



A New Vision





The Breeze

Bio Medical Campus  
at Digital Hub

My Republic  
Plaza

Green Office  
Park 9

Sinar Mas Land  
Plaza

Traveloka  
Campus

BSD Utama  
Toll Gate

AEON Mall  
BSD City

Unilever  
Indonesia  
Headquarter

Mandiri  
Tower  
(Under Development)

**NY** NAVAPARK  
BUSINESS SUITES

WTC BSD

OCBC Space  
Building

Astra  
Ria Center

BCA  
Tower

QIIG

NavaPark

Grand Boulevard BSD City

# The Winning Location

The one and only NewPark Business Series has just been announced at the most sought-after location in the CBD. With unrivaled views, first-class facilities, and amenities, it's the perfect match for your business. Inquire now or reserve the lot!



Located at CBD area,  
Green Office Park, Digital Hub,  
and multinational companies



Green Office Park



His Medical Campus of Digital Hub



- NY NEWARK BUSINESS DISTRICT
- NovaPark
- Jakarta Toll Road
- The Breeze
- Unilever Indonesia Headquarter
- Traveloka Campus
- Sinar Mas Land Plaza
- Green Office Park 9
- My Republic Plaza
- Serbagaya Toll Road
- Bio Medical Campus at Digital Hub
- IGI/ISD AION Mall

## Visibility From Any Directions

NY Business Sites is ideally situated in the 6,000-acre BSD City, a redeveloped site with 100-100+ entrances and multiple toll road access points. As part of an international economic attraction, multinational companies and offers vibrant lifestyle amenities, including retail, entertainment, and business's largest event venue, IGT BSD. Serving a population of 400,000 and a customer of 1.5 million within 30 minutes, BSD City stands as a premier business destination.



## A Grand-scale Workspace

Step into a grand-scale workspace designed for limitless potential and optimal productivity. Expansive, open, and thoughtfully crafted, the environment combines business elegance and functionality, providing ample room for collaborative thinking, creative problem-solving, and more. Encouraging a striking double-height ceiling on the first and second floors, the space feels both majestic and inviting, fostering an atmosphere that encourages growth and collaboration.



A Reflection  
of Your Success



# First Class Business Suites

The ultimate in luxury and efficiency within Tampa's most prestigious developments. Featuring high-end finished offices, a private drop-off area, and a sleek Level-5 glass facade, every detail is crafted to inspire success. With ample parking and 24-hour access, our business suite apartments are a space that makes sense.





#### Low-e glass & solar panel

Low-E Glass (Low Emissivity) Glass allows natural light to enter while blocking infrared and UV rays, keeping interiors cool and protected without sacrificing brightness. Meanwhile, Solar Panels harvest clean energy from sunlight, reducing dependency on traditional power sources.



#### Sheltered pathways

NY Business District features sheltered pathways that seamlessly connect with transit, offering protection from both heat and rain. These uninterrupted corridors add convenience as you move throughout the space, regardless of the weather.



#### Two levels of parking spaces

Designed for efficiency and comfort, our ample parking facilities accommodate all visitors, guaranteeing accessibility to every shop. Moreover, we have designed parking to be convenient, ensuring a smooth and organized experience for everyone.



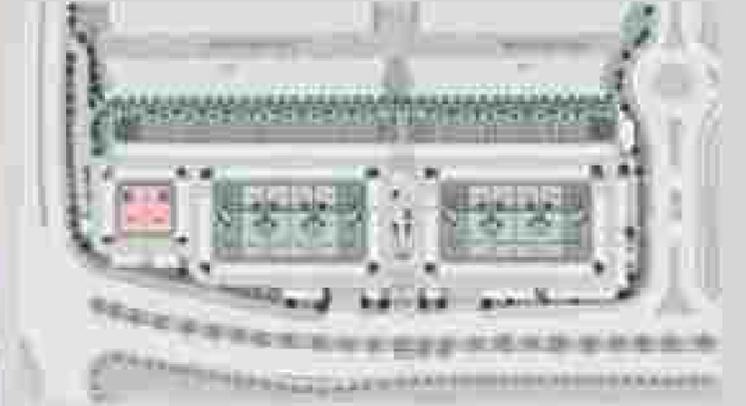
#### Great visibility for product showcase and branding

The first and second floors of our building feature glass facades, enhancing visibility and providing a distinguished platform for product display and brand exposure. Capture customers' attention and elevate your brand across multiple levels.

Perfect Match  
For Your Business



# Type A



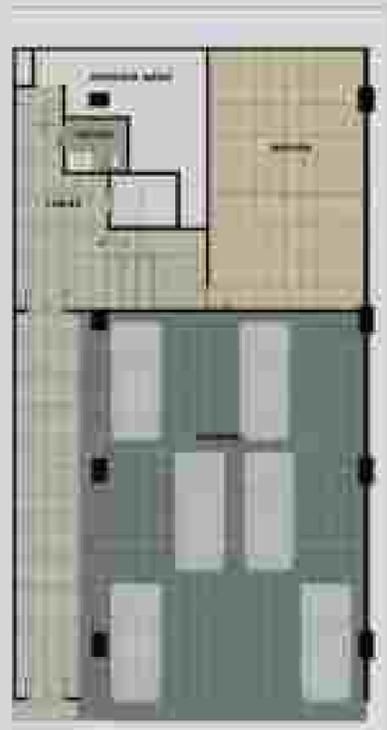
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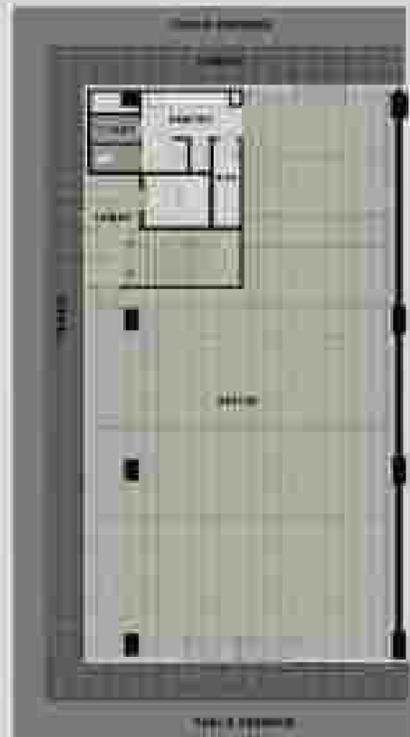
Section

# Type A

## Limited Grand Office for Big Scale Businesses



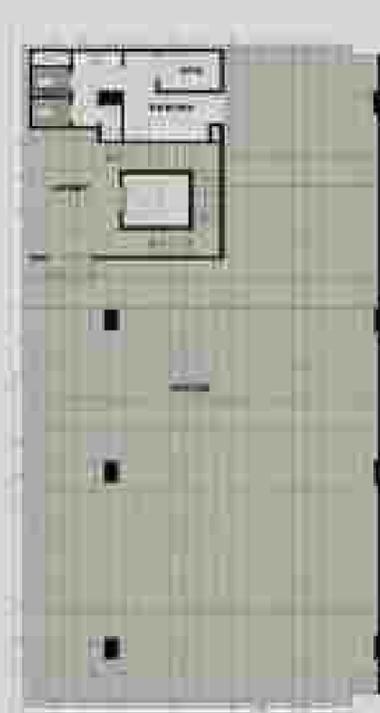
BASEMENT



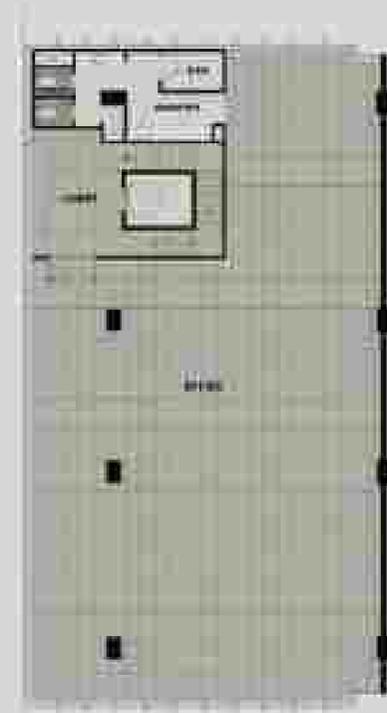
00P



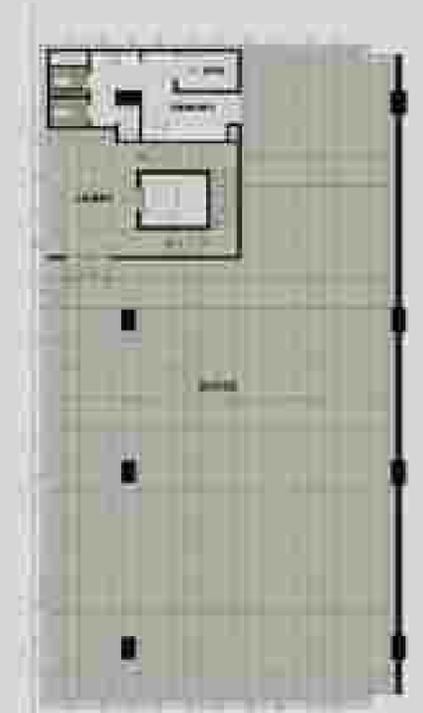
01P



02P



03P



04P

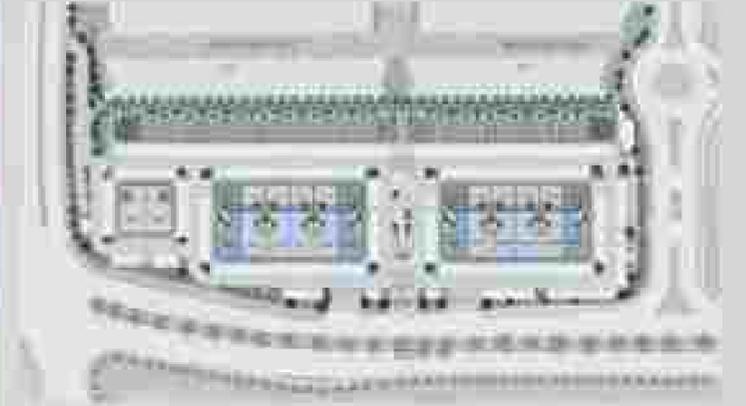
**Number of Floors**  
5 Floors + Basement

**Land Area**  
14 X 20 (or 284 sqm)

**Building Area**  
2,130 sqm

**Total Units**  
2

# Type B



Floor plan



Section

# Type B

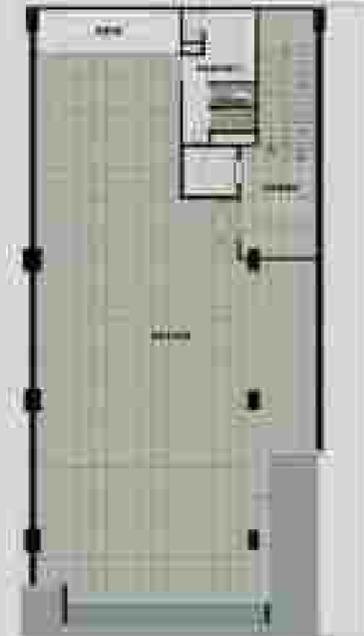
## Dual-Facing Excellent Visibility



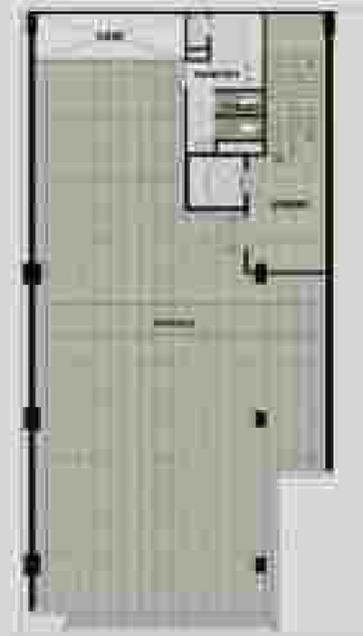
BASIMENT



0F



1F



2F



3F

**Number of Floors**  
4 Floors + Basement

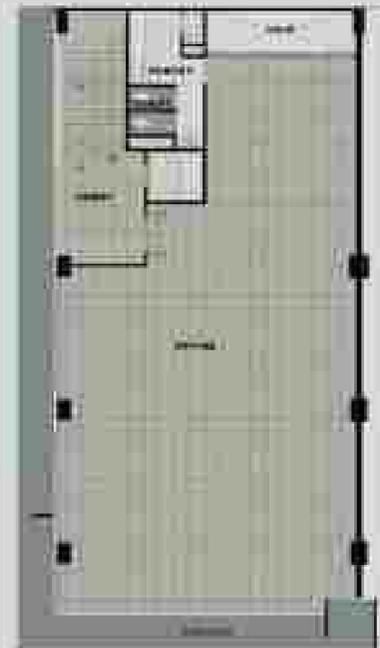
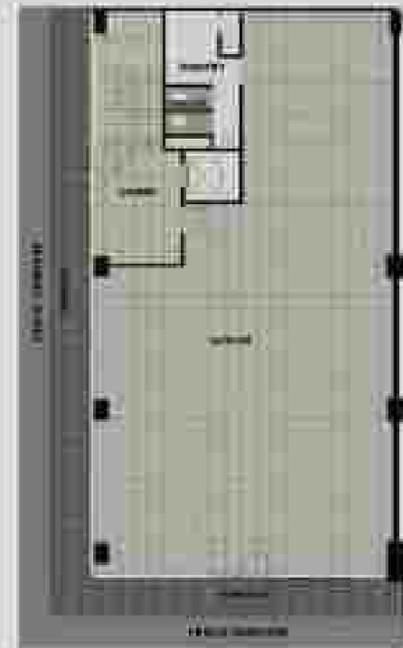
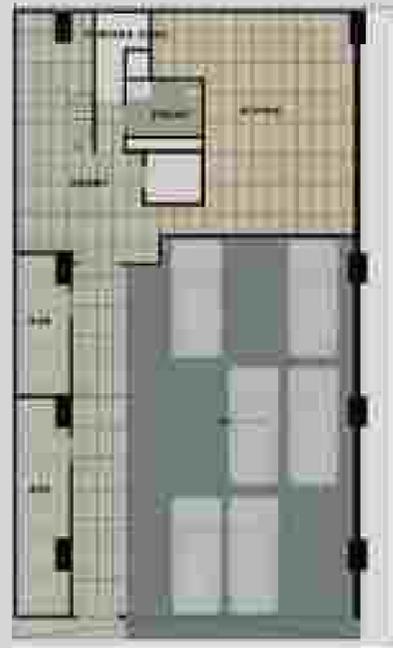
**Land Area**  
1.13 N-24 ac (276 sqft)

**Building Area**  
1,336 sqm

**Total Units**  
0

# Type B Corner

The Cornerstone  
of Visibility



BASIMENT

0th

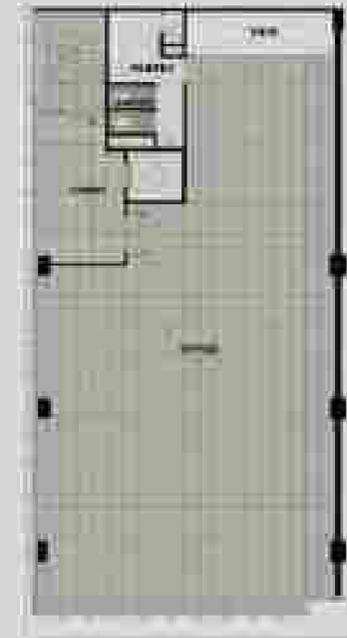
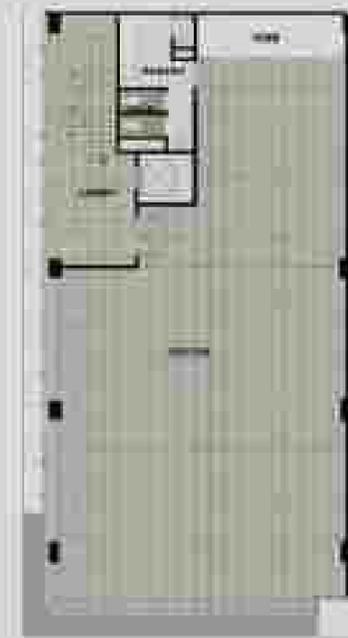
1st

**Number of Floors**  
4 Floors + Basement

**Land Area**  
11.3 X 24.60 (278 sqm)

**Building Area**  
1,307 sqm

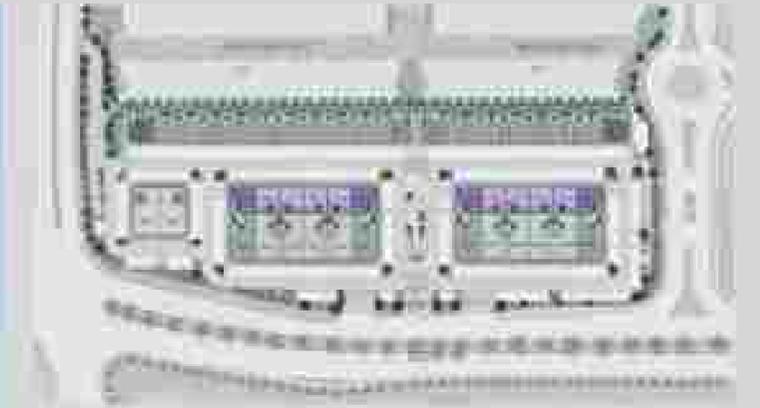
**Total Units**  
4



2nd

3rd

# Type C



Streptan



Section

# Type C

The Core of Business,  
Ready for Any Venture



BASEMENT



0F



1F



2F



3F

**Number of Floors**  
4 Floors + Basement

**Land Area**  
1.2 X 10.66 (127,990)

**Building Area**  
327,990

**Total Units**  
0

# Type C Corner

The Edge of  
Your Business



BASEMENT



0GP



1F



2F



3F

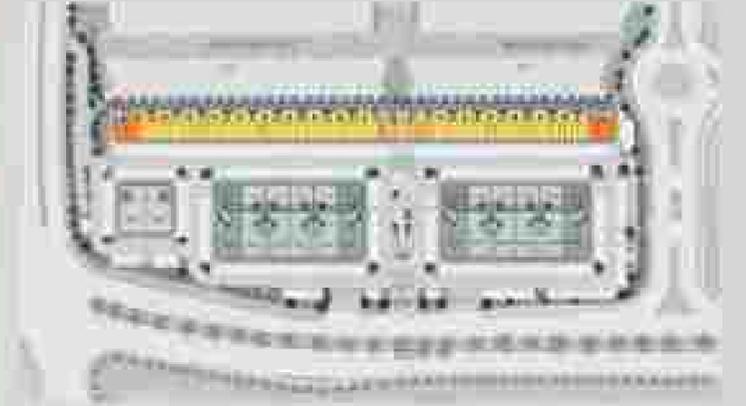
**Number of Floors**  
4 Floors + Basement

**Land Area**  
11.3 X 10.6 (119 sqft)

**Building Area**  
457 sqft

**Total Units**  
4

# Type D



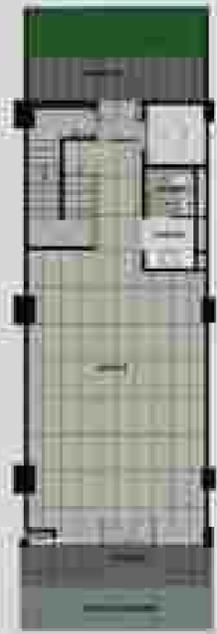
Section



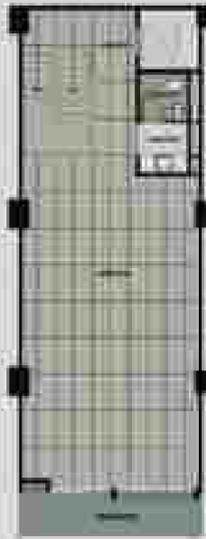
Section

# Type D

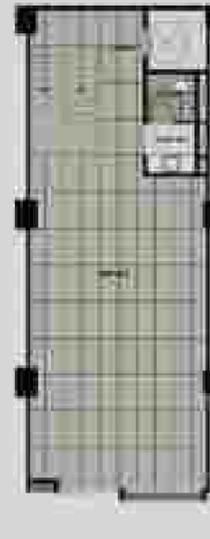
Beyond the Ordinary  
Made for Elegant  
Simplicity



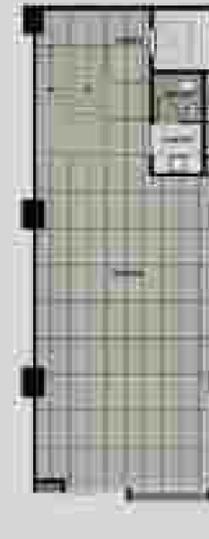
G1



1F



2F



5F

**Number of Floors**  
4 Floors

**Land Area**  
6X100 (111'-10" High)

**Building Area**  
412,000

**Total Units**  
12

# Type D Center

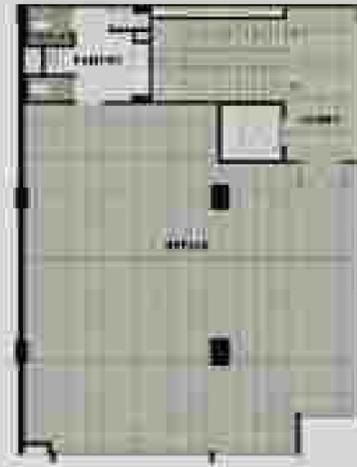
Secluded Location  
Ideal for Understated  
Luxury Businesses



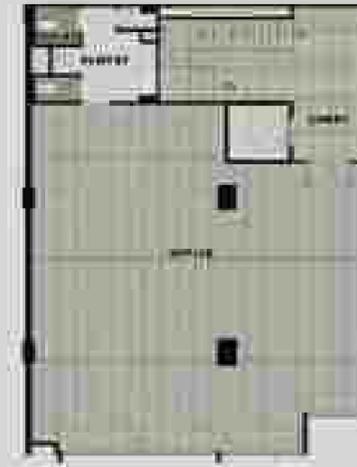
G1



1F



2F



5F

**Number of Floors**  
4 Floors

**Land Area**  
12.5' x 19.66' (247' sqft)

**Building Area**  
777' sqft

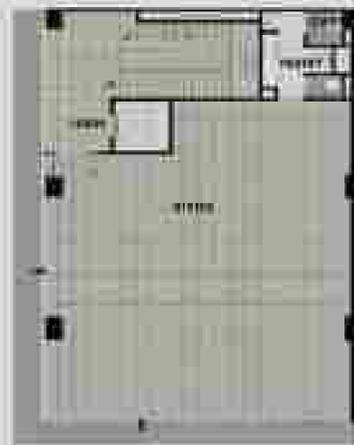
**Total Units**  
2

# Type D Corner

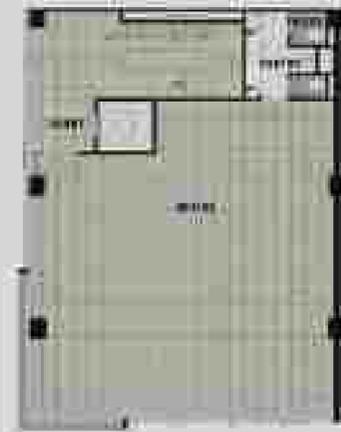
The Edge of Elegance,  
the Heart of Luxury



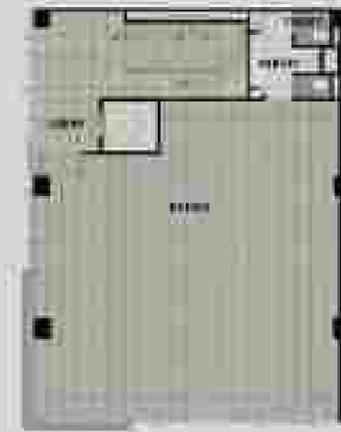
G1



1F



2F



5F

**Number of Floors**  
4 Floors

**Land Area**  
125,10 sq (201 - 237 sqm)

**Building Area**  
744,313 sqm

**Total Units**  
2

Part of Global Ecosystems



# Vibrant Community

ESD City is home to a vibrant population of 420,000 residents and daily visitors who live, work, study and enjoy leisure activities within the area, attracting a multi-sectored class demographic. The area also draws from a surrounding population of 1.1 million, making it a highly connected and thriving urban hub.



# Networking Opportunity



NY Business Journal hosts two world-class events that attract global audiences and industry leaders. These events offer unmatched networking opportunities, elevate the area's prestige, and drive traffic to stimulating businesses, creating a dynamic environment where innovation and growth thrive.

Let's Grow Together





NewPark is a landmark Collaboration Between Wongsong Land and SinarMas Land. Where the expertise of Asia's premier property developers merge Indonesia's largest and most diverse land bank, creating an extraordinary residential masterpiece in BSD City.



# Siteplan

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE B CORNER
- TYPE C CORNER
- TYPE D CORNER
- TYPE D CENTER



## Basement

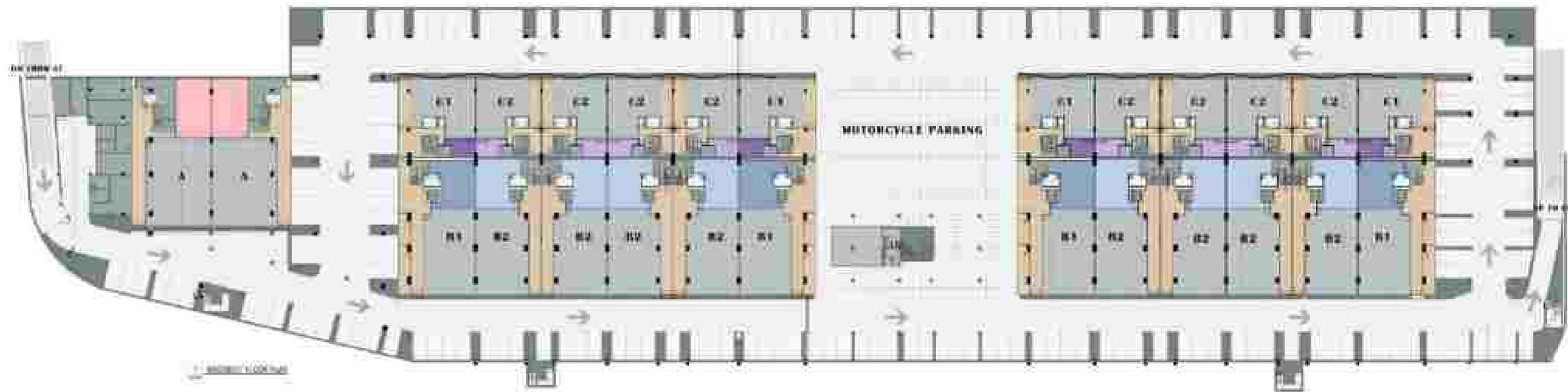
TYPE A

TYPE B

TYPE C

TYPE B CORNER

TYPE C CORNER



## LOCATION



## SPECIFICATIONS

**Foundation**

- Concrete Slab

**Roof Structure**

- Structural Concrete

**Exterior Wall Finishes**

- Stone & Glass
- Aluminum Cladding (Lift Panels)

**Ceiling**

- Typical & Custom Panel & grid finish

**Roof**

- Composite Reinforced Concrete Deck Joist System
- Green roof deck

**Main Floor**

- Concrete support slab

**Finish**

- Tile & Glass
- ACF & Acoustic

**Floor Finishes****G2 Main Area & Lift Lobby**

- Level Finish 1.5m x 1.5m/20' type

**Typical Floor Office & Lift Lobby**

- Manufacture 1.5m x 1.5m/20' type

**Basement Floor Finishes**

- Wallpaper - Non-Wallpapered III
- Concrete Area - Non-Wallpapered IVa
- Oil Coating - Waterproofing III
- Office - Manufacture III

**G2 Walkway**

- Non-Wallpapered III

**G2 Parking Area & Circulation**

- Acrylic anti-slip & slip-off film

**Basement Circulation & Common**

**Parking Area**

- Acrylic anti-slip floor finish

**Utility**

- High Voltage Transformer III
- Power Station - Non-Wallpapered IVa
- Sanitary
- Rubber Coated Liner Type A & B
- Non-Wallpapered Type C & D

**Lift**

- Type A - Capacity 600 kg/1300 lbs
- Type B - Capacity 800 kg/1750 lbs
- Type C & D - Capacity 600 kg/1300 lbs

**Classroom**

- 2200 MM Type A
- 2200 MM Type B
- 1100 MM Type C & D

**M&P Provision**

- Structure & exterior lighting
- Roof tank & storage pump
- Ground loop per floor for each building assembly
- Exhaust water supply tank pump (H.P. connection)
- Service area with AC power supply to power connection (2000W/240V/3Phase/4Wires/50Hz)
- Water Pump (Pressure Transducer)
- Type C & D - Water supply (2000W)
- Type C & D - Water supply (2700W)
- Individual DMV - Transfer pump

## NOVAPARK MARKETING GALLERY

Jl. Grand Boulevard BSD City  
Tangerang Selatan  
Indonesia

## CONTACT

[REDACTED]

## DEVELOPED BY



[REDACTED]