

# 140 Wireless

## Specification

### Overview

140 Wireless is a 22-storey office building developed by Kian Gwan Thailand. The design of the building is a notable example of functionalist architecture and a well-considered modern day workplace.

Situated on the previous site of Shell House, the building forms part of Kian Gwan's office complex. Thai Obayashi, Thailand's leading contractor, together with a list of international and local consultants were appointed to carry out construction works which began in January 2020. Expected completion is targeted by third quarter of 2021.

### Tenantable Space

There are 20 tenantable floors with approximately 24,000 sq.m of lettable area. Typical floor area is between 1,300 to 1,600 sq.m.

### Floor to Ceiling Height

The finished floor to ceiling height is:

3rd-13th floor – 3 meters

14th floor – 5 meters

15th-22nd floor – 3 meters

### Energy Saving Features

The building's exterior is clad with an energy efficient façade (triple layer IGU insulated glass) to reflect heat and minimize the use of air-conditioning. Incorporated into the façade on every level are vertical fins that not only serve as shields against Thailand's high sun angle but also form part of the building's visual aesthetics.

### Lifts

The building is kitted out with six 21-person (1600kg) high speed passenger lifts to serve all floors. The vertical speed is 3.5 meters per second and the average peak waiting time is 26 seconds.

### Air Conditioning

The building is cooled by the Carrier centralized oil-free air conditioning system with an air volume system using U-VC germicidal technology to help eliminate bacteria and to control indoor air quality. The office areas have been designed to average operative conditions of 25 degree Celsius.

### Acoustically Designed Spaces

To ensure the building is a comfortable work space, ceilings have been insulated on every floor. All windows are triple glazed IGU insulated glass to block out street noises.

### Entrance

The main entrance is located at Wireless Road.

### Reception

The reception area is situated on the first floor (ground level). A curved staircase serves as the focal point and sculptural component in the reception area - physically bridging the basement, first floor and second floor together.

## Art & Culture Space

The first and second floor of the building features an art and culture space which includes the Met-Store, a bookstore, a piano museum and an art space dedicated to showcasing the works of established and emerging local and international artists.

A concert grand Steinway Spirio – a high resolution piano player capable of live performance capture and playback – located at the reception will bring an added dimension of sound to the visitor experience.

With over 110 instruments, the piano museum is the first of its kind in Thailand and one of the largest collections in the world. The Royal Bangkok Symphony Orchestra whose music school is conveniently located in the adjacent building has been tasked to curate regular exhibitions.

Meanwhile on the second floor, a book specialist was engaged to fill the second floor with a vast selection of books, exactly 2 kilometers long, from the renowned independent bookstore in New York, The Strand Bookstore.

## Parking

Located on the adjoining building, there are over 850 parking bays available for rental. A covered footbridge connects the parking facility to the main building (140 Wireless).

## Security

The building's security system is state of the art which allows 24/7 access with the use of a single key card for both parking and building access. Other security features include 24 hour IP camera monitoring, 24 hour security service and turnstile access control and visitor/ destination control system.

## Toilet & Shower Provision

Male, female and disabled WC are provided on every floor of the building. Shower facilities are also available on each level.

## Lighting

The building's lighting system is 100% T5 LED and has been designed to contribute to energy saving and visual comfort to occupants.

## Fire Protection

Smoke detectors, heat detectors, sprinkler system and a pressured stairwell system forms part of the buildings fire protection program.

# 140 Wireless

## General information

<i>Status</i>	Under construction
<i>Type</i>	Office building
<i>Architectural style</i>	Functionalism
<i>Location</i>	140 Wireless road, Bangkok, Thailand
<i>Construction started</i>	January 2020
<i>Expected completion</i>	October 2021
<i>Official launch</i>	2022
<i>Floor count</i>	24
<i>Floor areas</i>	24,390sqm
<i>Architects</i>	Plan Architect Thailand, Herzog & de Meuron
<i>Developer</i>	Kian Gwan Thailand Co. Ltd
<i>Structural engineer</i>	MITR Technical Consultant
<i>Main contractor</i>	Thai Obayashi Corporation
<i>Interior design</i>	Define Studio

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