

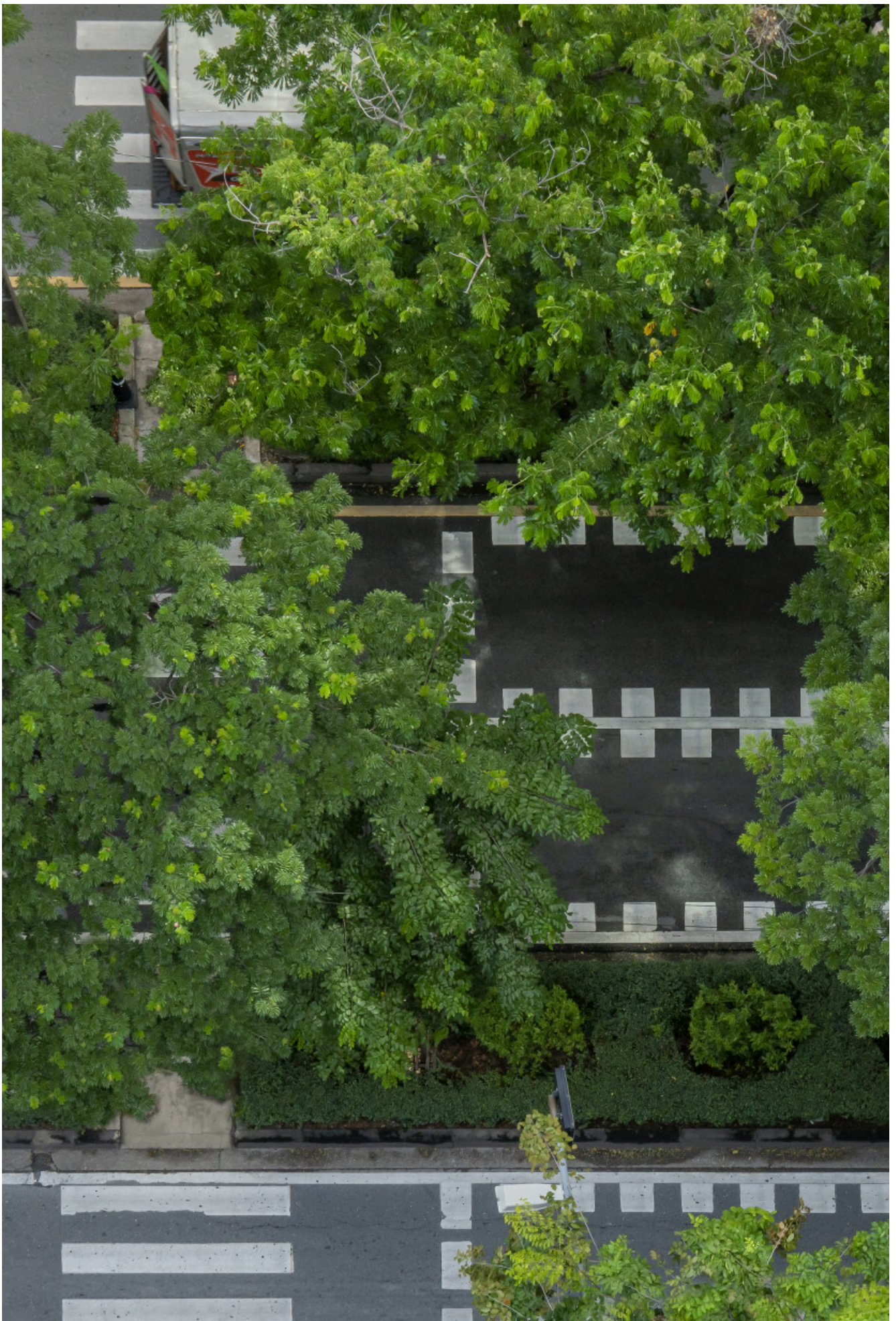


208

WIRELESS ROAD

AN EXCLUSIVE SANCTUARY

A contemporary workspace, with verdant gardens and exceptional amenities.
Located in the heart of Bangkok's buzzing CBD.
Designed for businesses to create, connect and inspire.





AN EXCLUSIVE SANCTUARY

Occupying its own leafy oasis in Bangkok's city-centre, **208 Wireless Road offers a new approach to the exclusive contemporary workspace — one where business, luxury and wellness entwine.** With serene surrounds and easy access to the city's vibrant energy, it's the most spacious green office-space in Bangkok's central business district.

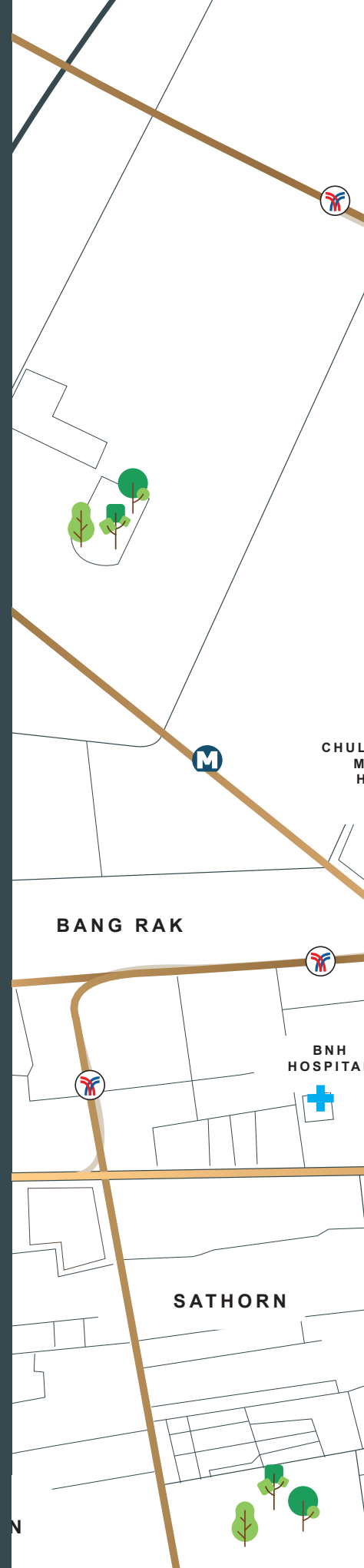
ELEVATED ENVIRONS

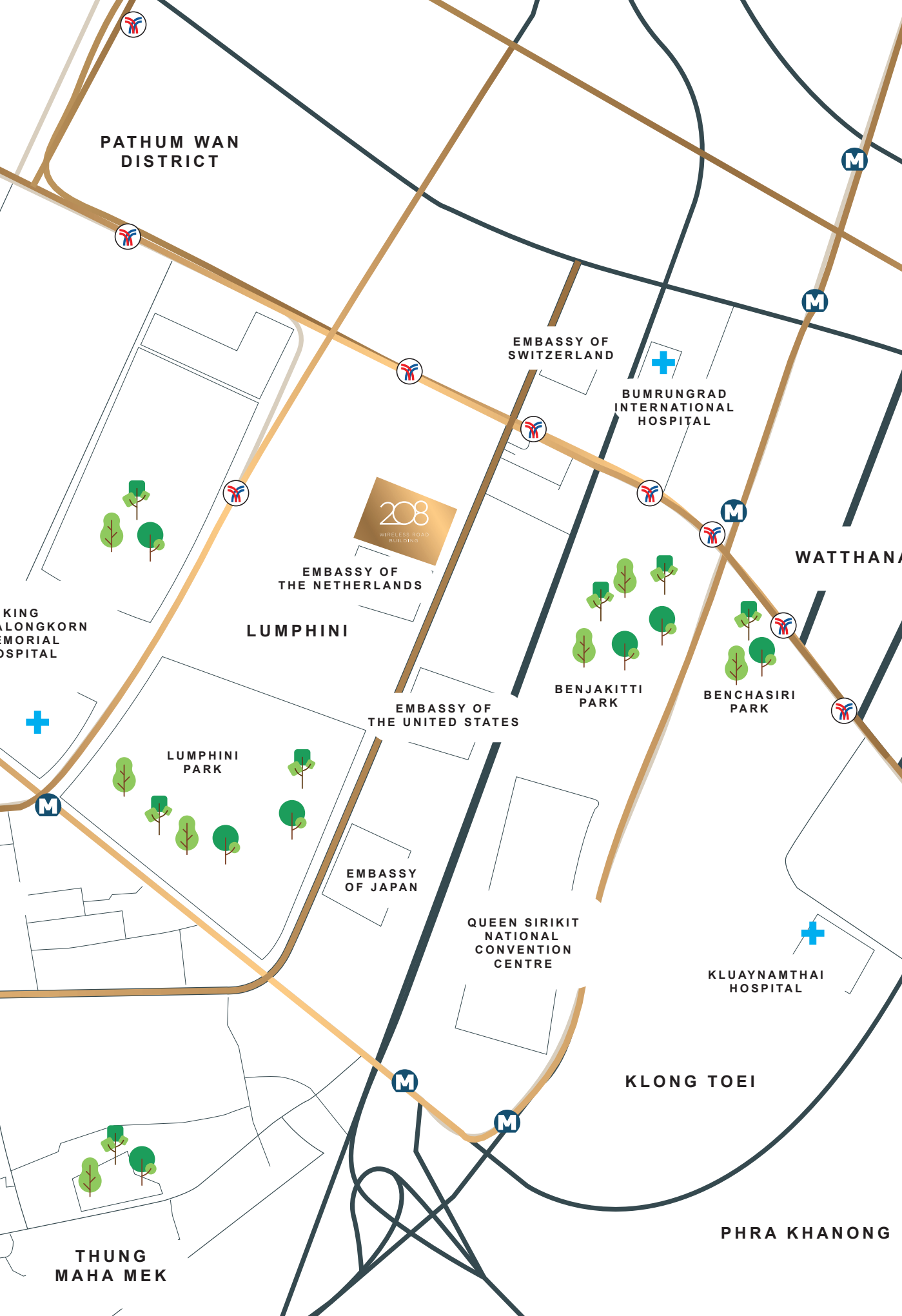
With a prime spot in the city's most thriving locale, 208 Wireless Road is strategically located in close proximity to Bangkok's key transport links. Just steps away from the BTS station, Wireless Road, Sukhumvit Road and Rama 4 are all conveniently within reach.

The nearby Lumpini Park provides an invigorating city-respite which, coupled with the property's serene green landscapes, creates an elevated work environment with ample room to breathe. Within the building's immediate surroundings are luxury 5-star hotels, upscale shopping malls, leading private hospitals and more. **With a bevy of exciting retail, hospitality and residential developments, the buzzing neighbourhood is synonymous with modern-day urban luxury, and 208 Wireless Road flourishes as its sleek, refined emblem.**

ACCESSIBILITY

- 350m walk to Phloen Chit BTS Station (Sukhumvit Line)
- 2.8km away from Rama 4 expressway
- Walking distance to 5-star hotels, including The Athenee Hotel, a Luxury Collection Hotel and The Okura Prestige Bangkok
- Easy access to key retail centres and megamalls, including Central Chidlom, Central World and Central Embassy
- Close proximity to BDMS Wellness Clinic
- Convenient connectivity to nearby Lumpini Park





PATHUM WAN DISTRICT

EMBASSY OF SWITZERLAND

BUMRUNGRAD INTERNATIONAL HOSPITAL

EMBASSY OF THE NETHERLANDS

WATTHANA

KING LONGKORN MEMORIAL HOSPITAL

LUMPHINI

BENJAKITTI PARK

BENCHASIRI PARK

EMBASSY OF THE UNITED STATES

LUMPHINI PARK

EMBASSY OF JAPAN

QUEEN SIRIKIT NATIONAL CONVENTION CENTRE

KLUAYNAMTHAI HOSPITAL

KLONG TOEI

THUNG MAHA MEK

PHRA KHANONG



EXCLUSIVE CITY EXPERIENCE

A gateway between Bangkok's main business district and downtown area, 208 Wireless Road provides exceptional convenience for occupants and visitors alike. **With seamless accessibility to the heart of the city's buzzing energy**, the property's neighbouring surroundings are dotted with some of **the most exciting work, dining and lifestyle options**. Offering a balance between holistic environs and world-class property management, 208 Wireless Road redefines the way one works, meets and experiences the city.







WORK/LIFE, REDEFINED

Through breathtaking panoramas of its lush gardens, **the boutique epicenter sets a new benchmark for workplaces of the future, redefining the urban way of life through verdant green environs and exceptional amenities.**

INTEGRATED AN EXCLUSIVE SANCTUARY EXPERIENCES

208 Wireless Road accommodates a strong community of prominent consulting firms, financial institutions and multinational corporations. The boutique commercial hub brings together three distinctive pillars, to create **an exceptional workspace that is at once beautiful, sophisticated and green.**

AN EXEMPLARY WORKPLACE

208 Wireless Road is the only boutique, free-standing commercial property with its coveted inner-city address. From its lush gardens, to an in-house world-class gym, **208 Wireless Road provides exceptional 5-star facilities that tailor to a dynamic workforce and exemplary enterprises.** This is complemented by a **unique, hospitality-rooted approach to management** that helps create a holistic workplace unlike any other.



AN UNPARALLELED ADDRESS

Surrounded by greenery, embassies and high-profile international companies, 208 Wireless Road is right at the heart of Bangkok's buzzing CBD and shopping precinct. The property is easily accessible via Wireless Road and Sukhumvit Road, or from Phloen Chit BTS station. From the charming, tree-lined address, occupants can enjoy easy access to the surrounding city, ranging from neighbouring luxury hotels, to residential projects and an exciting selection of restaurants and lifestyle outlets.



A VISIONARY DESIGN

Offering a high-standard work space in the Wireless-Phloen Chit area, **208 Wireless Road** differentiates itself through minimal and timeless design codes. The space is designed as the perfect backdrop to enrich the way one works, thinks, and connects — **redefining modern-day offices.**







CREATE. CONNECT. INSPIRE.

Each element is thoughtfully designed to create enriching experiences, heighten productivity, and foster a community where individuals can create, connect, and inspire.

WORK / PLAY / LIVE

Situated on Wireless Road, **the private, commercial destination boasts one of Bangkok's most-coveted addresses, with the city's various transport links easily within reach.** Ploen Chit BTS Station is a walkable distance away, while the property offers convenient access to the expressway and major roads — an ideal nexus for modern urbanites looking to experience the various facets of Bangkok city life.

EFFORTLESS LIVING

Behind scenic surrounds and meticulous attention to detail, at the heart of 208 Wireless Road is a management team whose values are rooted in hospitality. **The property has been designed as a vision of the workplaces of the future**, with a plethora of amenities to ensure convenience, security, and peak productivity.

Breathtaking vistas of vibrant green, along with thoughtful additions such as the world class gym, provide an energising space where wellness can be fostered daily — both at work and out. Occupants and visitors can also enjoy a series of unique offerings, from handicap access and premium lifestyle packages, to EV charger stations, as well as a robust focus on sustainability and innovation.



GROSS FLOOR AREA : 24,000 SQ.M

GRADE A OFFICE BUILDING - NET LETTABLE AREA : 10,900 SQ.M

RETAIL & RESTAURANT - NET LETTABLE AREA : 1,700 SQ.M

World-class facilities, design codes and a premium location

- Minimal and timeless design
- Free-standing commercial property in Bangkok's CBD
- 180° panoramic green landscape view
- Sustainability + Innovation = 'Sustainovation' approach
- SMART sustainable building including EV Charger station

Grade A standard amenities and services

- Exclusive, contemporary, boutique office spaces facilitated with luxurious amenities
- Private lobby alike
- World-class in-house fitness center
- Hospitality-focused management services

Sustainability Value & Awards

- 2020 – LR Independent Assurance Statement on Sustainability Report by Lloyd's Register Quality Assurance Ltd.
- 2018 – The Silver Level, Building Safety Award (BSA)
- 2013 and 2015 – ISO 14001 : Environment Management System
- 2013 and 2015 – ISO 9001 : Quality Management System

Property management services with world-class hospitality-rooted approach

AWC Connex Mobile Application

- Infinite living experiences : AWC Infinite Lifestyle, AWC hotel booking facilities, special privileges and offers

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CONTACT US

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