

FOR LEASE

# SOMPTUEUX AUSTIN

8 AUSTIN AVENUE, TSIM SHA TSUI

Subject to Contract & Availability



## NEW LIFESTYLE HUB MODERN WORKPLACE

- 7 floors of F&B / Shops, ranging from 2,895 to 3,478 sfg
- 7 floors of Studio Offices, ranging from 437 to 2,245 sfg
- Completion in Q2 2021
- Panoramic green view overlooking HK PolyU & Kowloon Cricket Club
- 9 minutes walk to Tsimshatsui MTR Station
- 7 minutes walk to Jordan MTR Station
- Exclusive private washroom in each unit
- Balcony available on featured units



Actual View from 13/F

[www.somptueuxaustin.com](http://www.somptueuxaustin.com)

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# SOMPTUEUX AUSTIN

8 AUSTIN AVENUE, TSIM SHA TSUI



## PROPERTY LOCATION



## CONTACT US

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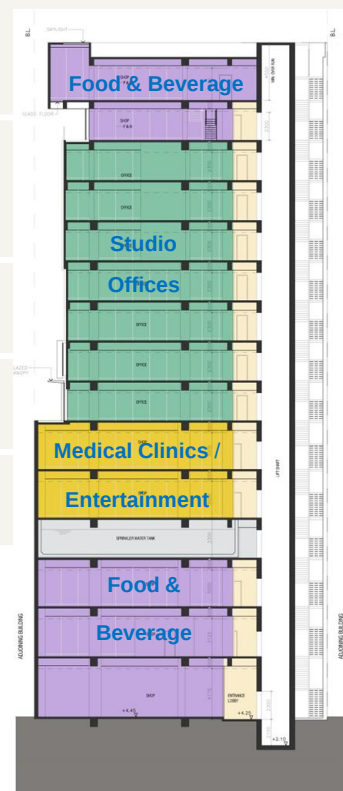
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## PROPERTY INFORMATION

|                         |                                                                                                                                               |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Available Options       | F&B / Shops : G/F - 2/F, 4/F - 5/F & 13/F - 14/F<br>Studio Offices : 6/F - 12/F                                                               |
| Numbers of Floors       | 15 Floors                                                                                                                                     |
| View                    | Panoramic green view & Open city view                                                                                                         |
| Air-Conditioning System | VRV MVAC system, independent control for each floor                                                                                           |
| Electrical Provision    | G/F : 250 Amp TPN,<br>1/F - 2/F, 4/F - 5/F : 300 Amp TPN each<br>13/F - 14/F : 300 Amp TPN each<br>6/F - 12/F each studio office : 63 Amp TPN |
| Town Gas Provision      | Available at G/F, 1/F & 2/F                                                                                                                   |
| Floor to Ceiling Height | G/F : 4675 mm, 1/F & 2/F : 3450 mm each<br>4/F : 3740 mm, 5/F : 3750 mm,<br>13/F : 3150mm & 14/F : 3270 mm<br>6/F - 12/F : 3150 mm each       |
| Floor Loading           | G/F, 1/F - 2/F & 13/F - 14/F : 5 KPa<br>4/F - 5/F : 7.5 KPa<br>6/F - 12/F : 5 KPa                                                             |
| Vertical Transportation | 3 nos. passenger lifts                                                                                                                        |
| Architectural Design    | Woods Bagot                                                                                                                                   |
| Building Management     | CBRE Limited                                                                                                                                  |



Projected Tenant Mix for Reference

# SOMPTUEUX AUSTIN

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## RETAIL SHOPS LEASING PARTICULARS

11 Jan 2022

Subject to Contract and Availability

| Premises    | Area (G)    | Unit Rent | Monthly Rent | Management Fee | Remarks         |
|-------------|-------------|-----------|--------------|----------------|-----------------|
| G/ F Shop   | 3,017 sq ft | HKD 80    | HKD 241,360  | HKD 21,119     |                 |
| 1/ F Whole  | 3,111 sq ft | HKD 50    | HKD 155,550  | HKD 21,777     | Leased          |
| 2/ F Whole  | 3,478 sq ft | HKD 50    | HKD 173,900  | HKD 24,346     |                 |
| 4/ F Whole  | 3,475 sq ft | HKD 45    | HKD 156,375  | HKD 24,325     |                 |
| 5/ F Whole  | 3,475 sq ft | HKD 45    | HKD 156,375  | HKD 24,325     | Leased          |
| 13/ F Whole | 2,932 sq ft | HKD 55    | HKD 161,260  | HKD 20,524     | Leased          |
| 14/ F Whole | 2,895 sq ft | HKD 55    | HKD 159,225  | HKD 20,265     | With Sky Window |

- Rent is exclusive of Management Fee, Government Rates and other outgoings
- Management Fee : HKD 7 per sq ft gross per month
- Agency Fee at 1 – 2 month's stated rent
- Handover Condition on "bare shell" basis with Standard Landlord's Provisions



## CONTACT US

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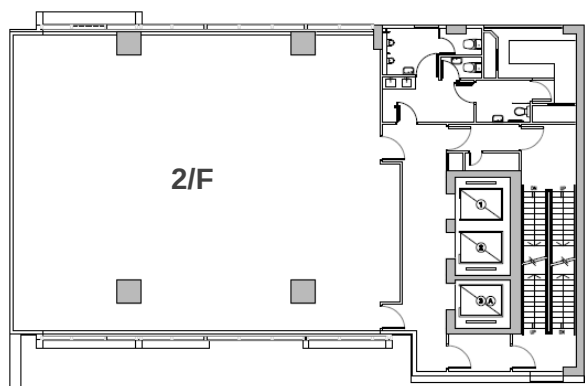
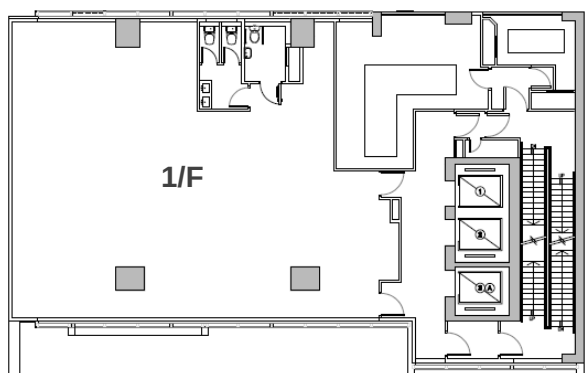
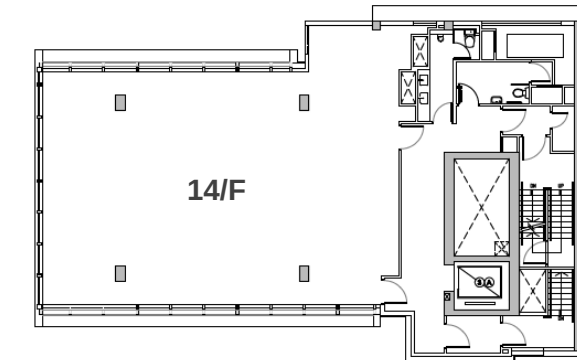
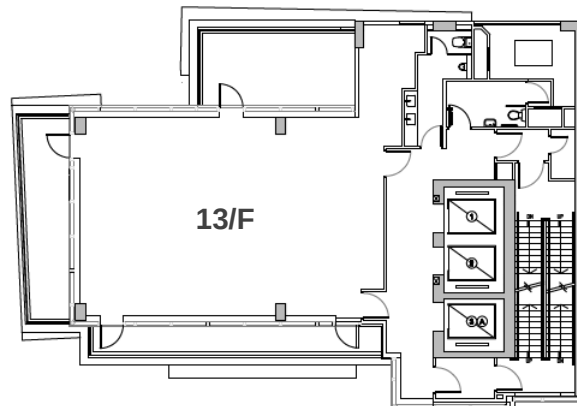
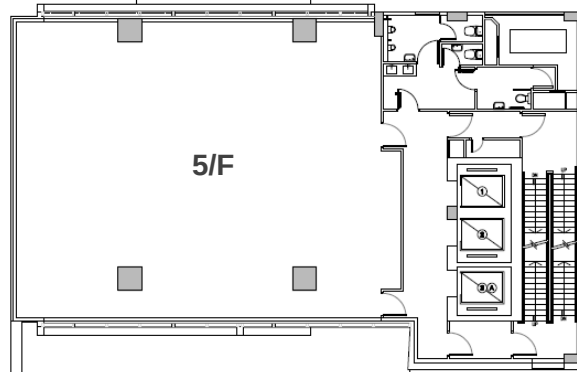
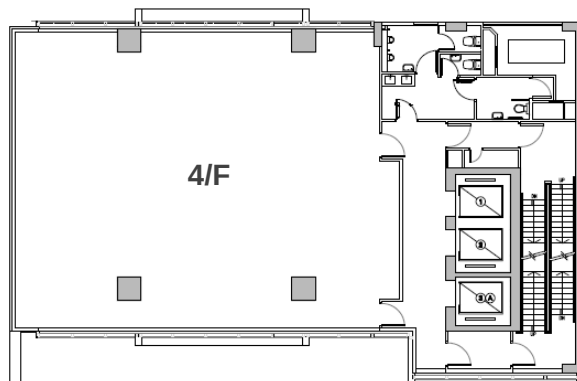
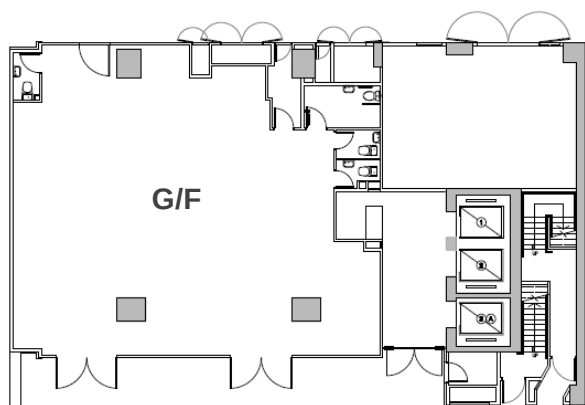
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# SOMPTUEUX AUSTIN

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## RETAIL SHOPS LAYOUT PLANS



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## STUDIO OFFICES LEASING PARTICULARS

11 Jan 2022

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| Level | Unit  | Area (G)    | Unit Rent | Monthly Rent | Management Fee | With Balcony   |
|-------|-------|-------------|-----------|--------------|----------------|----------------|
| 6/ F  | A     | 581 sq ft   | HKD 38    | HKD 22,078   | HKD 2,905      | Leasing Office |
|       | B     | 500 sq ft   | HKD 38    | HKD 19,000   | HKD 2,500      |                |
|       | C & D | 2,245 sq ft | HKD 35    | HKD 78,575   | HKD 11,225     | ✓              |
|       | E     | 785 sq ft   | HKD 38    | HKD 29,830   | HKD 3,925      | ✓              |
| 7/ F  | A     | 552 sq ft   | HKD 38    | HKD 20,976   | HKD 2,905      |                |
|       | B     | 500 sq ft   | HKD 38    | HKD 19,000   | HKD 2,500      |                |
|       | C     | 793 sq ft   | HKD 38    | HKD 30,134   | HKD 3,956      | Leased         |
|       | D     | 528 sq ft   | HKD 38    | HKD 20,064   | HKD 2,640      |                |
|       | E     | 675 sq ft   | HKD 38    | HKD 25,650   | HKD 3,375      | ✓              |
| 8/ F  | A     | 579 sq ft   | HKD 38    | HKD 22,002   | HKD 2,895      | ✓ Leased       |
|       | B     | 620 sq ft   | HKD 38    | HKD 23,560   | HKD 3,100      | ✓              |
|       | C     | 666 sq ft   | HKD 38    | HKD 25,308   | HKD 3,330      |                |
|       | D     | 513 sq ft   | HKD 38    | HKD 19,494   | HKD 2,565      |                |
|       | E     | 557 sq ft   | HKD 38    | HKD 21,166   | HKD 2,785      |                |
| 9/ F  | A     | 552 sq ft   | HKD 38    | HKD 20,967   | HKD 2,760      |                |
|       | B     | 500 sq ft   | HKD 38    | HKD 19,000   | HKD 2,500      |                |
|       | C     | 811 sq ft   | HKD 38    | HKD 30,818   | HKD 4,055      |                |
|       | D     | 544 sq ft   | HKD 38    | HKD 20,672   | HKD 2,720      |                |
|       | E     | 557 sq ft   | HKD 38    | HKD 21,166   | HKD 2,785      |                |
| 10/ F | A     | 552 sq ft   | HKD 38    | HKD 20,967   | HKD 2,760      |                |
|       | B     | 500 sq ft   | HKD 38    | HKD 19,000   | HKD 2,500      | ✓              |
|       | C     | 943 sq ft   | HKD 38    | HKD 35,834   | HKD 4,715      | ✓ Leased       |
|       | D     | 560 sq ft   | HKD 38    | HKD 21,280   | HKD 2,800      | ✓              |
|       | E     | 767 sq ft   | HKD 38    | HKD 29,146   | HKD 3,835      |                |

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| Level | Unit  | Area (G)    | Unit Rent | Monthly Rent | Management Fee | With Balcony |
|-------|-------|-------------|-----------|--------------|----------------|--------------|
| 11/ F | A     | 552 sq ft   | HKD 38    | HKD 20,976   | HKD 2,760      |              |
|       | B     | 437 sq ft   | HKD 38    | HKD 16,606   | HKD 2,185      |              |
|       | C & D | 1,645 sq ft | HKD 35    | HKD 57,575   | HKD 8,225      | ✓            |
|       | E     | 767 sq ft   | HKD 38    | HKD 29,146   | HKD 3,835      |              |
| 12/ F | A     | 552 sq ft   | HKD 38    | HKD 20,976   | HKD 2,760      |              |
|       | B     | 437 sq ft   | HKD 38    | HKD 16,606   | HKD 2,185      |              |
|       | C     | 508 sq ft   | HKD 38    | HKD 19,304   | HKD 2,540      |              |
|       | D     | 614 sq ft   | HKD 38    | HKD 23,332   | HKD 3,070      | Leased       |
|       | E     | 767 sq ft   | HKD 38    | HKD 29,146   | HKD 3,835      |              |

- Rent is exclusive of Management Fee, Government Rates and other outgoings
- Management Fee : HKD 5 per sq ft gross per month
- Agency Fee at 1 – 2 month's stated rent
- Handover Condition on "as-is" basis with lighting panels, carpets and wet pantry cabinets



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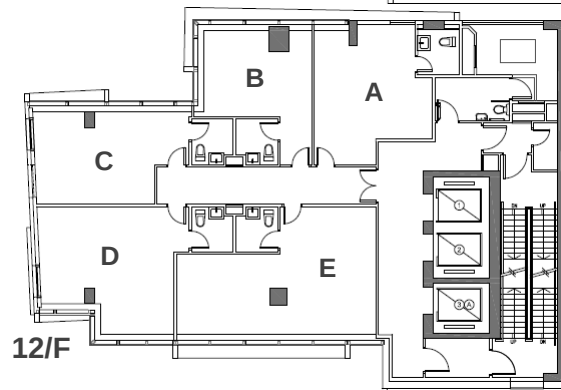
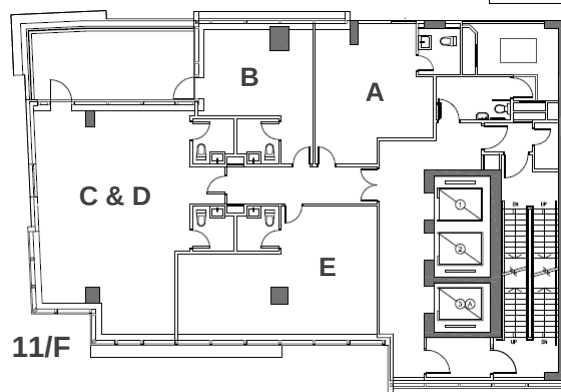
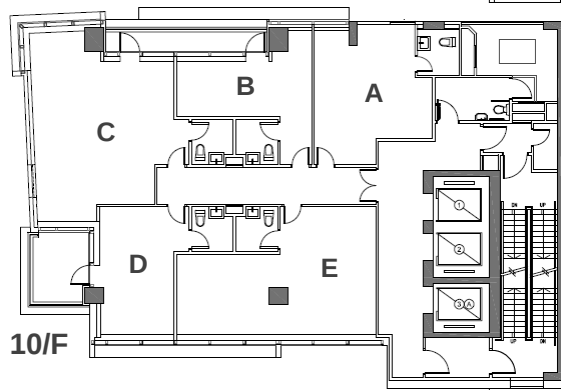
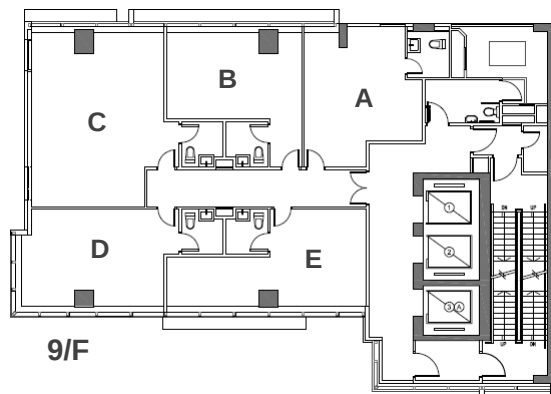
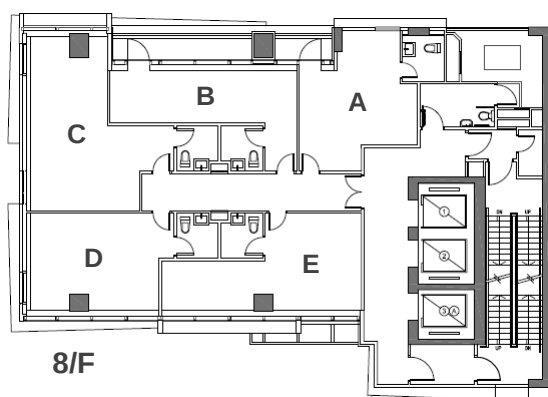
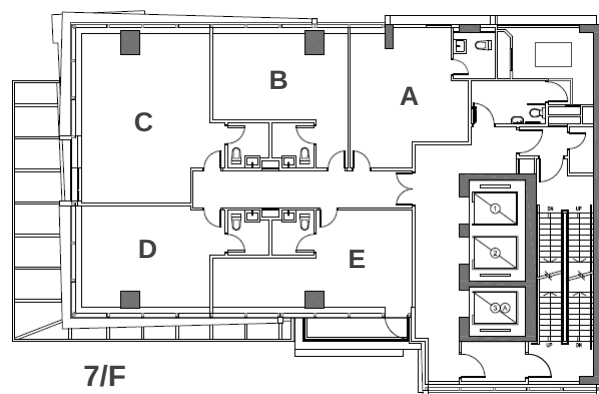
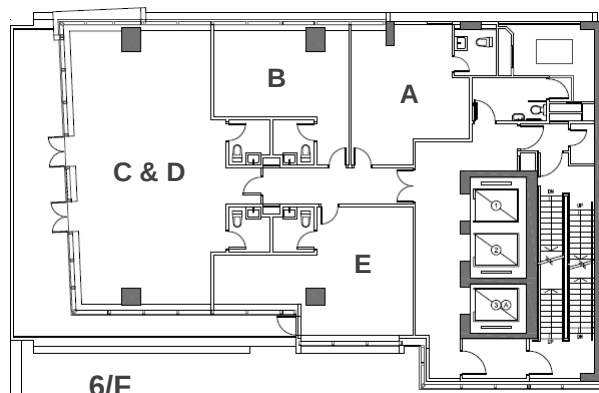
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## STUDIO OFFICES LAYOUT PLANS



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招租

# SOMPTUEUX AUSTIN

尖沙咀柯士甸路8號

一切以最終合約為準



## 全新商業匯聚 嶄新獨立辦公室

- 7層餐飲 / 商舖，建築面積由 2,895 至 3,478 呎
- 7層獨立辦公室，建築面積由 437 至 2,245 呎
- 2021 年第2季竣工
- 翠綠景緻，飽覽理大及木球會
- 步行9分鐘到達尖沙咀港鐵站
- 步行7分鐘到達佐敦港鐵站
- 所有單位均設有獨立衛生間
- 特式單位附設平台



13樓實際景觀

[www.somptueuxaustin.com](http://www.somptueuxaustin.com)

CBRE

# SOMPTUEUX AUSTIN

尖沙咀柯士甸路8號



物業位置



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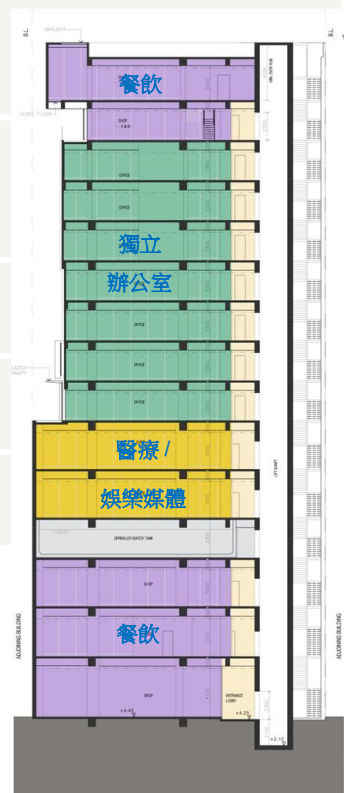
尖沙咀柯士甸路8號



物業資料

|        |                                                                                                               |
|--------|---------------------------------------------------------------------------------------------------------------|
| 可供出租單位 | 餐飲 / 商舖：地舖 - 二樓，四樓 - 五樓 及 十三樓 - 十四樓<br>獨立辦公室：六樓 - 十二樓                                                         |
| 大廈層數   | 15 層                                                                                                          |
| 景觀     | 翠綠景緻及開揚城市景觀                                                                                                   |
| 冷氣系統   | 中央分體式冷氣系統 分層獨立調控                                                                                              |
| 電力供應   | 地舖：250 Amp TPN,<br>一樓 - 二樓，四樓 - 五樓：各 300 Amp TPN<br>十三樓 - 十四樓：各 300 Amp TPN<br>六樓 - 十二樓 各獨立辦公室：63 Amp TPN     |
| 煤氣供應   | 只於 地舖、一樓 及 二樓 提供                                                                                              |
| 樓底高度   | 地舖：4675 mm, 一樓 - 二樓：各 3450 mm<br>四樓：3740 mm, 五樓：3750 mm,<br>十三樓：3150mm 及 十四樓：3270 mm<br>六樓 - 十二樓：3150 mm each |
| 負重荷載   | 地舖，一樓 及 二樓：5 KPa<br>四樓 - 五樓：7.5 KPa<br>六樓 - 十四樓：5 KPa                                                         |
| 電梯     | 3部載客電梯                                                                                                        |
| 建築設計   | 伍茲貝格                                                                                                          |
| 物業管理   | 世邦魏理仕                                                                                                         |

參考租戶組合



# SOMPTUEUX AUSTIN

尖沙咀柯士甸路8號



商舖租務資料

11-1-2022

一切以最終合約為準

| 單位     | 建築面積        | 呎租     | 月租          | 管理費        | 備註     |
|--------|-------------|--------|-------------|------------|--------|
| 地舖     | 3,017 sq ft | HKD 80 | HKD 241,360 | HKD 21,119 |        |
| 一樓 全層  | 3,111 sq ft | HKD 50 | HKD 155,550 | HKD 21,777 | 已租     |
| 二樓 全層  | 3,478 sq ft | HKD 50 | HKD 173,900 | HKD 24,346 |        |
| 四樓 全層  | 3,475 sq ft | HKD 45 | HKD 156,375 | HKD 24,325 |        |
| 五樓 全層  | 3,475 sq ft | HKD 45 | HKD 156,375 | HKD 24,325 | 已租     |
| 十三樓 全層 | 2,932 sq ft | HKD 55 | HKD 161,260 | HKD 20,524 | 已租     |
| 十四樓 全層 | 2,895 sq ft | HKD 55 | HKD 159,225 | HKD 20,265 | 附設玻璃天幕 |

- 租金不包括管理費、差餉及其他費用
- 管理費：每月每平方呎 HKD 7
- 代理佣金 1 – 2 個月租
- 單位按業主標準狀況出租



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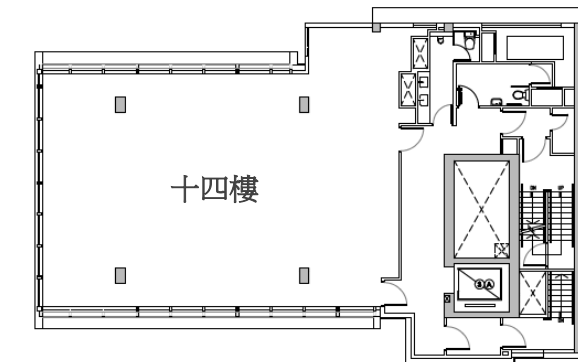
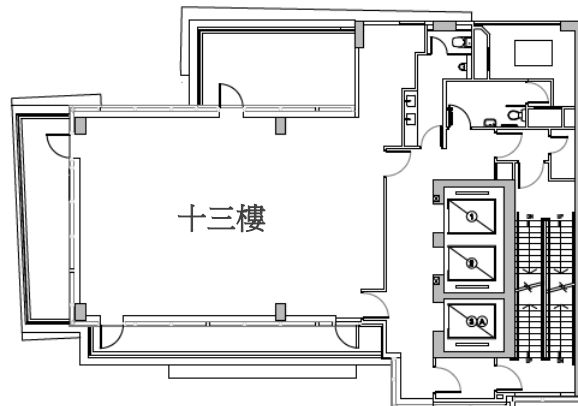
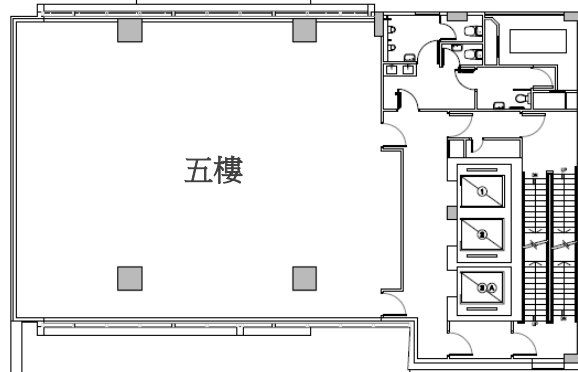
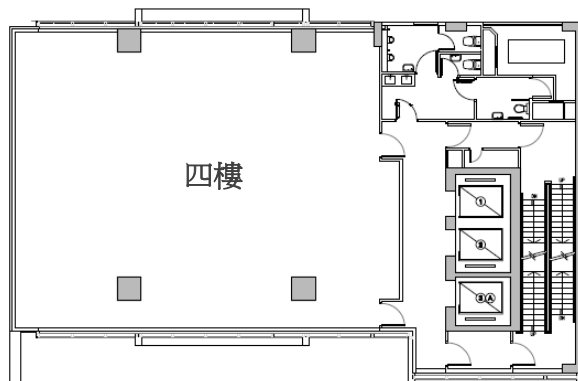
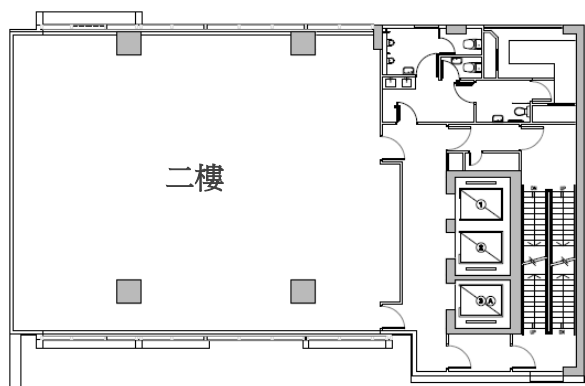
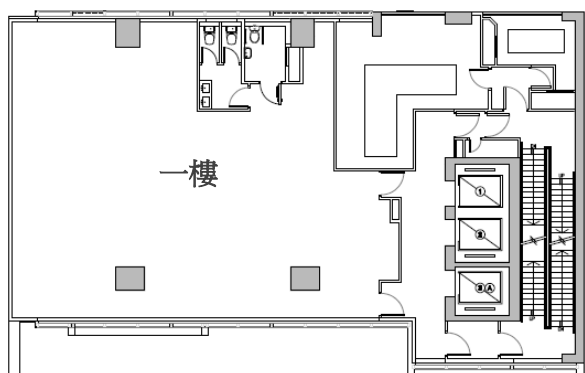
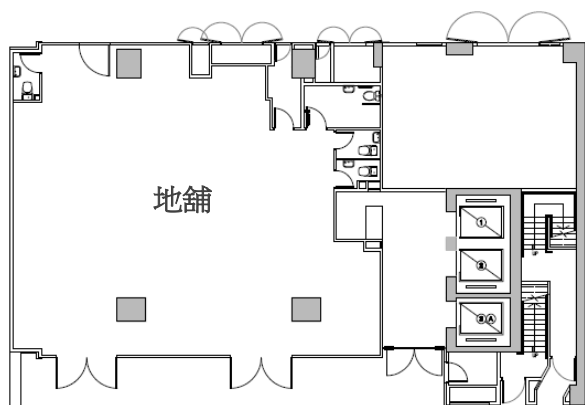
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# SOMPTUEUX AUSTIN

尖沙咀柯士甸路8號



商舖平面圖



平面圖只供參考

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Licence No. C-004065

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# SOMPTUEUX AUSTIN

尖沙咀柯士甸路8號



辦公室租務資料

11-1-2022

一切以最終合約為準

| 樓層 | 單位    | 建築面積        | 呎租     | 月租         | 管理費        | 附設平台 |
|----|-------|-------------|--------|------------|------------|------|
| 六樓 | A     | 581 sq ft   | HKD 38 | HKD 22,078 | HKD 2,905  | 租務處  |
|    | B     | 500 sq ft   | HKD 38 | HKD 19,000 | HKD 2,500  |      |
|    | C & D | 2,245 sq ft | HKD 35 | HKD 78,575 | HKD 11,225 | ✓    |
|    | E     | 785 sq ft   | HKD 38 | HKD 29,830 | HKD 3,925  | ✓    |
| 七樓 | A     | 552 sq ft   | HKD 38 | HKD 20,976 | HKD 2,905  |      |
|    | B     | 500 sq ft   | HKD 38 | HKD 19,000 | HKD 2,500  |      |
|    | C     | 793 sq ft   | HKD 38 | HKD 30,134 | HKD 3,956  | 已租   |
|    | D     | 528 sq ft   | HKD 38 | HKD 20,064 | HKD 2,640  |      |
|    | E     | 675 sq ft   | HKD 38 | HKD 25,650 | HKD 3,375  | ✓    |
| 八樓 | A     | 579 sq ft   | HKD 38 | HKD 22,002 | HKD 2,895  | ✓ 已租 |
|    | B     | 620 sq ft   | HKD 38 | HKD 23,560 | HKD 3,100  | ✓    |
|    | C     | 666 sq ft   | HKD 38 | HKD 25,308 | HKD 3,330  |      |
|    | D     | 513 sq ft   | HKD 38 | HKD 19,494 | HKD 2,565  |      |
|    | E     | 557 sq ft   | HKD 38 | HKD 21,166 | HKD 2,785  |      |
| 九樓 | A     | 552 sq ft   | HKD 38 | HKD 20,967 | HKD 2,760  |      |
|    | B     | 500 sq ft   | HKD 38 | HKD 19,000 | HKD 2,500  |      |
|    | C     | 811 sq ft   | HKD 38 | HKD 30,818 | HKD 4,055  |      |
|    | D     | 544 sq ft   | HKD 38 | HKD 20,672 | HKD 2,720  |      |
|    | E     | 557 sq ft   | HKD 38 | HKD 21,166 | HKD 2,785  |      |
| 十樓 | A     | 552 sq ft   | HKD 38 | HKD 20,967 | HKD 2,760  |      |
|    | B     | 500 sq ft   | HKD 38 | HKD 19,000 | HKD 2,500  | ✓    |
|    | C     | 943 sq ft   | HKD 38 | HKD 35,834 | HKD 4,715  | ✓ 已租 |
|    | D     | 560 sq ft   | HKD 38 | HKD 21,280 | HKD 2,800  | ✓    |
|    | E     | 767 sq ft   | HKD 38 | HKD 29,146 | HKD 3,835  |      |

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# SOMPTUEUX AUSTIN

尖沙咀柯士甸路8號



辦公室租務資料

11-1-2022

一切以最終合約為準

| 樓層  | 單位    | 建築面積        | 呎租     | 月租         | 管理費       | 附設平台 |
|-----|-------|-------------|--------|------------|-----------|------|
| 十一樓 | A     | 552 sq ft   | HKD 38 | HKD 20,976 | HKD 2,760 |      |
|     | B     | 437 sq ft   | HKD 38 | HKD 16,606 | HKD 2,185 |      |
|     | C & D | 1,645 sq ft | HKD 35 | HKD 57,575 | HKD 8,225 | ✓    |
|     | E     | 767 sq ft   | HKD 38 | HKD 29,146 | HKD 3,835 | ✓    |
| 十二樓 | A     | 552 sq ft   | HKD 38 | HKD 20,976 | HKD 2,760 |      |
|     | B     | 437 sq ft   | HKD 38 | HKD 16,606 | HKD 2,185 |      |
|     | C     | 508 sq ft   | HKD 38 | HKD 19,304 | HKD 2,540 |      |
|     | D     | 614 sq ft   | HKD 38 | HKD 23,332 | HKD 3,070 | 已租   |
|     | E     | 767 sq ft   | HKD 38 | HKD 29,146 | HKD 3,835 |      |

- 租金不包括管理費、差餉及其他費用
- 管理費：每月每平方尺 HKD 5
- 代理佣金 1 – 2 個月租
- 單位按業主標準狀況出租，附設燈盤、地氈及帶來去水茶水櫃



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info@somptueuxaustin.com

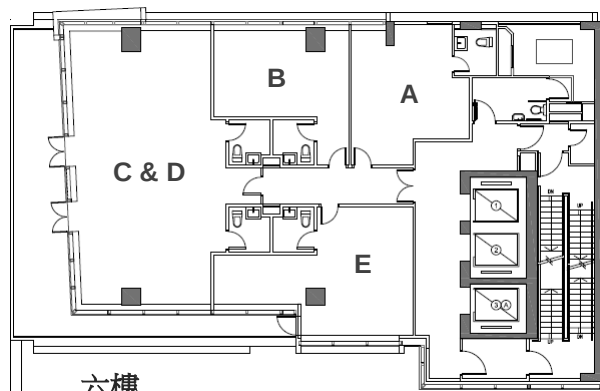
CBRE

# SOMPTUEUX AUSTIN

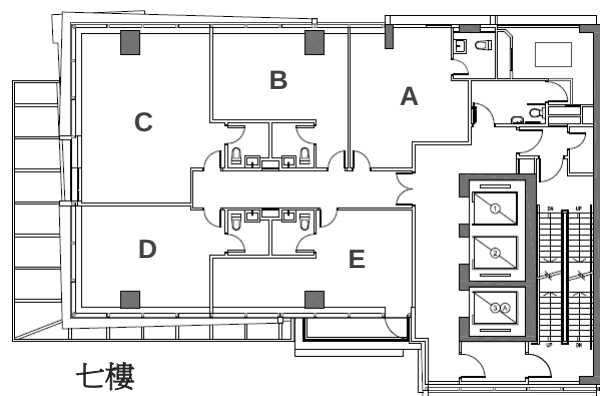
尖沙咀柯士甸路8號



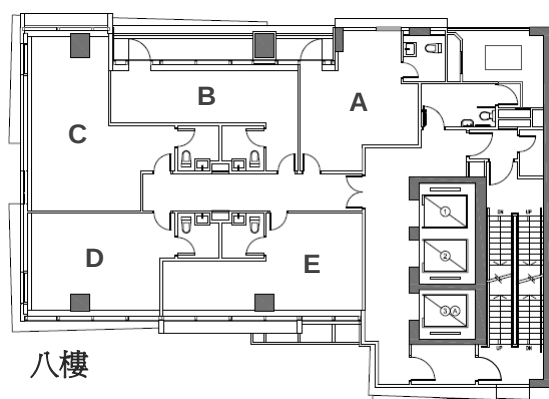
辦公室平面圖



六樓

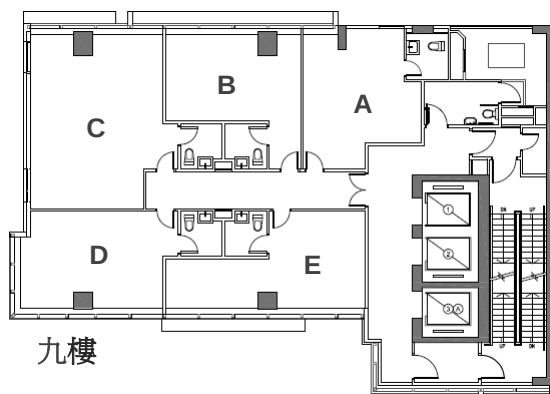


七樓

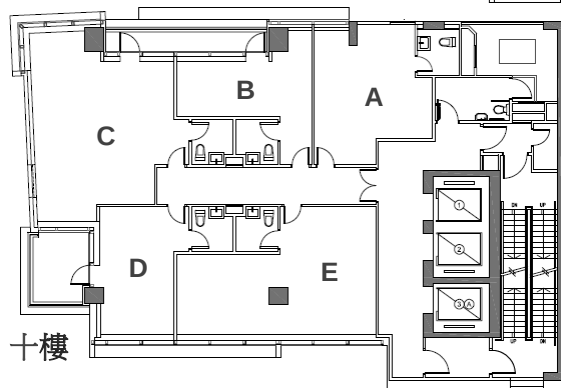


八樓

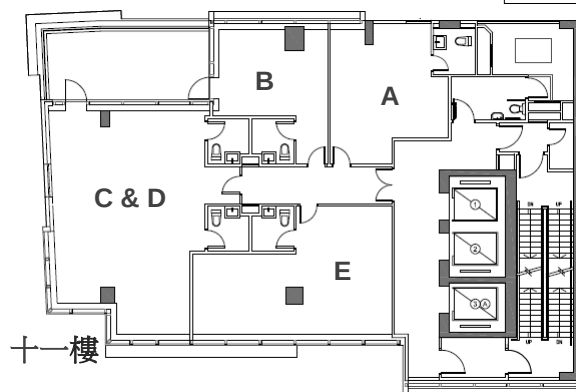
平面圖只供參考



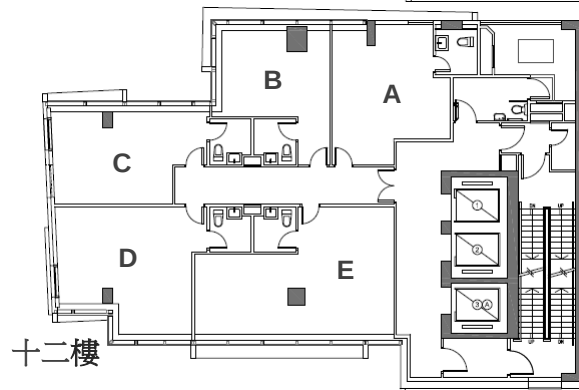
九樓



十樓



十一樓



十二樓

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