



# 鳳凰城聯合辦公室 Phoenix Cambridge Court

## 劍橋庭院 雅典大樓 空間多樣

提供多款小型辦公空間，私人桌面，辦公室，與駐外分公司，滿足不同需求

Contact: 請洽 Taiwan: 0931807515 USA: 724-467197 林總

或網頁 email: <https://pnxcourt.com/pnx-cc-main/>

2701 N 16TH ST, PHOENIX, AZ 85006



### 劍橋庭院可用空間：

- 私人辦公桌
- 私人辦公室
- 會議室
- 大型辦公室/公司套房  
(範圍從 1,821 平方英尺到 4,925 平方英尺)
- 整層樓

### 適合用途：

- 鳳凰城單一代表/代理
- 初始公司設立
- 國際公司駐點辦公室
- 國際公司子公司

可出租面積 42,142 SF  
園區 50,693 SF  
總土地面積 2.2 AC

### 劍橋庭院 CAMBRIDGE COURT

#### 台灣人的鳳凰城聯合辦公空間

近鄰台積電 僅30分鐘車程

鄰近機場僅7分鐘車程

可在台灣洽談 合作/承租

**誠徵 駐外辦公室/分公司**

台積電相關產業駐外單位

金融投資相關單位

醫療產業

醫療器材相關產業

#### 誠徵 專業經理人

條件：1. 熟悉台積電相關產業

2. 財富自由的專業經理人

3. 提出營運計劃





## Cambridge Court: Phoenix's Hub for Innovation

### 劍橋廣場：鳳凰城的創新樞紐

#### Location | 地點

2701 N. 16th St, Phoenix, AZ 85006  
亞利桑那州鳳凰城北16街2701號

Cambridge Court is more than just an office condominium—it's a dynamic co-working and business community open to all. Whether you're launching a startup, growing a small business, studying with big ideas, or expanding internationally, our modern spaces are designed to help you succeed.

劍橋廣場不僅是一個辦公室共有產權空間，更是一個充滿活力的共享工作與商務社群。無論您是在創業、發展小型企業、進行創新學習，或是拓展國際業務，我們的現代化空間都能幫助您取得成功。

### Why Cambridge Court? | 為什麼選擇劍橋廣場？

#### Prime Location | 黃金地點

Only 7 minutes from Phoenix Sky Harbor International Airport and 30 minutes from TSMC's expanding facilities—ideal for both global access and local convenience. 距鳳凰城天港國際機場僅7分鐘車程，距台積電擴建廠區僅30分鐘，交通便利，兼具國際與在地優勢。

#### Flexible Options | 彈性空間選擇

Choose from open desks, private offices, conference rooms, and larger suites (1,821 SF to 4,925 SF)—perfect for individuals, teams, or established firms. 提供開放工位、私人辦公室、會議室及大型套房（1,821至4,925平方英尺），無論個人、團隊或成熟企業皆適合。

#### Community & Connection | 社群與連結

A welcoming space for locals, students, and international professionals to network, collaborate, and thrive within Phoenix's growing ecosystem of tech, biotech, finance, and more. 這裡是當地居民、學生及國際專業人士交流合作的友善空間，支持鳳凰城日益蓬勃的科技、生物科技、金融等產業生態。

#### Startup-Friendly | 創業友好

With flexible leases and affordable entry points, we make it easy to get started and grow—no matter where you're from. 提供靈活租期及親民入門選擇，讓您無論來自何處，都能輕鬆起步並持續成長。

#### Our Mission | 我們的使命

At Cambridge Court, you're not just renting space—you're joining a launchpad for creativity, collaboration, and growth. From local entrepreneurs to global innovators, we provide the environment to turn visions into reality.

在劍橋廣場，您不只是租用空間，而是加入創意、協作與成長的啟動平台。從在地創業家到全球創新者，我們提供實現願景的理想環境。

### Points of Interest | 周邊重點景點

- 1. State Route 51 | 州際公路51號**  
Connects Interstate 10 and Loop 202 just outside downtown Phoenix with Loop 101 on the north side of Phoenix, making it one of the area's major freeways. 將鳳凰城市中心外的I-10與Loop 202連接至北側的Loop 101，是本地主要高速公路之一。
- 2. Phoenix Sky Harbor International Airport | 鳳凰城天港國際機場**  
Arizona's largest and busiest airport; PHX was the 14th-busiest airport in the US and 33rd-busiest in the world in 2021. 亞利桑那州最大、最繁忙的機場。2021年在美國排名第14、全球排名第33。
- 3. Downtown Phoenix | 鳳凰城市中心**  
Vibrant business & entertainment district with CityScape, Roosevelt Row galleries, ASU downtown campus, Arizona Science Center, Children's Museum, and Chase Field. 熱鬧的商業與娛樂區，包括CityScape購物中心、Roosevelt Row畫廊、亞利桑那州立大學市區校區、亞利桑那科學中心、鳳凰城兒童博物館及Chase Field棒球場。
- 4. Old Town Scottsdale | 舊城斯科茨代爾**  
Heart of the city with 9 walkable districts, eclectic shops, 100+ restaurants, nightlife, 2 art museums, 30+ galleries, public art, and historic sites. 城市核心地帶，9個步行區域，多樣商店、超過100家餐廳、夜生活、2座藝術博物館、30多個畫廊、公共藝術與歷史建築。
- 5. ASU Tempe Campus | 亞利桑那州立大學坦佩校區**  
Largest ASU campus, over 70,000 students enrolled in 2017. Original campus with historic Old Main building. ASU最大校區，2017年超過7萬學生註冊。原始校區，Old Main歷史建築仍在。
- 6. Banner University Medical Center | 班納大學醫療中心**  
746-bed non-profit, nationally recognized academic medical center. 746床位非營利學術醫療中心，國家認可。
- 7. Phoenix Children's Hospital | 鳳凰城兒童醫院**  
484-bed pediatric hospital and Level 1 Pediatric Trauma Center. Only facility in Phoenix Children's statewide system. 484床位兒童醫院及1級兒童創傷中心，為鳳凰城兒童州級醫療系統唯一設施。
- 8. Dignity Health St Joseph's Medical Center | 尊嚴健康聖約瑟醫療中心**  
576-bed non-profit hospital, first hospital established in Phoenix area. 576床位非營利醫院，鳳凰城地區最早成立的醫院。
- 9. Abrazo Heart Health Hospital | 阿布拉佐心臟健康醫院**  
Satellite hospital focusing on heart and cardiovascular treatment. 衛星醫院，專注心臟與心血管疾病治療。
- 10. Papago Park | 帕帕戈公園**  
Famous for geological formations, desert plants including giant saguaro cactus, Desert Botanical Garden, Phoenix Zoo, and Arizona Heritage Center. 以獨特地質景觀、沙漠植物（含巨型仙人掌）、沙漠植物園、鳳凰城動物園及亞利桑那文化遺產中心聞名。

# 10 Reasons Taiwanese Companies (TSMC-related, High-Tech, Solar & Energy Storage) Need an Office in Phoenix, USA

## 台灣公司（台積電相關產業、高科技、太陽能與儲能產業）為什麼需要在美國鳳凰城設立辦事處的十大理由

- 1. TSMC Supply Chain Hub | 台積電供應鏈核心**  
Phoenix is home to TSMC's advanced fabs. Suppliers of materials, equipment, and services benefit from close proximity.  
鳳凰城擁有台積電先進晶圓廠，供應商在此設點能即時服務、貼近供應鏈核心。
- 2. U.S. Market Access | 進入美國市場**  
Establishing presence in Phoenix helps Taiwanese companies enter and expand in the massive U.S. market.  
在鳳凰城設立據點，有助於台灣企業快速進入並擴展美國市場。
- 3. Near Major Tech Clients | 鄰近重要科技客戶**  
Arizona hosts Intel, Microchip, ON Semiconductor, and other tech giants—potential clients and partners.  
亞利桑那州有英特爾、安森美、Microchip 等科技大廠，是潛在客戶與合作夥伴。
- 4. Energy Innovation Ecosystem | 能源創新生態系**  
Phoenix supports solar, battery storage, and clean-tech development, ideal for Taiwanese renewable energy firms.  
鳳凰城推動太陽能、儲能與綠能技術，適合台灣再生能源企業進駐。
- 5. Logistics & Distribution | 物流與配送便利**  
Close to major highways and Phoenix Sky Harbor International Airport, supporting global supply chain efficiency.  
鄰近主要高速公路與鳳凰城國際機場，利於全球供應鏈快速運作。
- 6. Government Incentives | 政府補助與優惠**  
Arizona offers tax breaks, grants, and workforce training programs for advanced manufacturing and clean energy.  
亞利桑那州針對先進製造與綠能產業提供稅務優惠、補助及人才培訓計畫。
- 7. Talent Pool & Education | 人才與教育資源**  
Arizona State University and local colleges provide engineering, semiconductor, and energy experts.  
亞利桑那州立大學及多所院校培養工程師、半導體與能源專才。
- 8. Lower Operating Costs | 較低營運成本**  
Compared to California and other hubs, Phoenix offers lower real estate, labor, and operational costs.  
相較加州及其他高科技聚落，鳳凰城的地產、人工與營運成本更低。
- 9. Bilingual & Asian Business Community | 雙語與亞裔商業社群**  
Phoenix has a growing Taiwanese/Chinese community, making business adaptation smoother.  
鳳凰城有成長中的台灣與華人社群，有助企業快速適應並建立人脈。
- 10. Strategic U.S. Base for Expansion | 美國擴張的戰略基地**  
An office in Phoenix not only supports TSMC supply chain but also serves as a base for North American expansion.  
在鳳凰城設立據點，不僅能支援台積電供應鏈，更能成為拓展北美市場的戰略基地。

# 10 Reasons Why Taiwanese/Chinese in Phoenix Need a Space at Cambridge Court

## 為什麼在鳳凰城的台灣人／華人需要在劍橋廣場租一個空間的10大理由

- 1. Start a Small Business | 創業開小生意**  
Many Taiwanese/Chinese immigrants dream of opening a small shop, restaurant, or service business. Cambridge Court provides an ideal first step.  
很多台灣人／華人移民希望開一家小店、餐館或服務業，劍橋廣場是理想的第一步。
- 2. Register a Company Address | 公司登記地址**  
A formal U.S. business address is required for legal registration and credibility.  
在美國登記公司需要正式地址，才能符合法規並提升專業形象。
- 3. Immigration / Residency Needs | 移民或居住需求**  
Some immigrants or new arrivals need a physical address for immigration documents, while waiting for housing or dormitory arrangements.  
有些新移民或剛來的家庭需要實體地址來處理移民文件，等待宿舍或房屋時特別重要。
- 4. Second-Landlord Opportunity | 當二房東**  
Rent a larger office and sublease part of it to others, turning space into income.  
租下大一點的空間再轉租部分給他人，讓空間變成被動收入。
- 5. Tutoring or Cram School | 開補習班或教育課程**  
Chinese/Taiwanese families value education. A space here can host English classes, math tutoring, or even online learning programs.  
華人家庭重視教育，可以用這裡的空間開設英文、數學補習班，或辦理線上課程教學。
- 6. Medical / Therapy Office | 醫療或治療工作室**  
Professionals (e.g., acupuncture, massage, physical therapy) can establish their clinic in a professional setting.  
中醫、針灸、推拿或物理治療師可以在專業環境中開設診所。
- 7. Professional Service Office | 專業服務辦公室**  
Lawyers, accountants, real estate brokers, or immigration consultants can use the space to meet clients.  
律師、會計師、不動產經紀或移民顧問需要正式空間與客戶會面。
- 8. Warehouse + Online Shop Support | 網店支援與倉儲空間**  
For those doing e-commerce, the suites can serve as office plus small warehouse for goods.  
做跨境電商的人，可以用這裡當辦公室兼小型倉儲空間。
- 9. Community Gathering & Networking | 社群與聯誼空間**  
A central hub where Taiwanese/Chinese people can hold cultural, networking, or social events.  
華人社群可以在這裡舉辦文化、交流或聯誼活動。
- 10. Convenient Parking & Location | 停車方便，地點佳**  
Unlike many crowded areas, Cambridge Court offers plenty of parking and is close to major freeways, airport, and downtown.  
與許多擁擠地區不同，劍橋廣場有充足停車位，且鄰近高速公路、機場與市中心，交通非常便利。



## Building 4 Office Leasing | 建築四 辦公室出租簡介

### Suite 110 (1F) for Leasing | 一樓 110 號辦公室套房出租

#### Introduction | 簡介

##### EN:

Suite 110 (± estimated 1,357 SF) - 5 Rooms

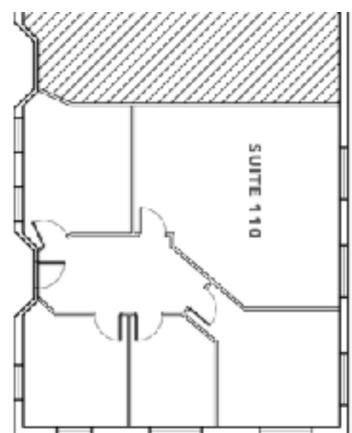
Positioned on the first floor of Building B4 as the initial office from one entrance, this suite boasts excellent public visibility and appeal, making it ideal for client-facing businesses like consulting or retail services. Spanning five functional rooms with brick accents, natural light, and carpeted floors, it includes private offices with desks, chairs, and shelving; a kitchenette with refrigerator and table; and a spacious conference room. Perfect for small teams seeking a prominent, ready-to-use space.

##### 中:

一樓 110 號套房 (約 1,357 平方英尺) - 5 間房間

此套房位於 B4 棟一樓入口旁的第一間辦公室，擁有極佳的公共能見度與吸引力，非常適合顧問服務或零售服務等需要面對客戶的企業。整體包含五個功能性房間，設磚牆設計、自然採光與地毯地面，並提供附有桌椅與層架的獨立辦公室；備有冰箱與桌子的簡易茶水間；以及寬敞的會議室。非常適合尋找具備顯著曝光度、可立即使用空間的小型團隊。

B4 1F Suite 110



## Building 4 – Suite 110 Leasing Rates | 第四棟 – 110室出租價格

### Leasing Price | 出租價格

\$/SF/Year | 每平方英尺每年租金  
\$60/SF/Y | 每平方英尺每年60美元

### Example Address for Company Registration | 公司登記地址範例

Suite 110, 2701 N 16th St, Phoenix, AZ 85006  
亞利桑那州鳳凰城北16街2701號 110室

### Building 4

Address		
Suite	Area (sq ft)	Windows
110	1357	9
113	2700	8 windows 2 doors



## Suite 113 (1F) for Leasing | 一樓 113 號套房出租

### Introduction | 簡介

#### EN:

Suite 113 on the 1st floor of Building 4 is an adaptable space spanning more than **2,700 square feet**, currently equipped as a fitness center and health club. It welcomes tenants interested in operating or expanding wellness services, with features like a dedicated gym area stocked with treadmills, ellipticals, weight machines, and free weights; a reception desk for member check-ins; a kitchenette for nutrition and prep needs; private offices or consultation rooms; storage for equipment; and versatile multi-purpose areas for classes, yoga, or group sessions.

#### 中:

建築四的一樓套房 113，面積超過 **2,700** 平方英尺，目前配置為健身中心與健康俱樂部。此空間適合有意經營或擴展健康服務的承租者，設施包括：專屬健身區（配有跑步機、橢圓機、重量訓練器材及啞鈴）、會員報到櫃檯、營養與餐飲準備用的茶水間、獨立辦公室或諮詢室、器材儲藏空間，以及可靈活運用的多功能區域（課程、瑜伽或團體訓練）。

### Key Highlights | 主要特色

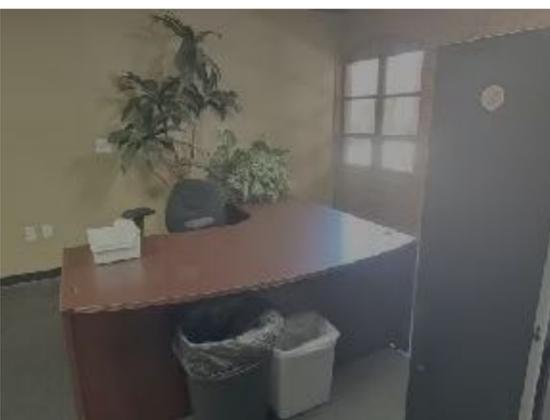
- **Fitness Facilities 健身設施:**  
EN: Open gym floor with professional equipment and motivational murals for an engaging workout atmosphere.  
中: 開放式健身空間，配備專業器材與激勵人心的牆面設計，營造充滿活力的運動氛圍。
- **Support Amenities 配套設施:**  
EN: Reception, break room with cabinets and sink, and flexible rooms suitable for admin or training.  
中: 會員接待櫃檯、附有櫥櫃與水槽的休息區，以及可靈活使用的房間，適合作為行政或訓練用途。
- **Design Elements 設計元素:**  
EN: Natural light, brick walls, and convenient building access, including nearby restrooms.  
中: 充足的自然採光、磚牆裝飾，並擁有便利的建築出入動線，鄰近洗手間。

### Co-adventure Incentives | 合作優惠

EN: Special co-adventure incentive for start-up companies of fitness centers or health clubs. For inquiries regarding co-adventure opportunities, please contact us directly.

中: 專為健身中心或健康俱樂部創業公司提供特別合作優惠。若有興趣了解合作機會，請直接與我們聯繫。

### Suite 113





## Suite 212 (2F) for Leasing | 二樓 212 號套房出租

### Introduction | 簡介

**EN:** Suite 212 offers multiple private offices and desk pods within an open, unified office environment on the 2nd floor of Building 4. The suite is compact yet versatile, estimated at about 3,544 sq ft.

**中:** 212室位於第四棟二樓，提供多間私人辦公室及獨立工作桌，開放式統一辦公環境。套房雖精巧，功能卻非常多元，估計面積約3,544平方英尺。

**EN:** The suite includes a conference room (300 sq ft), nine private offices (100–150 sq ft each), open work areas, a reception/waiting zone, a break room with kitchenette, a workroom, storage/file room, and access to shared restrooms.

**中:** 套房包含會議室(300平方英尺)、九間私人辦公室(每間100–150平方英尺)、開放工作區、接待/等候區、附小廚房的休息室、工作間、儲藏/檔案室，以及可使用共用洗手間。

### Private Offices (Unit 1–9) | 私人辦公室 (單元1–9)

- EN:** Use as a business correspondence and registered address  
**中:** 可作為商務通信及公司登記地址
- EN:** Optionally serve as a residential/registered company address  
**中:** 可選擇作為居住或公司註冊地址
- EN:** Suite 212-1, 2701 N 16th St, Phoenix, AZ 85006 (or Cambridge Court, Suite 212-1, 2701 N 16th St, Phoenix, AZ 85006)  
**中:** 212-1室，2701 N 16th St, Phoenix, AZ 85006 (或使用劍橋廣場地址：Cambridge Court, Suite 212-1, 2701 N 16th St, Phoenix, AZ 85006)
- EN:** Secure and private environment, suitable for live-work flexibility  
**中:** 安全且私密的環境，適合靈活的工作與生活結合
- EN:** Access to bookable secure storage and file rooms  
**中:** 可預約使用安全儲藏室與檔案室

### Private Desk Pods (Desk 1–6) | 獨立工作桌 (桌1–6)

- EN:** Dedicated desk for personal or company use  
**中:** 專屬工作桌，供個人或公司使用

Suite	Room	Area (sq ft)
212-1	Office 1	85.51
212-2	Office 2	157.50
212-3	Office 3	99.92
212-4	Office 4	99.92
212-5	Office 5	99.92
212-6	Office 6	110.00
212-7	Office 7	119.17
212-8	Office 8	171.94
212-9	Office 9	148.17
212-D	Desk Pod	29.25

### United Office – Suite 212 Leasing Rates | 聯合辦公室 – 套房212 出租價格

**Leasing Price | 租金價格：**價格 (\$/平方英尺/年)

**EN:** \$50/SF/Y Private Suite Office

**中:** 50\$/平方英尺/年 私人套房辦公室

**EN:** \$40/SF/Y Private Desk Pod

**中:** 40\$/平方英尺/年 私人桌位區

**EN:** Suite Office is allowed to be registered for a company or LLC in Suite 212 Cambridge Court.

**中:** 套房辦公室可作為公司或有限責任公司 (LLC) 在劍橋廣場套房212的登記地址。

**Example Address | 公司登記地址範例**

**EN:** Suite 212-1, 2701 N 16th St, Phoenix, AZ 85006

**中:** 套房212-1, 亞利桑那州鳳凰城北16街2701號, 85006

**EN:** Desk Pod and Suite Office are allowed to be used as a corresponding address for a company or personal use.

**中:** 私人桌位區與套房辦公室可作為公司或個人的通訊地址使用。

**EN:** Example Corresponding Address | 通訊地址範例

Suite 212-1, 2701 N 16th St, Phoenix, AZ 85006

Suite 212-D, 2701 N 16th St, Phoenix, AZ 85006



Suite 212





## Building 2 Office Leasing | 建築二 辦公室出租簡介

### Introduction to Building 2 | 建築二簡介

**EN:** Building 2 is a single-story structure offering modern commercial office space on the ground floor, with four interconnected suites (101, 103, 105, and 106) encompassing approximately 6,724 square feet. It includes private offices, conference rooms, kitchens, and versatile open areas highlighted by brick accents, ample natural light, and a blend of carpeted and tiled flooring. Shared restrooms provide added convenience, making it a perfect fit for professional, tech, or creative businesses in search of adaptable, move-in-ready setups.

**中:** 建築二是一棟單層建築，為現代化商用辦公空間，包含四個相互連接的套房（101、103、105、106），總面積約 **6,724** 平方英尺。空間設有獨立辦公室、會議室、廚房與開放區域，搭配磚牆設計、自然採光，以及地毯與磁磚地面。共享洗手間便利實用，非常適合專業、科技或創意型企業，即時入駐設置的理想選擇。

### Suite Descriptions for Potential Renters | 套房介紹

#### Suite 101 (±1,821 SF) - 8 Rooms + Break Room

- EN:** This adaptable suite suits growing teams, with eight private rooms for offices or meetings and a break room with fridge and sink. Photos show furnished desks, whiteboards, and brick walls; connected to Suite 103 for expansion. Great for consulting or creative firms.
- 中:** 適合正在成長中的團隊，擁有八間可作辦公或會議的獨立房間，以及附有冰箱與水槽的茶水間。照片顯示內有桌椅、白板與磚牆，並可與套房 103 相連，擴展使用。非常適合顧問公司或創意型企業。

#### Suite 103 (±2,069 SF) - 8 Rooms + 1 Open Space (Connected to 101)

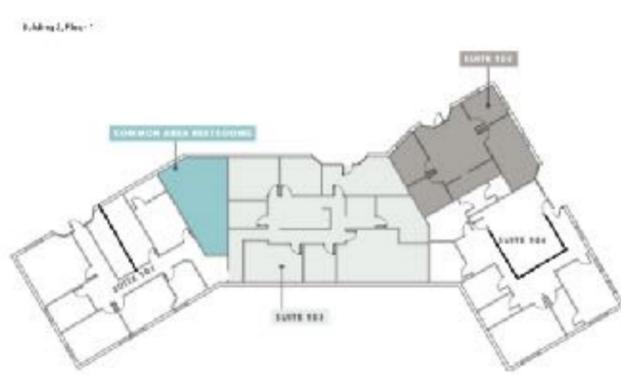
- EN:** The largest suite for collaborative work, including eight rooms and open space. Features break areas, private offices, kitchenette, and natural light. Ideal for education, marketing, or tech companies needing scalable operations.
- 中:** 最大的套房，專為協作型工作設計，包含八間房間與一個開放空間。設有休息區、獨立辦公室、小型廚房與自然採光。非常適合教育、行銷或科技公司，支援可擴展的營運需求。

#### Suite 105 (±928 SF) - 4 Rooms + 1 Kitchen

- EN:** Compact for small businesses, with four rooms and kitchen including cabinets and fridge. Empty offices with brick walls offer customization; perfect for accountants or remote workers seeking affordability.
- 中:** 精巧實用，適合小型企業，擁有四間房間與一個包含櫥櫃與冰箱的廚房。空置的磚牆辦公室提供彈性規劃空間；非常適合會計師或遠端工作者，兼顧實惠與專業。

#### Suite 106 (±1,906 SF) - 7 Rooms + 1 Kitchen

- EN:** Versatile for teams, with seven rooms and kitchen. Includes conference setup, private desks, IT closet, and breakout areas. Suited for engineering or sales groups in a modern environment.
- 中:** 多功能套房，擁有七間房間與廚房。內含會議室配置、獨立辦公桌、資訊機房與休憩區。非常適合工程或業務團隊，提供現代化的工作環境。



±1,821 SF	SUITE 101
±2,069 SF	SUITE 103
±928 SF	SUITE 105
±1,906 SF	SUITE 106

Building 2 | 建築物 2  
Single-story structure Floor 1  
- 單層建築 Floor 1 | 一樓

Suite 101: ± 1,821 SF  
Suite 103: ± 2,069 SF  
Suite 105: ± 928 SF  
Suite 106: ± 1,906 SF





**Building 2 Single-Story Structure Leasing | 第二棟單層建築出租價格**

Available Suites | 可出租套房

Suite 101 103 105 106 | 101 103 105 106 室

Leasing Rates | 租金資訊

Price | 租金: \$60/SF/Year | 每平方英尺每年60美元

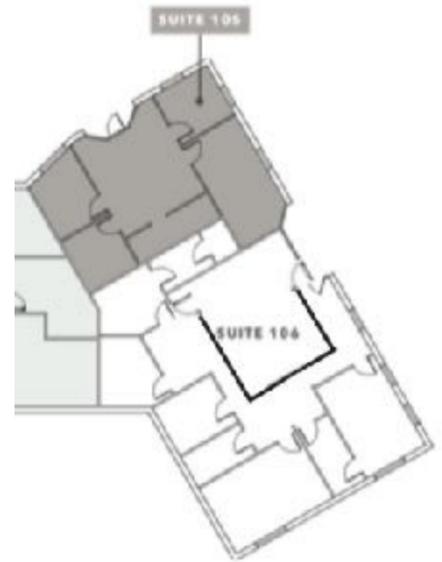
Example Address for Company Registration | 公司登記範例地址

Suite 101, 2701 N 16th St, Phoenix, AZ 85006

亞利桑那州鳳凰城北16街2701號 101室

Building 2

Suite	Area (sq ft)	Windows
101	1821	6
103	2069	4
105	828	7
106	1906	6



**B2 Suite 106 7 Rooms +1K**



**B2 Suite 101 8 rooms + Rest Room**





## B3 1F Suite 122

### B3 一樓 122號套房

#### Overview | 簡介

11 Rooms (including one Conference Room) + Restroom + Refrigerator & Storage Room.  
Newly renovated, modernized suite with **automatic lighting**, ideal for a **medical clinic or small business**.

11間房間（含1間會議室）+ 洗手間 + 冰箱與儲藏室。

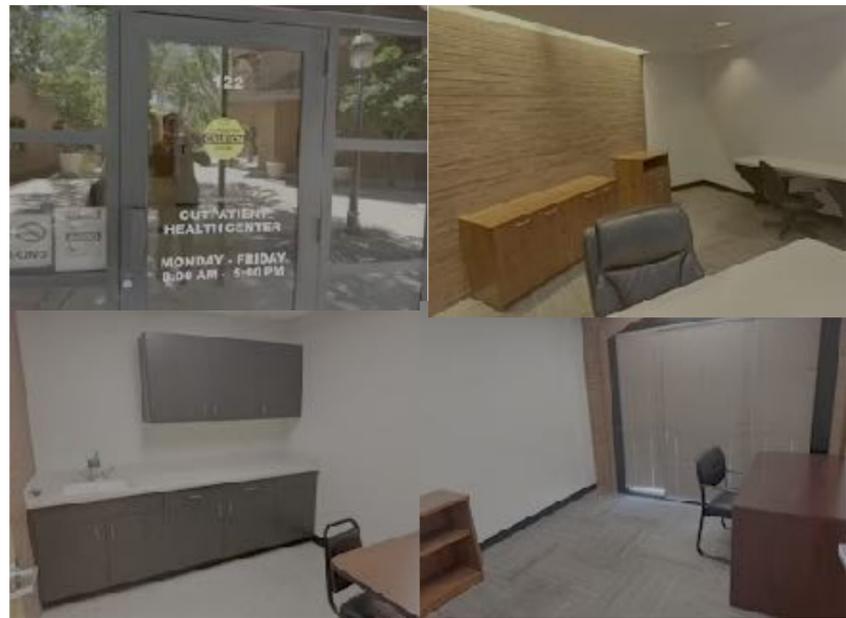
全新翻修，配備自動照明，非常適合用於診所或中小型企業辦公室。

#### Key Features | 主要特色

- 11 private & functional rooms
- Conference room with seating
- Dedicated restroom
- Built-in refrigerator & storage space
- Natural light and brick wall accents
- Professional flooring and finishes
- Move-in ready
- 11間獨立實用空間
- 配備座位的會議室
- 獨立洗手間
- 內建冰箱與儲藏空間
- 自然採光與磚牆質感
- 專業地板與裝潢
- 隨時可入住使用

#### Ideal For | 適合用途

- Medical clinic 醫療診所
- Dental / therapy offices 牙科或治療室
- Small business operations 中小型企業辦公
- Professional services 專業服務機構



## B3 1F Suite 118

### B3 一樓 118號套房

#### Overview | 簡介

11 Rooms (including 2 restrooms + 2 conjoined rooms), newly renovated and modernized with **automatic lighting**.

Features a large **conjoined separable room with 2 projectors**, suitable for training or group activities.

11間房間（含2間洗手間 + 2間可相連空間），全新翻修，配備自動照明。

包含一個可分隔的大型連通空間，內設2台投影機，非常適合培訓或團體活動。

#### Key Features | 主要特色

- 11 functional rooms with flexible layout
- 2 private restrooms
- Computer room setup available
- Large multipurpose room with 2 projectors (separable for dual-use)
- Professional finishes and natural light
- Suitable for meetings, training, or classrooms
- 11間靈活配置的功能空間
- 2間獨立洗手間
- 可規劃電腦教室
- 大型多功能空間（配備2台投影機，可分隔使用）
- 專業裝潢與自然採光
- 適合會議、培訓或教學用途

#### Ideal For | 適合用途

- Training center 培訓中心
- Educational programs 教育課程
- Community services 社區服務中心
- Tech / IT office 科技與IT辦公室
- Multi-purpose business operations 多功能商業使用

## Leasing Information | 租賃資訊

For viewing and leasing details, please contact our leasing office.

如需參觀或租賃詳情，請聯絡我們的租賃辦公室。





## Building 3 Office Leasing | 建築三 辦公室出租簡介

### Suites 218 & 222 (2F)– Office Suites for Lease | 218 & 222 (二樓) 辦公套房出租

#### Current Leasing Status | 當前出租狀態

- EN: Leasing is **limited to entire suites only**.  
中：前場地內的房間 暫不提供單獨出租。  
目前僅 整套出租

#### Option | 選項

- EN: **Full-floor leasing with pre-agreed reconstruction for medical, laboratory, or other designated use, followed by a long-term lease after agreement.**  
中：全層出租，可依事先協議改建為醫療、實驗室或其他指定用途，並於協議完成後簽訂長期租約。

#### Introduction to Suites 218 & 222 | 218 & 222 辦公套房簡介

EN: Suites 218 and 222, located on the **2nd floor of Building 3**, are currently **reserved for internal priorities** and are **not available for general leasing** at this stage.  
中：218 與 222 套房位於 第三棟二樓，目前 因內部優先使用而保留智慧，暫時 尚未對外開放出租。

EN: Once released, these suites will feature:

- Functional office layouts
- Private rooms
- Open work areas
- Standard business amenities

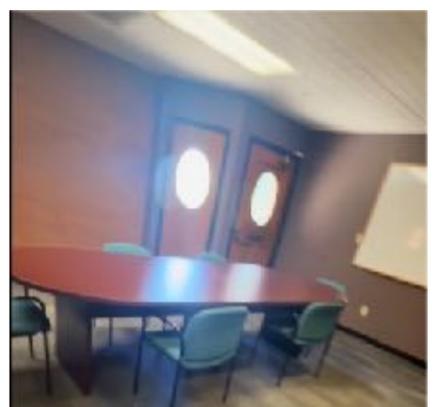
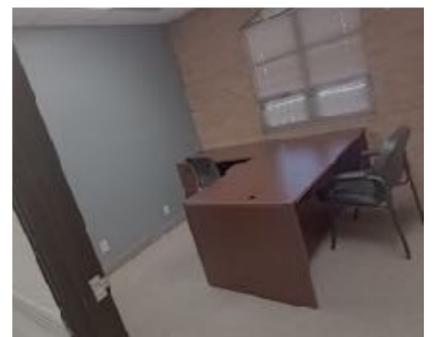
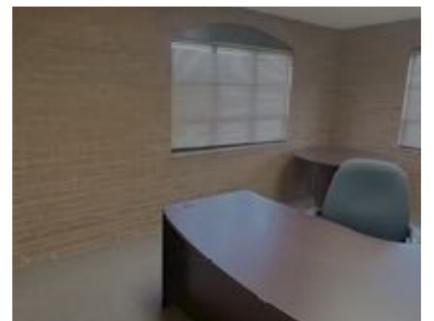
中：一旦釋出，這些套房將提供：

- 實用的辦公格局
- 獨立辦公室
- 開放式工作區
- 標準商務設施

#### Leasing Inquiries | 租賃洽詢

EN: For inquiries regarding suite leasing opportunities, please contact us directly.

中：如需了解辦公套房套房出租詳情，請直接與我們聯繫。





## Suites 316 & 320 (3F) Medical Offices and Laboratory – CTG 316 & 320 辦公套房 (三樓) 醫療中心及實驗室-出租待確認保留

### Status | 狀態

Suites 316 and 320 are under contingency (CTG) and therefore not available for lease at this time.  
316號與320號套房目前處於CTG (出租待確認暫保留中)，暫不對外出租。

### Introduction | 套房簡介

#### Suites 316 & 320, Building 3, 3rd Floor 建築3 - 3樓 316號與320號套房

**EN:** Suites 316 and 320 on the 3rd floor of Building 3 are newly available for leasing, previously utilized as an executive suite and IT room, respectively. Offering a combined ~5,987 sq ft (556 sq m) of modern, flexible office space (excluding shared restrooms), these suites feature:

**中:** 位於建築3三樓的316號與320號套房，過去分別用作行政辦公室與IT機房。兩套房合計約 5,987平方英尺 (556平方公尺) (不含公共洗手間)，提供現代化且靈活的辦公空間，特色包括：

- Professional finishes | 專業裝潢設計
- Natural light from large windows | 大窗戶自然採光
- Brick accents | 磚牆質感設計
- Conference rooms | 會議室
- Private offices | 獨立辦公室
- Open workspaces | 開放式工作空間
- Break areas with kitchenettes | 休息區與茶水間
- Secure storage | 安全儲物空間

#### Suite 316 | 316號套房

**Size:** 4,025 sq ft / 374 sq m

**EN:** An expansive executive suite with 20 rooms, including:

**中:** 寬敞的行政套房，內含 20間空間，包括：

- Multiple furnished private offices (desks, chairs, shelving) | 多個配備桌椅與書架的獨立辦公室
- Large conference room with AV setup | 配有影音設備的大型會議室
- Waiting/lounge areas | 等候 / 休憩區域
- Collaborative open desk zones | 協作型開放辦公區

**EN:** Ideal for management teams, professional services, or hybrid work setups.

**中:** 非常適合管理團隊、專業服務機構或混合辦公型態。

#### Suite 320 | 320號套房

**Size:** 1,962 sq ft / 182 sq m

**EN:** A compact IT-focused space with:

**中:** 以資訊技術為核心的小型空間，配置包括

- Secure server/equipment rooms | 安全伺服器與設備機房
- Desk areas | 辦公桌區域
- Storage facilities | 儲存空間

Perfect for tech operations, data centers, or as an extension to Suite 316.

非常適合技術營運、資料中心，或作為316號套房的延伸。

### Key Features | 主要特色

- Blend of privacy and collaboration | 兼具隱私與協作
- Suitable for startups, tech firms, or expanding businesses | 適合新創公司、科技企業或擴張中的事業
- Convenient shared restrooms and building-wide access | 提供公共洗手間與便捷的建築出入

### Contact | 聯絡方式

**EN:** For viewing or leasing details, please contact our leasing team.

**中:** 如需參觀或租賃詳情，請洽租賃專員。



B3 3F Suite 316 & 320

