

WE SQUARE

FREEHOLD

Community Commercial Hub

A Thriving Place for Business,
A Vibrant Destination for Leisure

WeSquare is designed to
foster collaboration and
support for local businesses,
bringing together a
community that thrives.



Retail



Hotspot



Studio



Centre

Unmatched Visibility in a
BUSTLING
HUB



Welcome to **WeSquare**, a vibrant business and commercial hub strategically situated along Jalan Meru.

Here, you'll experience unmatched visibility and foot traffic, making it the perfect location for your venture. Nestled in the heart of established neighborhoods, including Klang Sentral, Meru Town, Setia Alam, and Bandar Bukit Raja.

Klang Sentral

West Cost Express

Bandar Bukit Raja

Aman Perdana

Port Klang

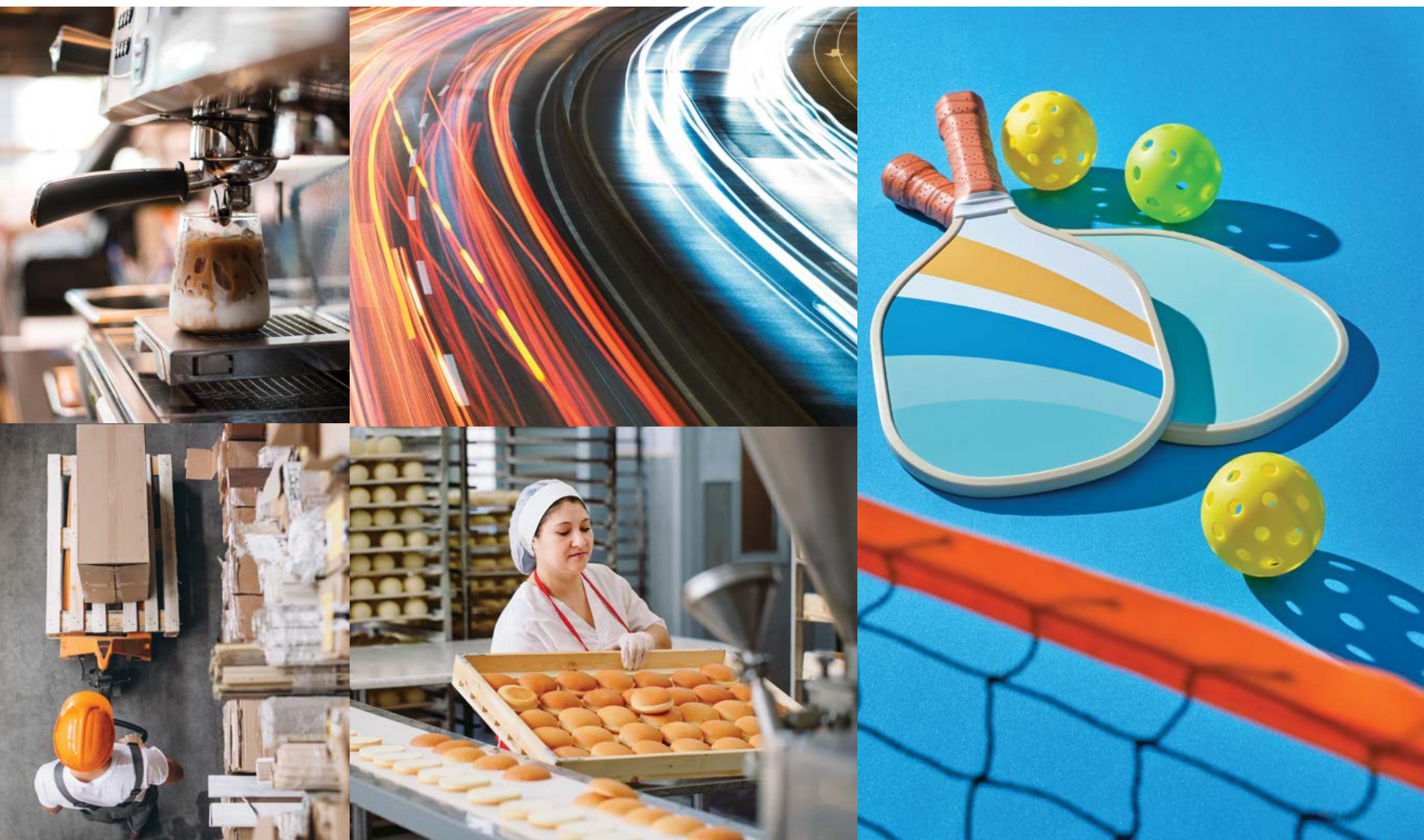
JALAN HAJI ABDUL MANAN

JALAN MERU

JALAN SALLEH

Capitalising on Klang's

GROWTH TRAJECTORY



Capitalise on the rapidly growing Klang area, renowned for its strong rental market and investment prospects.

MARKET INSIGHTS

1,088,942 PEOPLE* BY 2030

Average Growth Rate 2.4%
Average Household Size

4 PERSONS 2 CHILDREN

Per Household
Estimated Visibility

OVER 12,000 DAILY**

Traffic Along Jalan Meru

*Source: Stratos Pinnacle, 2024 **Source: Urbanmetry & Traffic Assessment Report



**Established
Catchment
Thriving
Market**

Positioned between Bandar Bukit Raja and Setia Alam's thriving commercial zones, this vibrant hub connects you to multinational businesses, bustling retail, and a ready customer base.



879,867

**Population
in Klang**

Strategically located near Klang's largest and fastest-growing township, this area features a booming population and strong demand for commercial diversity. The address presents immense opportunities for businesses and workforce development

Source:
<https://www.statista.com/statistics/1040670/malaysia-population-distribution-by-state/>



**Prime
Location
Maximum
Visibility**

Fronting **Jalan Meru** with high traffic flow, your business will enjoy unbeatable exposure and seamless accessibility.



6

**Major
Highways**

WeSquare provides unmatched access to six major highways - including Jalan Meru, WCE, DASH, NKVE, GCE and SHAPADU - along with a desirable proximity to Kuala Lumpur, Petaling Jaya, and other key towns.

Tailored Solutions for Your
*BUSINESS
VISION*

**2-Storey
Dual-Frontage Terrace
Shop Offices**

23' ceiling height
on the ground floor

22 units

WeSquare offers adaptable spaces designed to meet your unique business needs, combining creativity and functionality.

The dual-frontage design ensures prominent visibility and versatile usage options, making it perfect for retail, services, and more.

On the ground floor, double-volume ceilings create an expansive atmosphere, ideal for food and beverage outlets, showrooms, and boutique retail. The additional height allows for potential mezzanine expansion, maximizing space efficiency and flexibility.



Ideal for warehouses,
SMEs, logistics centers, co-working
spaces, showrooms, and more.

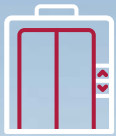
Option of Single or Dual-frontage

2-storey
Semi-D
Shop Offices with
Mezzanine Floor

24 units



Mezzanine
Floor Design



Lift



Private
Car Parks



EV Charger
Enable



Experience our thoughtfully
designed spaces to cater to diverse

BUSINESS NEEDS

2-Storey
Dual-Frontage
Semi-D
Shop Offices

Cross-Section View

An ultra-spacious,
flexible, open-plan layout
designed to empower any
business venture.

Spacious balcony to expand
your business vision,
functioning as an outdoor
venue for meetings and
corporate events.

Wide-glaze windows allow
ample natural light and
improved ventilation.

Ready-built mezzanine floor
for showrooms, breakrooms,
and storerooms increase
capacity and improve
organization.

Having frontage on two streets
allows for greater visibility to
potential customers, as they
can approach the shop from
either direction.

Dual-frontage offers
increased visibility and
accessibility, potentially
leading to higher foot traffic
and business opportunities.

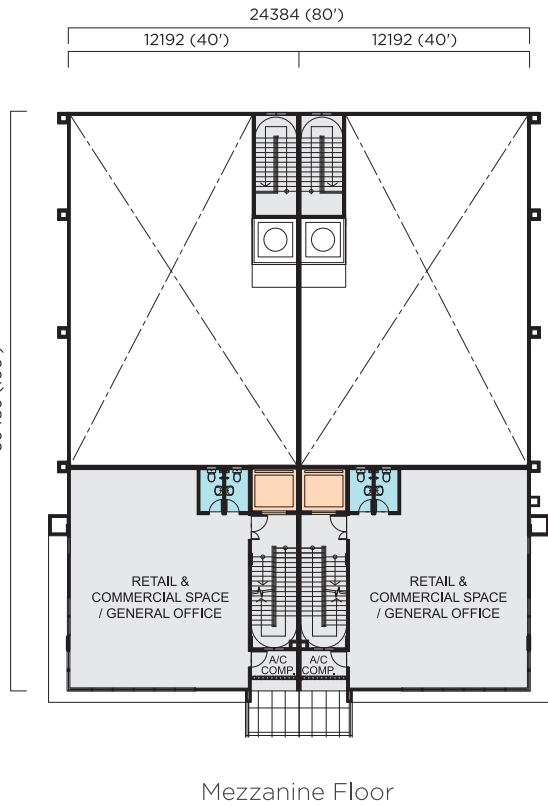
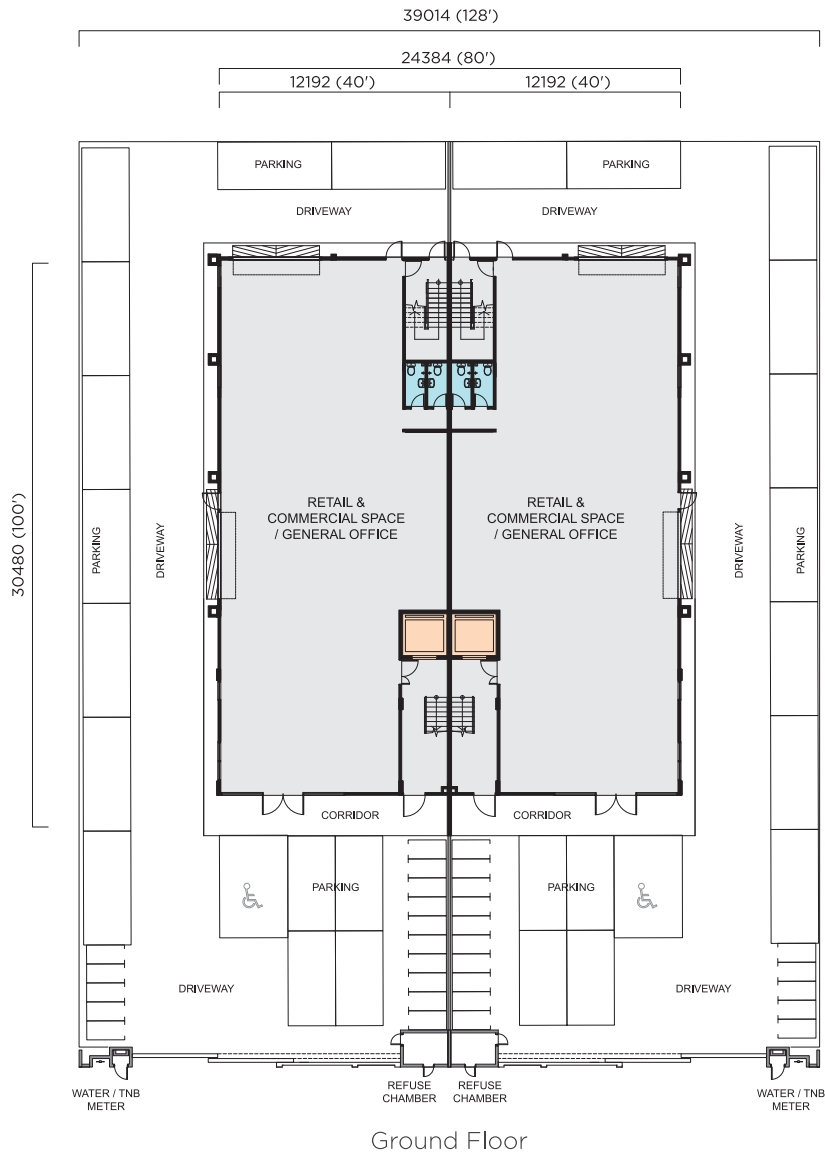
TYPE
A

2-Storey Semi-D Shop Offices with Mezzanine Floor

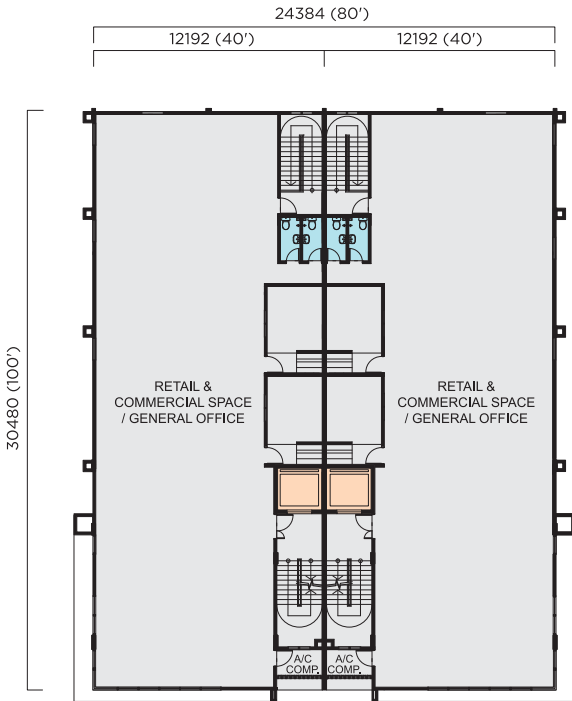
Lot Size
64' x 160'

Unit Size
40' x 100'

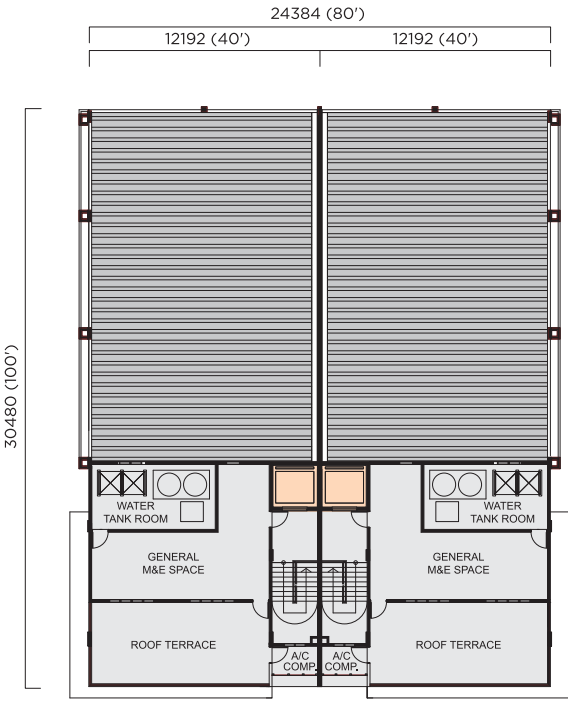
Built-up
11,019 sq. ft.



Mezzanine Floor



First Floor



Lower Roof (M&E Floor)

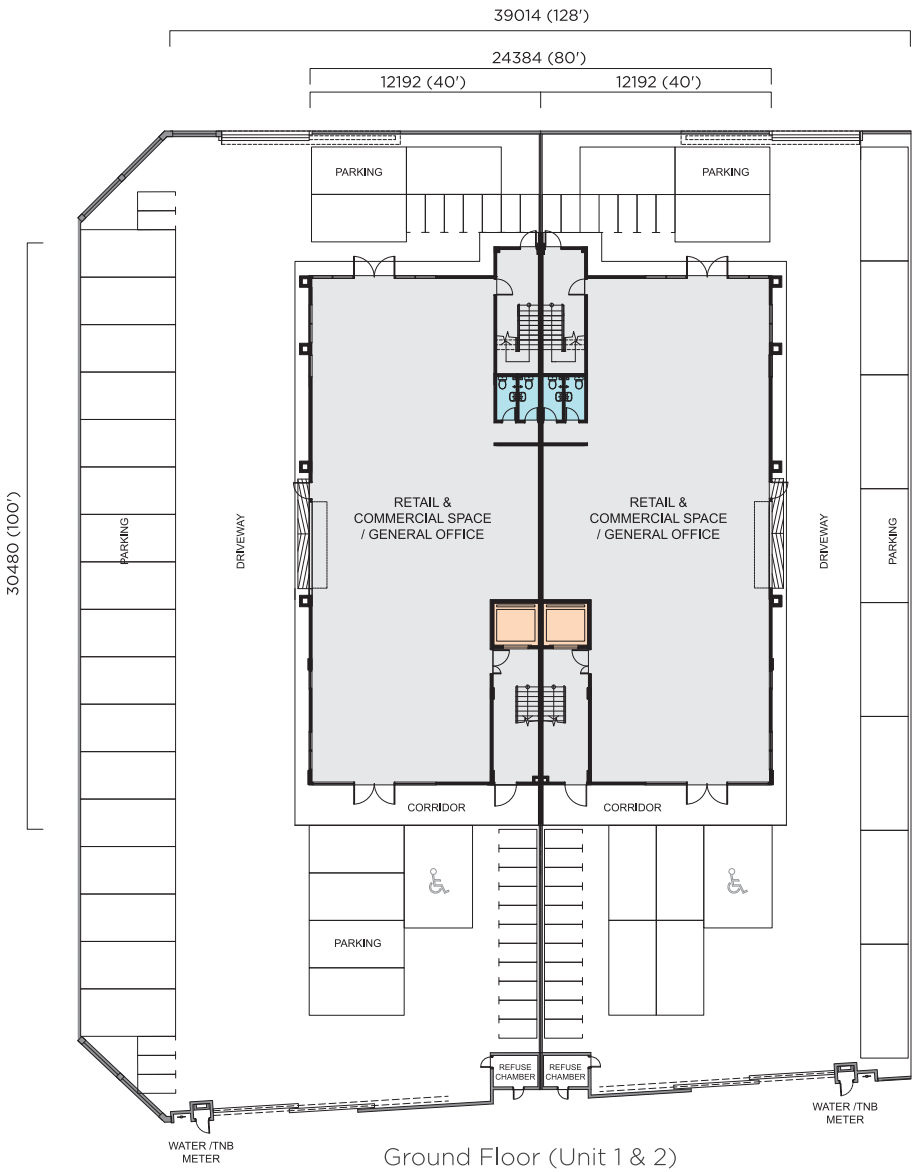
TYPE
B

2-Storey Dual-Frontage Semi-D Shop Offices with Mezzanine Floor

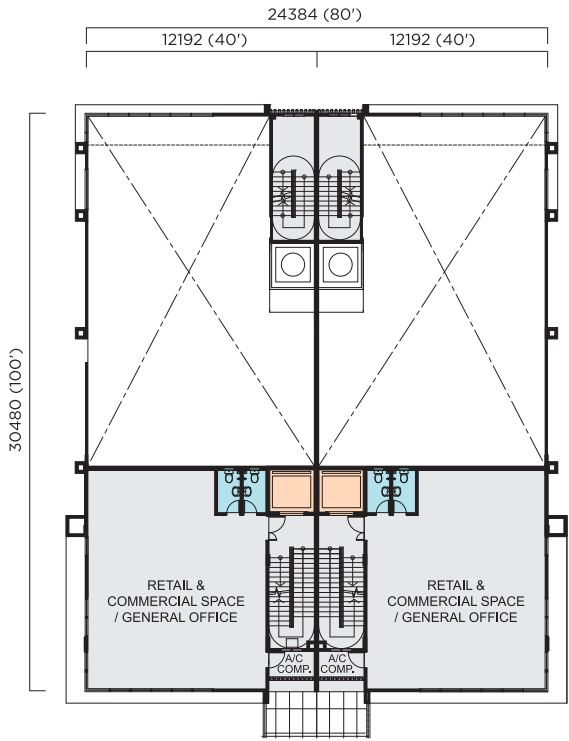
Lot Size
64' x 156'

Unit Size
40' x 100'

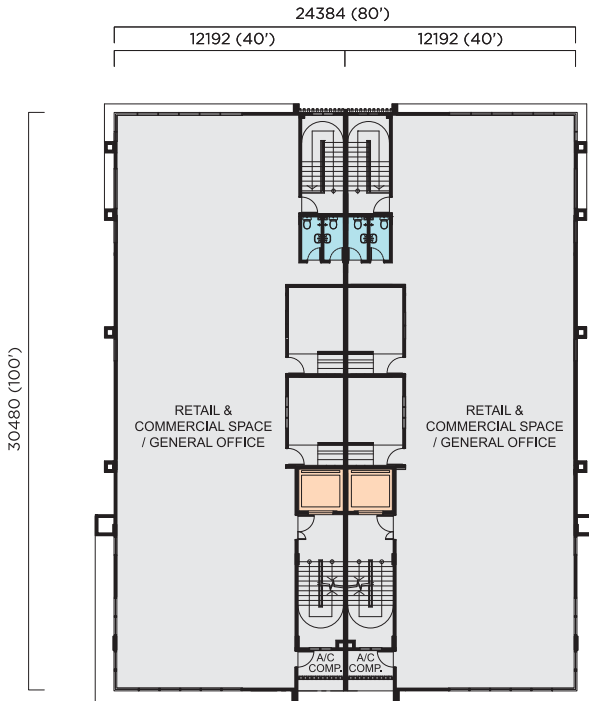
Built-up
10,860 sq. ft.



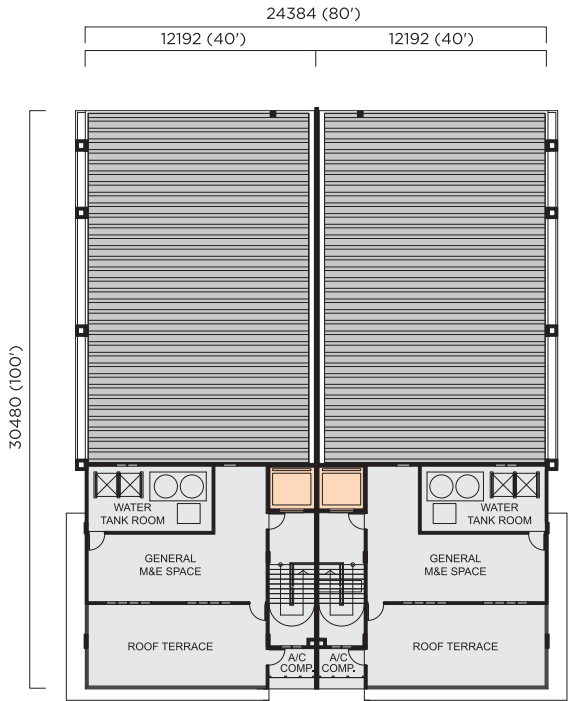
Ground Floor (Unit 1 & 2)



Mezzanine Floor



First Floor

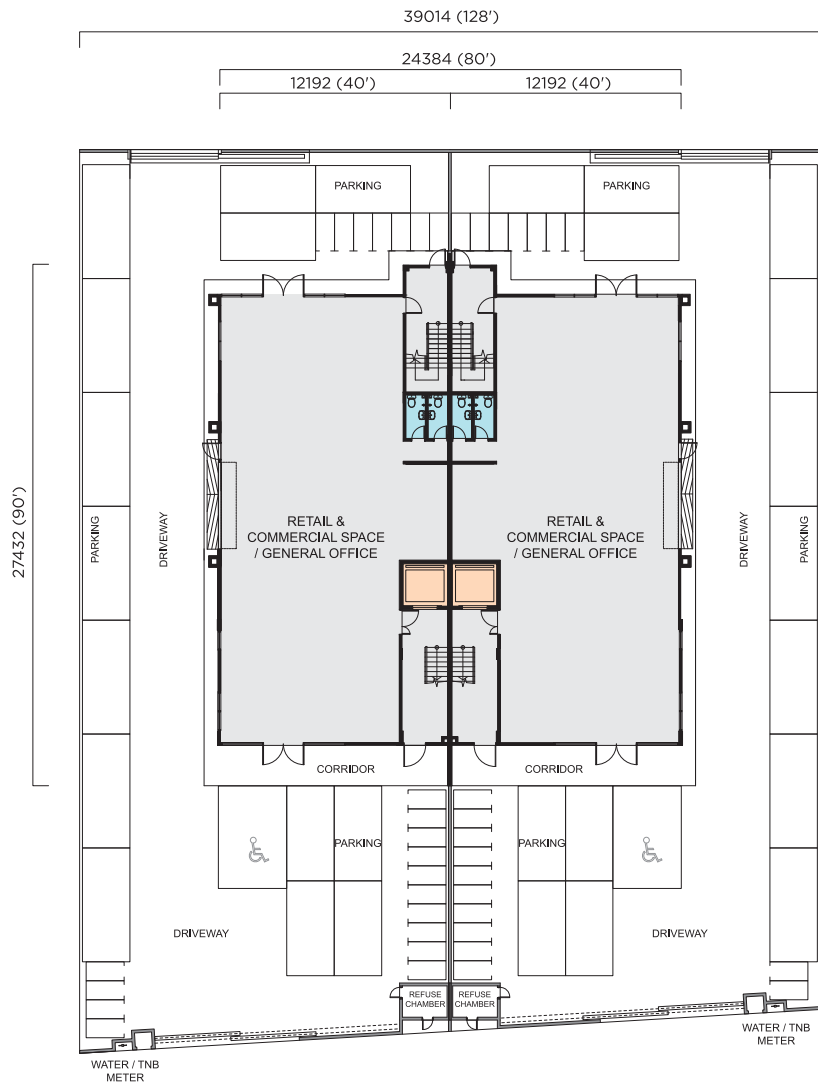


Lower Roof (M&E Floor)

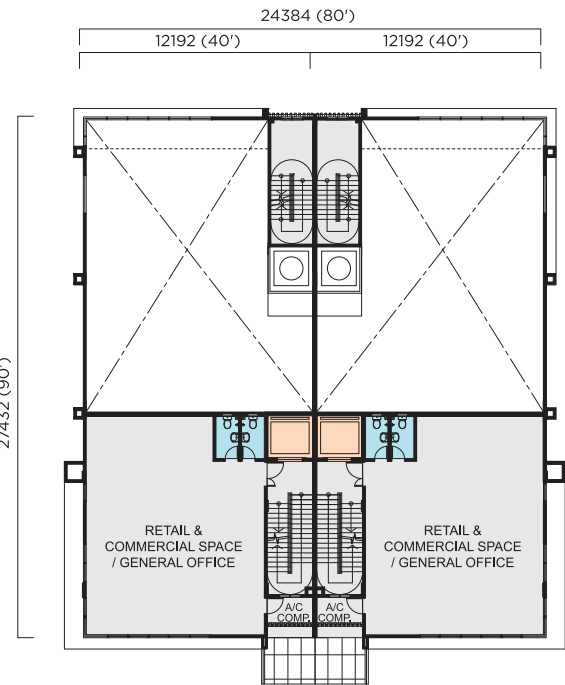
TYPE
C

2-Storey Dual-Frontage Semi-D Shop Offices with Mezzanine Floor

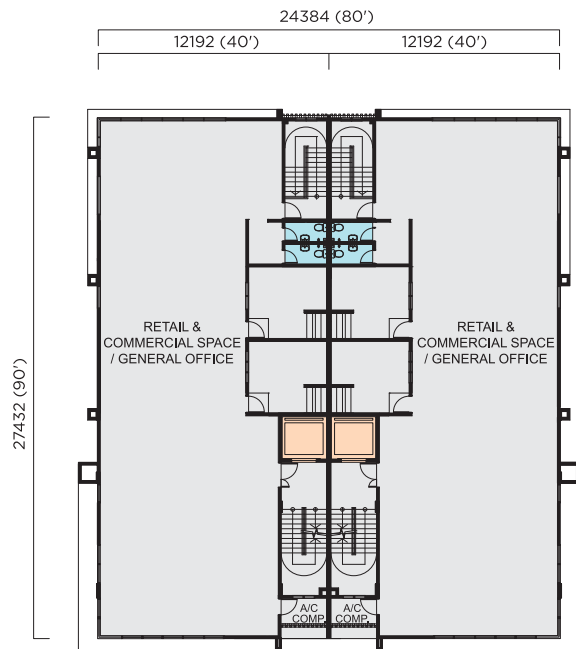
Lot Size	Unit Size	Built-up
64' x 148'	40' x 90'	10,046 sq. ft.



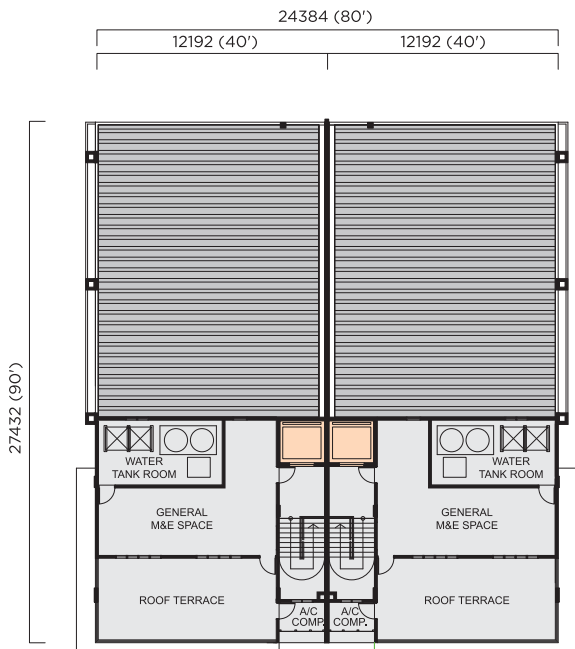
Ground Floor



Mezzanine Floor



First Floor

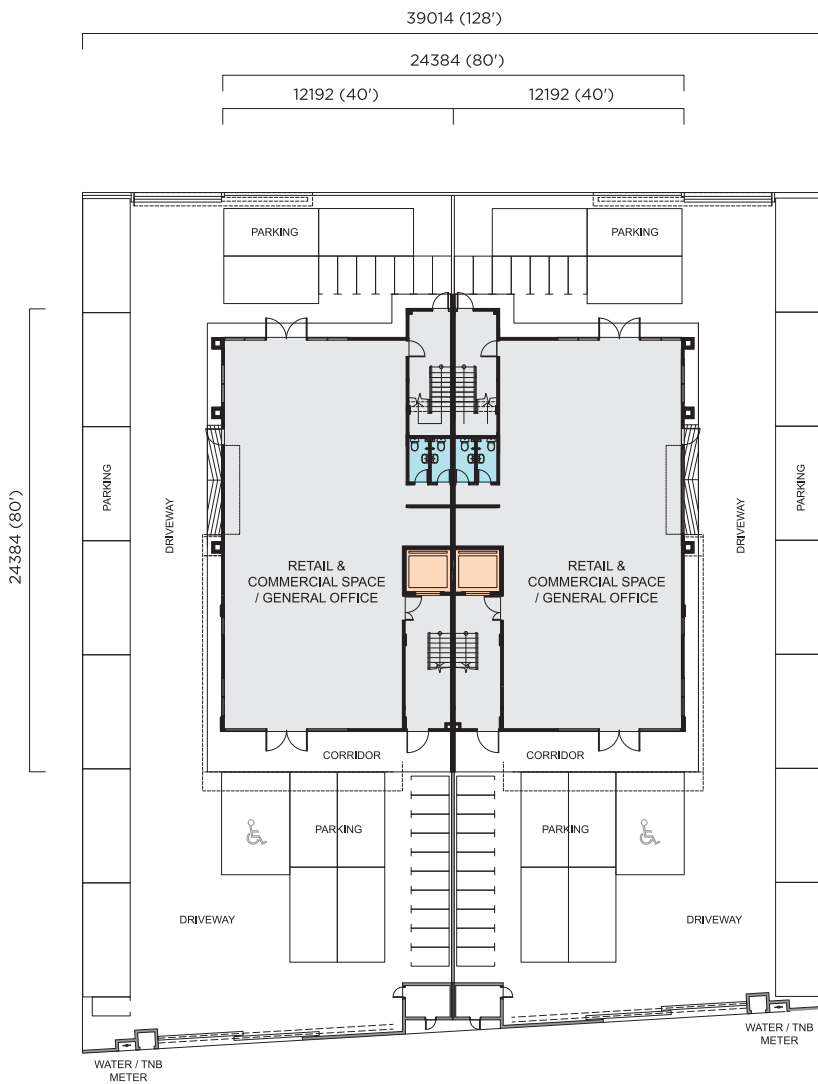


Lower Roof (M&E Floor)

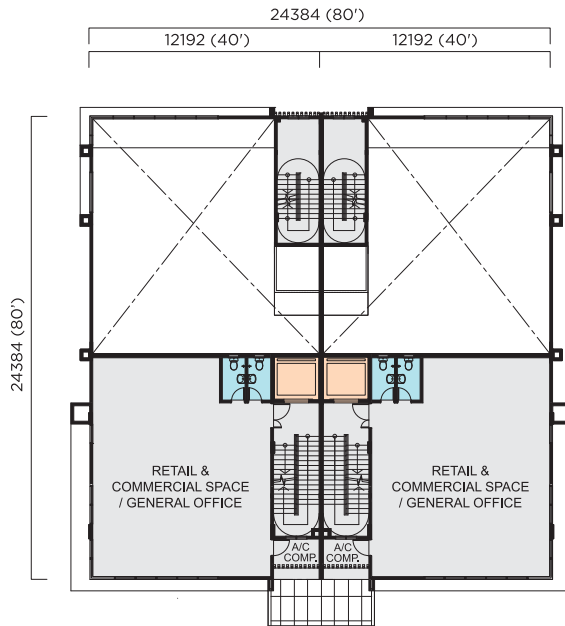
TYPE
D

2-Storey Dual-Frontage Semi-D Shop Offices with Mezzanine Floor

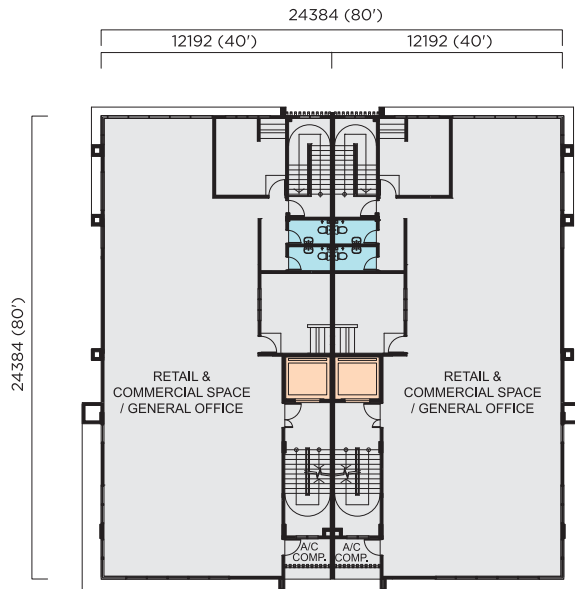
Lot Size	Unit Size	Built-up
64' x 144'	40' x 80'	9,233 sq. ft.



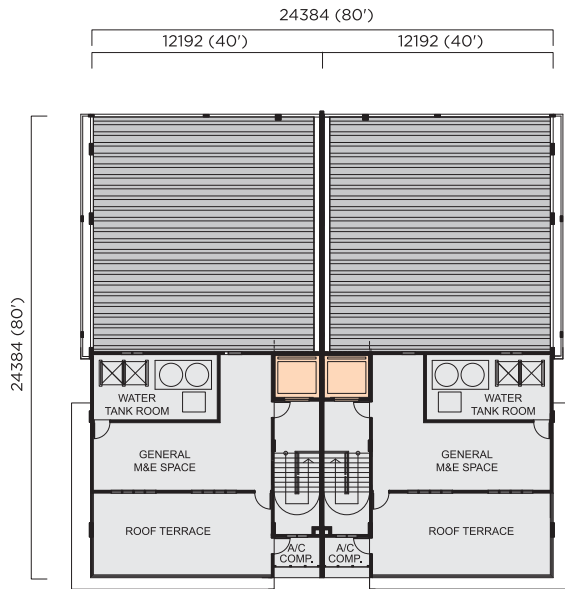
Ground Floor



Mezzanine Floor



First Floor



Lower Roof (M&E Floor)

2-Storey Dual-Frontage Terrace Shop Offices

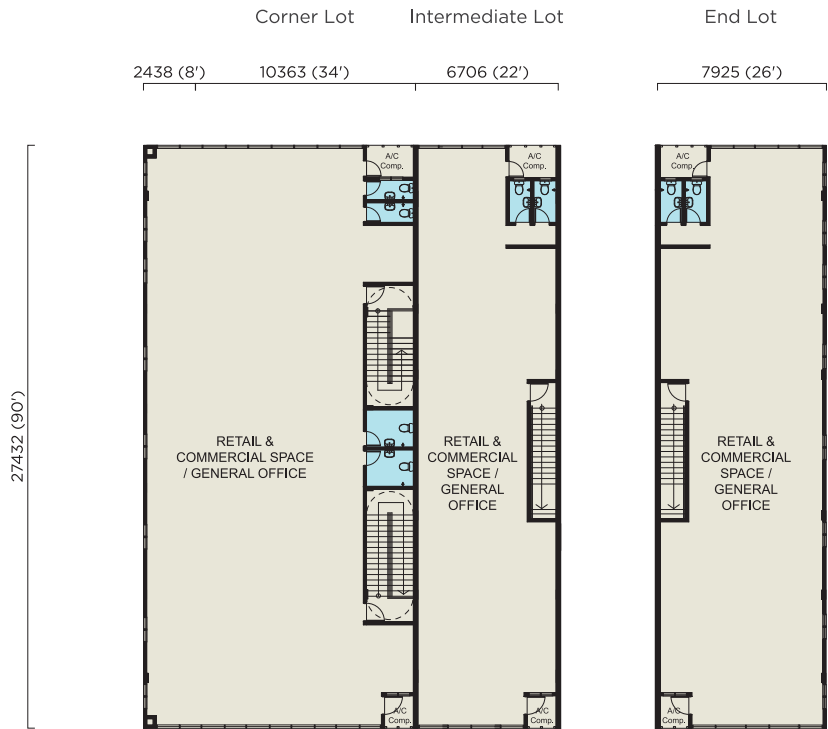
Lot Size From
97' - 118' x 22' - 56'

Unit Size From
22' x 90' - 56' x 90'

Built-up From
3,806 - 8,246 sq. ft.



Ground Floor



First Floor

Effortless Access to Endless Possibilities

WeSquare boasts exceptional connectivity to major highways, significantly enhancing accessibility to airports, seaports, and beyond the Klang Valley region. With this robust network of options, customers and business owners at WeSquare can enjoy seamless travel and connectivity throughout the Klang Valley.



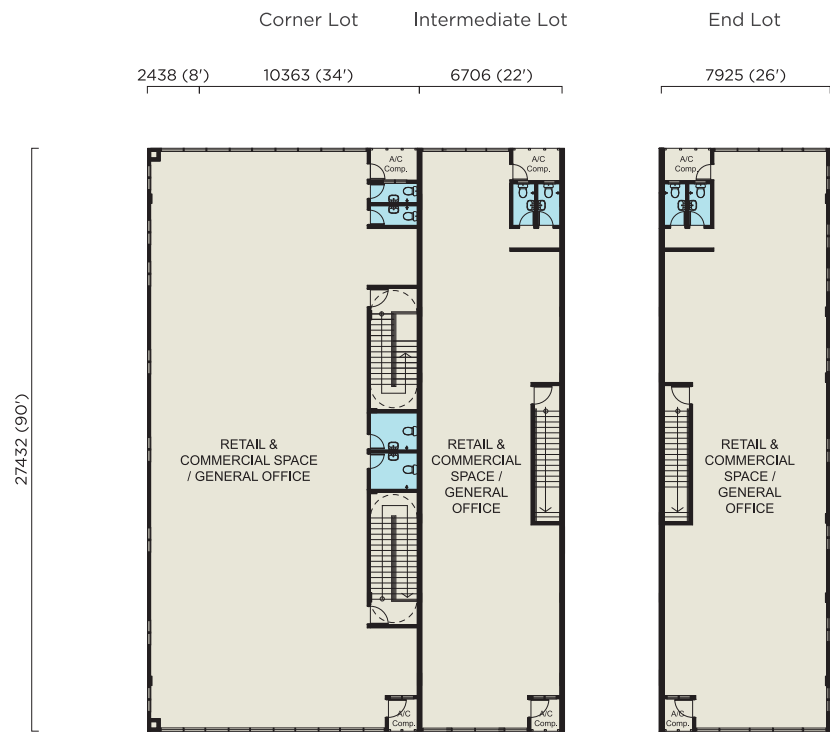
PORT & AIRPORTS	COMMERCIAL & RETAILS	EDUCATION INSTITUTIONS	HEALTHCARE	LEISURE
18KM Northport	320M McDonald's Family Mart	2.8KM Peninsula International School	5KM Columbia Asia Hospital	2KM Bandar Bukit Raja Town Park
23KM Sultan Abdul Aziz Shah Airport	NSK Klang Sentral Terminal	4KM SK/SMK Setia Alam	6.3KM Government Hospital (under construction)	5.2KM Setia Eco-park
38KM Westport	2.4KM Lotus's Setia Alam	5.5KM Tenby International School	8KM KPJ Klang Specialist Hospital	5.9KM Setia Alam Community Trail
60KM KLIA 1 & 2	3.4KM Setia City Mall	5.7KM SJK(C) Pin Hwa 2 Klang	10KM Shah Alam Hospital	14KM Shah Alam National Botanical Park
	5.5KM Klang Parade	9.6KM i-City	Hospital Tengku Ampuan Rahimah	
	5.8KM D'Network	10KM UNISEL		
	8.6KM Aeon Mall Bukit Raja			
	8KM Central i-City			

2-Storey Dual-Frontage Terrace Shop Offices

Lot Size From 97' - 118' x 22' - 56'	Unit Size From 22' x 90' - 56' x 90'	Built-up From 3,806 - 8,246 sq. ft.
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Ground Floor



First Floor

Master Site Plan

TYPE A
2-Storey Semi-D Shop Offices
with Mezzanine Floor

Lot Size	: 64' x 160'
Unit Size	: 40' x 100'
Built-up	: 11,019 sq. ft.

TYPE B
2-Storey Dual-Frontage
Semi-D Shop Offices
with Mezzanine Floor

Lot Size	: 64' x 156' - 159'
	64' x 159' - 163'
	64' x 163' - 167'
	80' x 167 - 171'
Unit Size	: 40' x 100'
Built-up	: 10,860 sq. ft.

TYPE C
2-Storey Dual-Frontage
Semi-D Shop Offices
with Mezzanine Floor

Lot Size	: 64' x 148' - 152'
	64' x 152' - 156'
Unit Size	: 40' x 90'
Built-up	: 10,046 sq. ft.

TYPE D
2-Storey Dual-Frontage
Semi-D Shop Offices
with Mezzanine Floor

Lot Size	: 64' x 141' - 144'
	64' x 144' - 148'
Unit Size	: 40' x 80'
Built-up	: 9,233 sq. ft.

2-Storey Dual-Frontage
Terrace Shop Offices

Lot Size	: 80' - 97' x 56'
	98' - 116' x 22'
	105' - 108' x 26'
	116' - 118' x 42'
Unit Size	: 22' x 90'
	26' x 90'
	42' x 90'
	56' x 90'
Built-up	: Unit 1 - 6,962 sq. ft.
	Unit 2-10 - 3,806 sq. ft.
	Unit 11-12 - 4,498 sq. ft.
	Unit 13-21 - 3,806 sq. ft.
	Unit 22 - 8,246 sq. ft.



SPECIFICATIONS

2-Storey Semi-D Shop Offices, 2-Storey Dual-Frontage Semi-D Shop Offices (Type A, B, C, D)

STRUCTURE	Reinforced Concrete				
WALL	Office / Toilet / Prayer Room Brickwall with Cement Plaster				
ROOFING	Metal Roof / Concrete Slab				
CEILING	Skim Coat / Plaster Ceiling				
WINDOWS	Aluminium Frame Glass Window Casement / Top Hung / Fixed Glass				
DOORS	Main Entrance Aluminium Frame Glass Door / Roller Shutter		Others Plywood / PVC Flush Door		
IRONMONGERY	Quality Ironmongery & Locksets				
FLOOR FINISHES	Floor Power Float Floor	M&E Room Cement Render	Toilet Homogeneous Tiles	AC Ledge Cement Render	
WALL FINISHES	Internal Walls Emulsion Paint External Walls / AC Ledge Weather Resistant Paint		Toilet Wall Tiles up to Ceiling Height Others Plaster & Paint		
LIFT PROVISION	Passenger Lift				
SANITARY FITTINGS	Wash Basin 6 Nos.		W.C. 6 Nos.		
ELECTRICAL SPECIFICATIONS		Type A	Type B	Type C	Type D
	Lighting Point	74	74	74	68
	20A Socket Outlet for Air Cond	5	5	5	5
	13A Switch Socket Outlet	24	24	20	20
	Telephone or Unifi Point	2	2	2	2
	Auto Gate Point	1	2	2	2
	Distribution Board (60A TPN)	2	2	2	2
	Main Switch Board (200A TPN)	1	1	1	

2-Storey Dual-Frontage Terrace Shop Offices

STRUCTURE	Reinforced Concrete			
WALL	Brickwork			
ROOFING	Metal Roof / Concrete Slab			
CEILING	Skim Coat / Plaster Ceiling			
WINDOWS	Aluminium Frame Glass Window Casement / Top Hung / Fixed Glass			
DOORS	Main Entrance Roller Shutter		Others Plywood / PVC Flush Door	
IRONMONGERY	Quality Ironmongery & Locksets			
FLOOR FINISHES	Floor Power Float Floor	Toilet Homogeneous Tiles	Corridor / AC Ledge Cement Render	
WALL FINISHES	Internal Walls Emulsion Paint	Toilet Wall Tiles up to Ceiling Height		
	External Walls / AC Ledge Weather Resistant Paint	Others	Plaster & Paint	
SANITARY FITTINGS	Wash Basin Unit 2 to 21 - 4 Nos, Unit 1 & 22 - 6 Nos		W.C. Unit 2 to 21 - 4 Nos, Unit 1 & 22 - 6 Nos	
ELECTRICAL SPECIFICATIONS	Lighting Point	Corner Lot 33	Intermediate 25	End Lot 25
	20A Socket Outlet for Air Cond	3	3	3
	13A Switch Socket Outlet	28	20	20
	Telephone or Unifi Point	2	2	2
	Distribution Board (60A TPN)	2	2	2



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Disclaimer:

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