



Luxury Building — Office Building Portfolio · Da Nang

A curated range of office products for **corporate**,
growth, **SME**, and **flexible workspace** needs

DA NANG, VIETNAM

4 Buildings

One Portfolio. Multiple Office Solutions.

This portfolio brings together **four distinct office buildings** across Da Nang — each designed to serve a different kind of occupier. From **flagship corporate headquarters** to **practical SME workspace**, the range is intentional: one landlord, multiple products, one city.

2 Grade A Buildings

Prime locations, premium corporate positioning

2 Grade B Buildings

Strong locations, practical and flexible workspace

4 Distinct Products

We always have the right fit for you!



The Product Ecosystem

Four buildings. Four distinct office products. One coherent portfolio built around **what tenants actually need**.



Premium Corporate Office

Flagship address, headquarters-quality environment —
Lux TP



Prime Administrative Office

Formal professional setting for institutional users — **Lux**
2/9



Flexible Office Opportunity

Adaptable, practical space for growing businesses —
Lux HD



SME Business Hub

Efficient scale, straightforward occupancy — **Lux BM**

LOCATION

LUXURY OFFICE PORTFOLIO · DA NANG



LUX TRAN PHU
LUX 2/9

205 Tran Phu, Hai Chau | Class A
Lo A17-19 Duong 2/9, Hai Chau | Class A

LUX BINH MINH
LUX HOANG DIEU

17-19 Binh Minh 1, Hai Chau | Class B
448 Hoang Dieu, Hai Chau | Class B

Portfolio

Code	Building	Grade	Location	NLA	Product Type	Ideal Tenant
Lux TP	Luxury Tran Phu	A	Prime	7,380 sqm	Premium Corporate	Corporate HQ, client-facing teams
Lux 2/9	Luxury 2/9	A	Prime	1,200 sqm	Prime Formal Office	Banking, institutional, admin departments
Lux HD	Luxury Hoang Dieu	B	Strong	1,750 sqm	Flexible Office	SMEs, flexible demand, growing teams
Lux BM	Luxury Binh Minh	B	Strong	450 sqm	SME Hub	Smaller teams, practical business users

Tenant Fit Matrix

Which building works best for which occupier type?

Occupier Type	Lux TP	Lux 2/9	Lux HD	Lux BM
Multinational Representative Office	🏆 Best Fit	Strong Fit	—	—
Corporate Headquarters	🏆 Best Fit	Strong Fit	—	—
Banking / Administrative Office	Strong Fit	🏆 Best Fit	—	—
Institutional / Formal Office	Strong Fit	🏆 Best Fit	—	—
Tech / Satellite Office	Strong Fit	Strong Fit	🏆 Best Fit	Strong Fit
Local SME	—	—	🏆 Best Fit	🏆 Best Fit
Professional Services Firm	Strong Fit	Strong Fit	—	—
Startup / Small Team	—	—	Strong Fit	🏆 Best Fit



GRADE A · PRIME LOCATION

Luxury Building Tran Phu

205 Tran Phu · Da Nang



LUX TP · PREMIUM CORPORATE

The Flagship Corporate Address

Luxury Tran Phu occupies one of Da Nang's **most recognized commercial addresses**. Designed for established companies that require both **presence and performance**, it delivers a **headquarters-quality environment** on a premium street.

Premium Address

205 Tran Phu — a credible, visible business location

Paronamic View

Enjoy Danang's most iconic scene. Featuring riverside view and administration buildings.

Formal Corporate Fit

Ideal for **representative offices, HQs**, and senior teams



Luxury Tran Phu — Building Features

205 Tran Phu St · Da Nang · Grade A

NET LEASABLE AREA

Approx. **7,380** sqm total

NO. OF FLOORS

10 floors total
Floor plates approx. 820 sqm

SECURITY

24/7 CCTV

LIFTS

3 lifts to office floors

PARKING

Approx. >300 motorcycle parking
Approx. >4 car parking

AC

Centralised AC

LOCATION

Downtown, close to many services.



GRADE A · PRIME LOCATION

Luxury Building 2/9

Lot A17, 18, 19 2/9 Street · Da Nang

LUX 2/9 · PRIME FORMAL OFFICE

Premium Office for Administration

Luxury 2/9 sits on one of **Da Nang's principal commercial corridors**. Its formal, professional character makes it a natural fit for **banking operations**, **administrative departments**, and **institutional tenants** that require a structured, credible environment.



→ Prime Corridor Address

High-visibility location on **Duong 2/9**

→ Institutional-Grade Environment

Suited to **banking, government**, and formal office users

→ Separate Entrance

Featuring separate corridor so your premise become more professional.



Luxury 2/9 — Building Features

Lot A17, 18, 19 2/9 St · Da Nang · Grade A

NET LEASABLE AREA

Approx. **1200** sqm total

NO. OF FLOORS

6 floors total ·
Floor plates approx. 450 sqm

SECURITY

· 24/7 CCTV

LIFTS

2 lifts to office floors

PARKING

1 basements · Approx. 80 motorcycle parking · Approx.
6 car parking

AC

Centralised chilled water system ·

Location

In the most prestigious area, next to APEC park, Dragon Bridge and many recognizable restaurant and buildings.

GRADE B · NEWLY BUILT

Luxury Binh Minh

17-19 Binh Minh I St. Da Nang



LUX BM · SME BUSINESS HUB

Efficient Office Space for Smaller Teams

Luxury Binh Minh is designed for businesses that value **efficiency and straightforward usability**. It suits **smaller teams, start-up operators, and local business users** who need a functional, professional space without the overhead of a large corporate floor.



→ Right-Sized for Small Teams

Efficient floor plates suited to **compact operations**

→ Practical & Usable

Straightforward office product — **no unnecessary complexity**

→ Accessible Entry Point

Strong value for businesses establishing their first office



Luxury Binh Minh — Building Features

17-19 Binh Minh I St · Da Nang · Grade B

NET LEASABLE AREA

Approx. **450** sqm total

NO. OF FLOORS

3 floors total · Floor plates
approx. 150 sqm

SECURITY

On-site security · 24/7 CCTV

LIFTS

1 lifts to office floors

PARKING

Approx. >50 motorcycle parking ·

AC

Central AC system

LOCATION

Access to main street 2/9 but remain to a
quieter location.

GRADE B · NEWLY INNOVATED

Luxury Hoang Dieu (Launching late 2026)

448 Hoang Dieu St · Da Nang





LUX HD · FLEXIBLE OFFICE

Adaptable Space for Growing Businesses

Luxury Hoang Dieu offers the **flexibility** that SMEs and growth-stage businesses need. Its **448 Hoang Dieu** address combined with **adaptable floor configurations** makes it the practical choice for companies that want a real office without the formality of a Grade A product.

Strong Location

448 Hoang Dieu — well-connected, practical address

Adaptable Configuration

Flexible layouts for varied business types and sizes

SME-Friendly

Accessible scale and practical workspace format

Luxury Hoang Dieu — Building Features

448 Hoang Dieu · Da Nang · Grade B

NET LEASABLE AREA

Approx. **1750** sqm total

NO. OF FLOORS

5 floors total · Floor plates approx. 350 sqm

SECURITY

On-site security · 24/7 CCTV

LIFTS

2 lifts to office floors

PARKING

Approx. 80 motorcycle parking ·
Approx. 02 car parking

AC

Split AC system ·

PANTRY

Provision of wet pantry within the unit at predetermined area

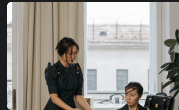
Office Solutions Currently Available

The portfolio covers **four distinct office product categories** — each suited to a different business stage, size, and operating style.



Premium Corporate Office

Flagship-quality space in a **prime address**. Best for established companies, representative offices, and client-facing operations. **Lux TP**



Prime Formal Office

Professional environment on a **principal commercial corridor**. Ideal for banking, administrative, and institutional occupiers. **Lux 2/9**



Flexible Office Opportunity

Adaptable space for **growth-stage companies** and SMEs needing practical, configurable workspace. **Lux HD**



SME Business Hub

Efficient, accessible office product for **smaller teams** and practical business operators. **Lux B**



MARKET CONTEXT

Why Da Nang

Da Nang has established itself as one of **Vietnam's most commercially active secondary cities** — and a genuinely attractive base for business.

Growing Business Destination

Increasing interest from **tech, outsourcing, regional teams**, and international representative offices

Diverse Occupier Base

Suitable for **SMEs, professional services, satellite offices**, and institutional operators

Quality of Life Advantage

A practical, livable city with **strong infrastructure** — a real draw for talent and leadership

Let's Find the Right Office for You

Whether you're looking for a **flagship corporate address** or a **practical space for a growing team**, the portfolio has an option worth exploring.

GET IN TOUCH

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Arrange a Tour

Schedule a viewing of one or more buildings across the portfolio



Request Availability

Get current availability and product details for your preferred building



Start a Conversation

Talk to us about your requirements — we'll match you to the **right product**



Contact us to **discuss availability**, **arrange a site visit**, or explore which building best fits your business needs.

