and serviced residences





Concept and Design

The design of Puchong Garden is based on the principles of accessibility, flexibility, and modern elegance. Emphasis is placed on open corridors, natural light penetration, and multi-use verandahs that encourage a welcoming customer environment.

Key Components

- **Architectural language:** Clean lines, glass, steel, and texture contrasts
- **Floor Layout:** Basement, Level 1 (Retails & F&B), Level 2 (Retails & F&B), Level 3 (F&B)
- **Circulation:** Escalator, glass elevator, and wide verandahs
- **Facilities:** Shaded terraces, ample parking

Leasing Information

Puchong Garden is now open for leasing with a range of customizable units to suit various business requirements. Each level is equipped with fire safety provisions and lighting-ready layouts.

Available Floors

Level 3

Restaurant, executive dining experiences

Level 2

Mid-level dining, lifestyle, and facilities.

Level 1

Prime street-front retail and facilities.

60,000 sq ft of lettable area, spread over 3 floors



Basement

250 parking space.

Ample parking space in and around the building, including basement parking

Leasing Highlights

- Custom partitioning available
- Long-term and short-term options
- Shell and core or semi-fitted units

Leasing Process

- Inquiry Submission
- Site Visit and Consultation
- Proposal and Layout Discussion
- Lease Confirmation and Signing



Expected Visitor Traffic



Daily Traffic Estimates

Strong weekday footfall during office hours; increased family and lifestyle traffic on weekends



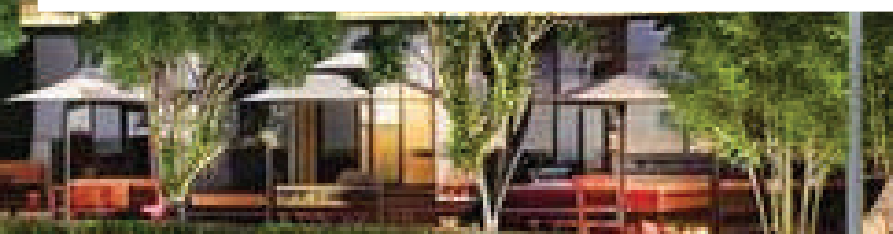
Customer Flow

Designed for intuitive movement through main corridors and common areas



Peak Periods

Public holidays, weekends, school vacations, and festive dining seasons





Benefits to Vendors

- Highly visible frontage with signage opportunities
- Located within a high-income catchment
- Enhanced branding via architectural lighting
- Flexible interior layout with options for custom fit-out
- Operational support including maintenance, utilities, and waste management
- Future growth catalyst with an adjacent plot earmarked for a facilities center development, poised to drive even more visitor traffic and enhance the area's ecosystem for both tenants and customers



Marketing and Promotion Plan

To support tenant success, Puchong Garden will be actively promoted via a comprehensive marketing plan:

Channels

Paid digital campaigns on Google, Facebook, Instagram

Print ads in local and regional business publications

On-site signage and LED screen promotion

Events

Media launch

Leasing roadshows and open-house days

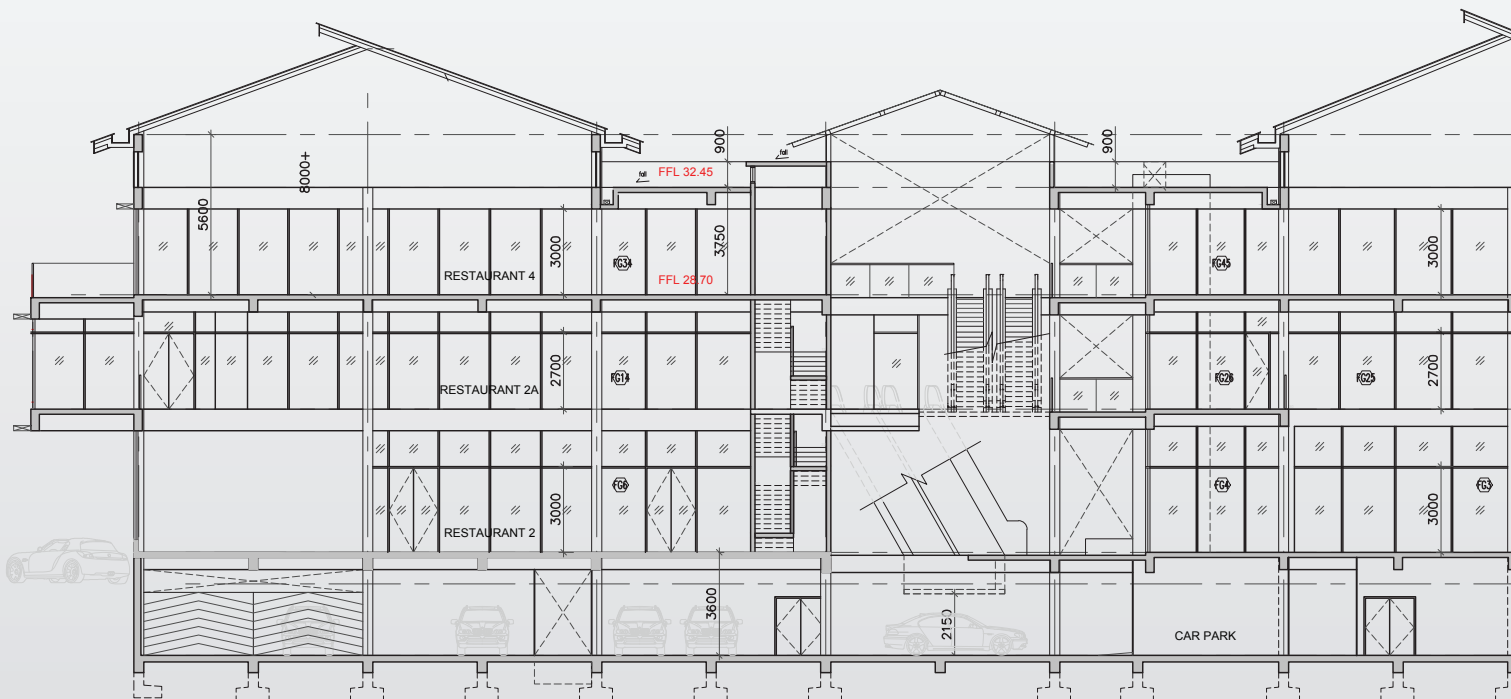
Collaborations with influencers and local business networks

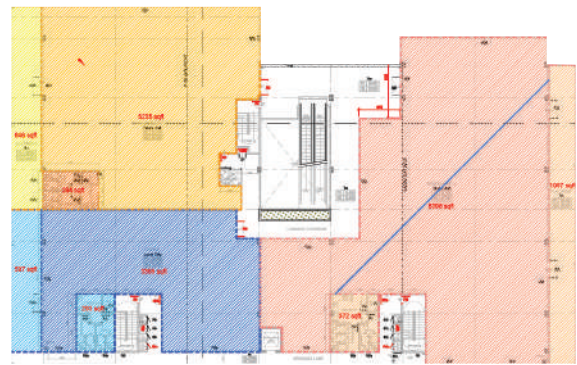
Floor Plans & Simulation Graphics

This section showcases the architectural and visual layout of Puchong Garden to provide a clear understanding of spatial planning and design atmosphere.

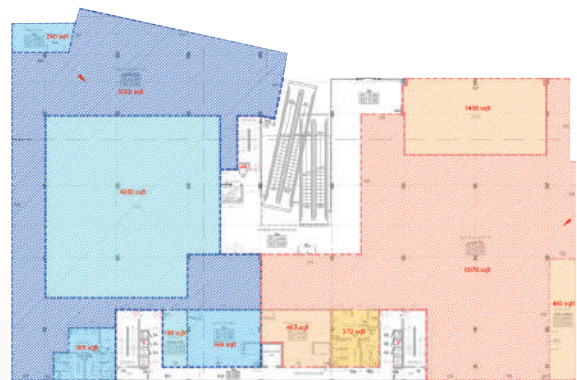


Floor Plans & Simulation Graphics

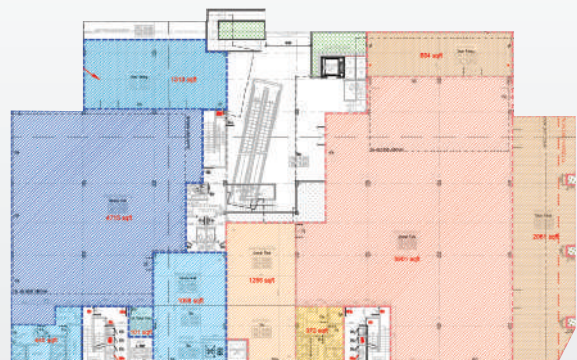




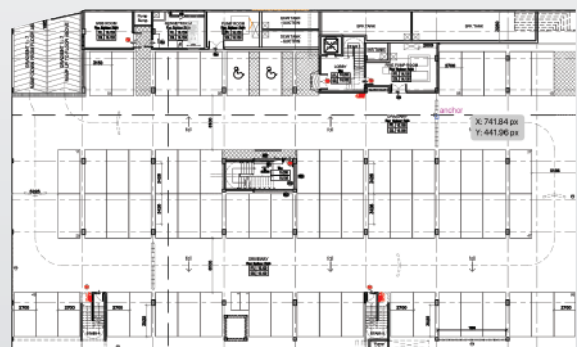
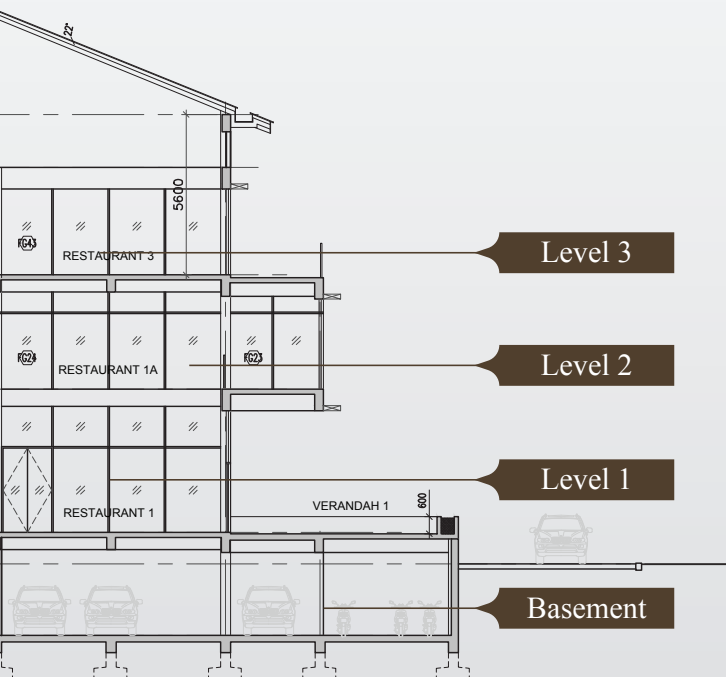
Level 3



Level 2



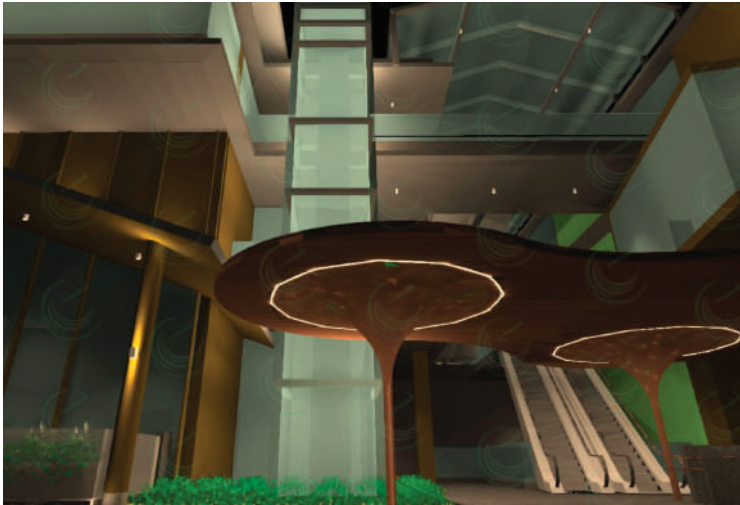
Level 1



Basement

Floor Plans & Simulation Graphics

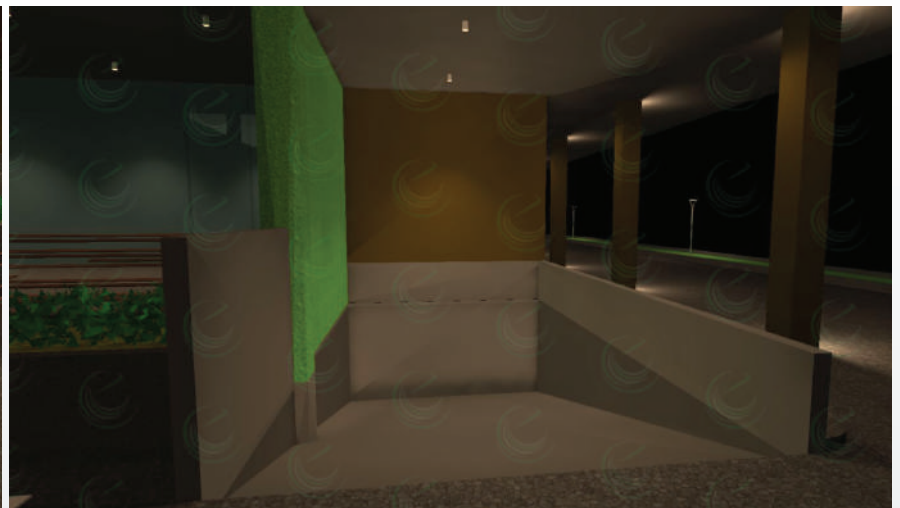
Façade



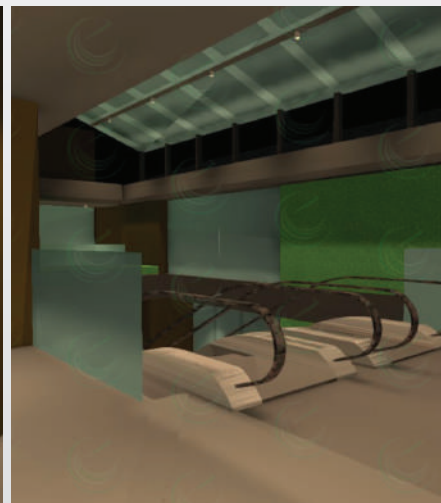
Verandahs



Car Park Ramps



Corridors



Sustainability and Environmental Impact

- Low-energy LED lighting fixtures throughout
- Architectural design to minimize heat retention
- Considerations for future solar integration
- Landscaping that cools and softens exterior areas
- Encouragement of recycling and eco-friendly operation



PUCHONG GARDEN

Leasing Inquiries and Appointments

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