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.









Unmatched Visibility in a

BUSTLING HUB

WE SQUARE
JALAN MERU

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

Artist Impression

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

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.

2-Storey
Dual-Frontage Terrace
Shop Offices

6m ceiling height
on the ground floor

22 units

Artist Impression

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

2-storey
Semi-D
Shop Offices with
Mezzanine Floor

24 units

Option of Single or Dual-frontage

Mezzanine Floor Design

Lift

Private Car Parks

EV Charger Enable

Artist Impression

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.

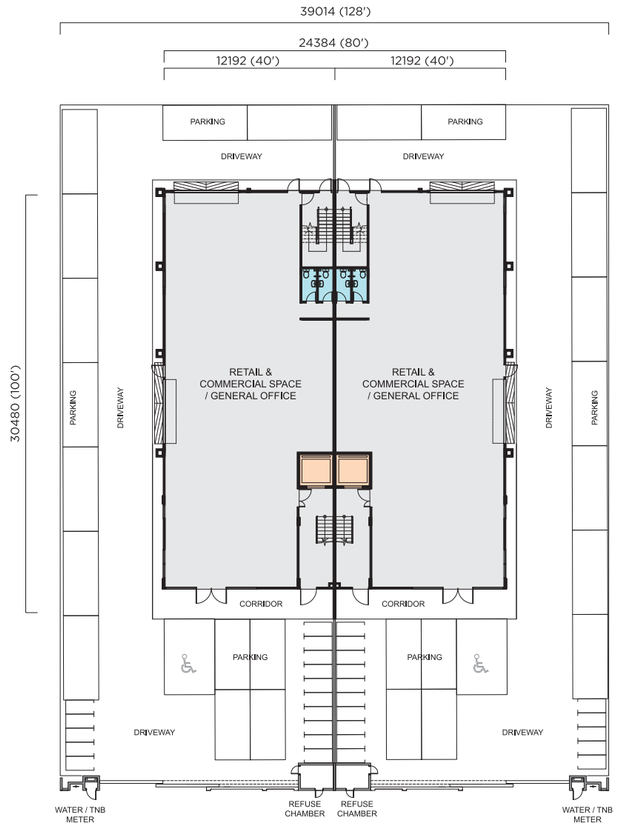
Dual-frontage offers increased visibility and accessibility, potentially leading to higher foot traffic and business opportunities.

Artist Impression

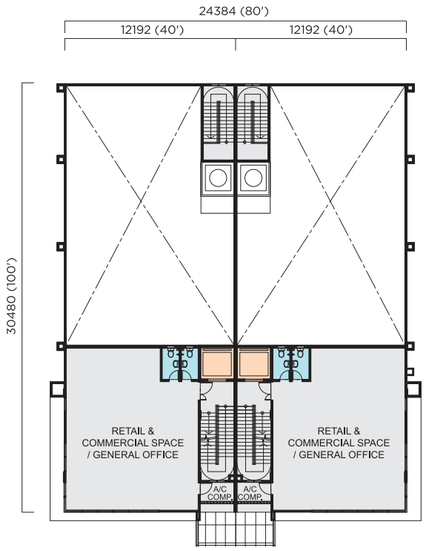
TYPE
A

2-Storey Semi-D Shop Offices with Mezzanine Floor

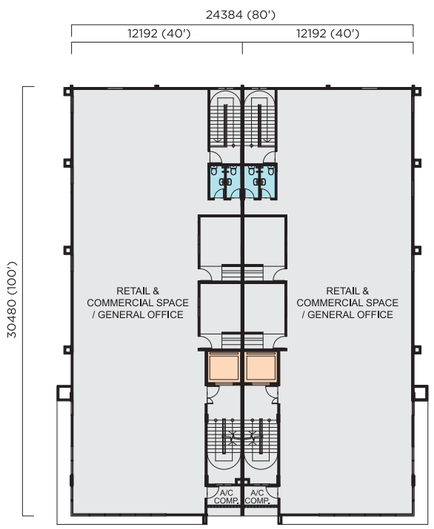
Lot Size	Unit Size	Built-up
64′ x 160′	**40′ x 100′**	**11,019 sq. ft.**



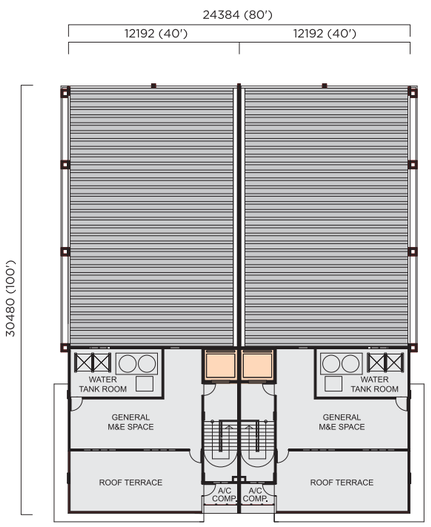
Ground Floor



Mezzanine Floor



First Floor

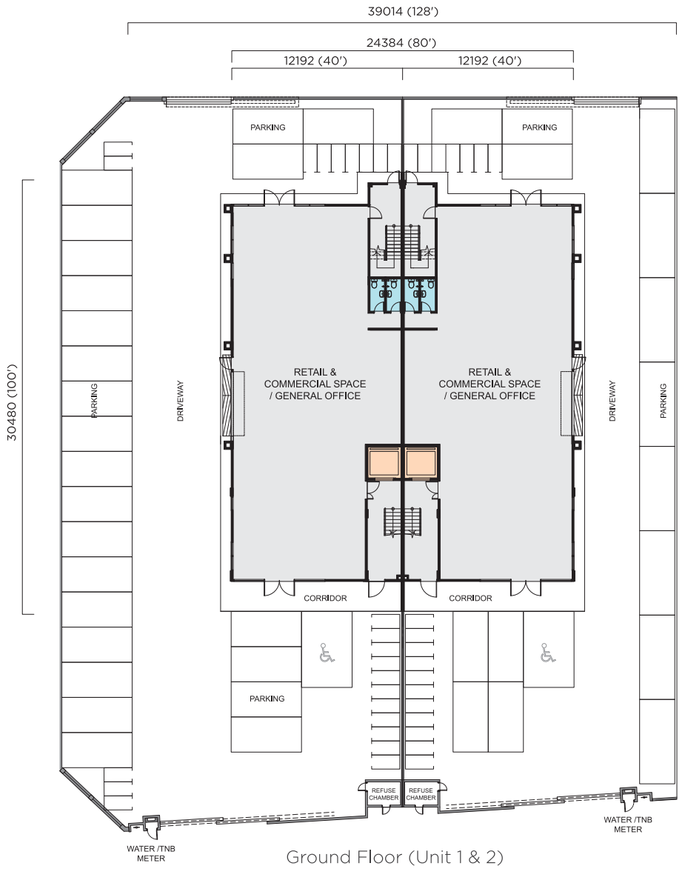


Lower Roof (M&E Floor)

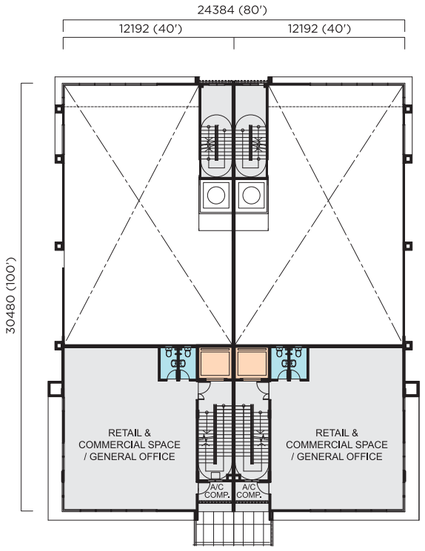
TYPE
B

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

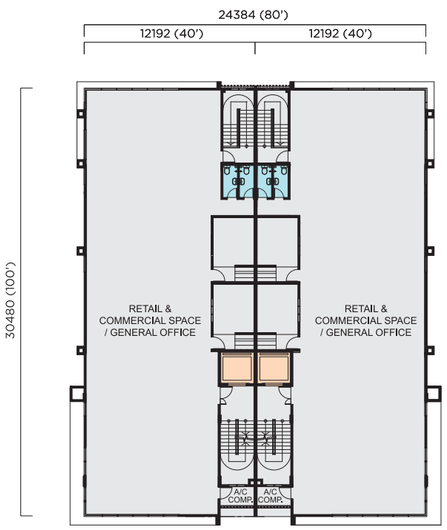
Lot Size	Unit Size	Built-up
64′ x 156′	**40′ x 100′**	**10,860 sq. ft.**



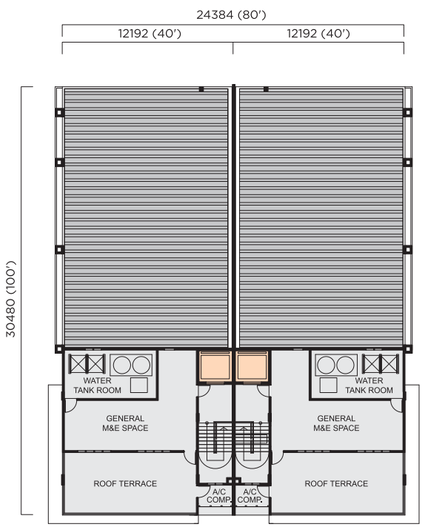
Ground Floor (Unit 1 & 2)



Mezzanine Floor



First Floor

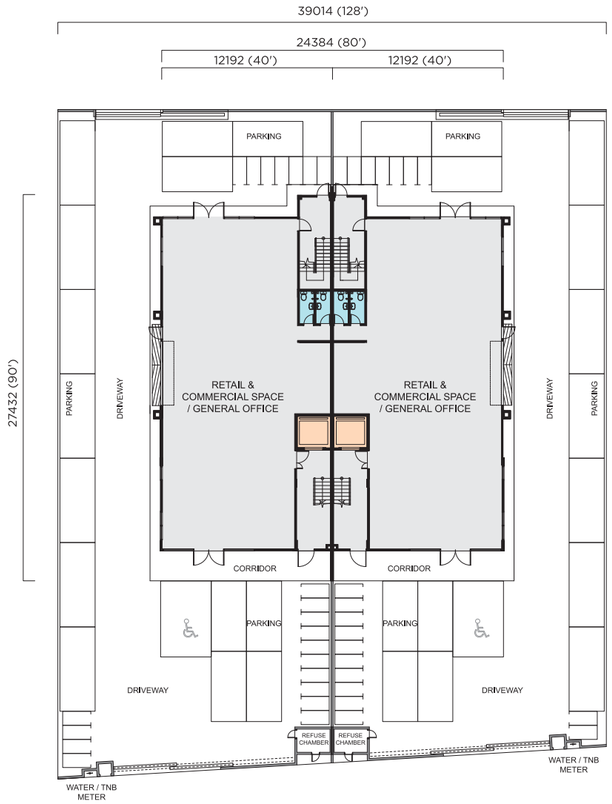


Lower Roof (M&E Floor)

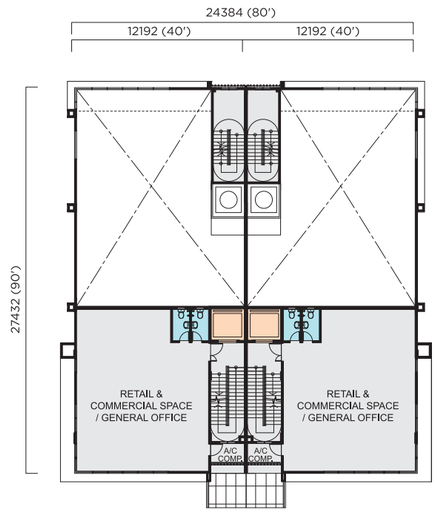
TYPE C

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

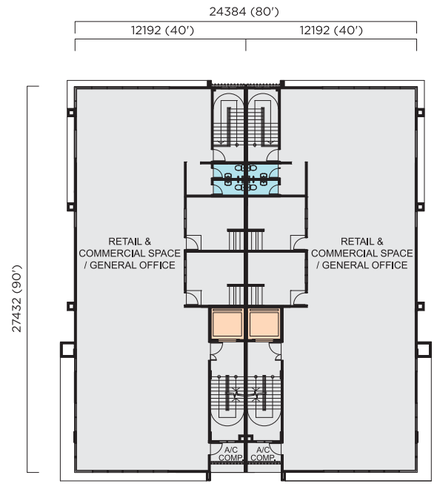
Lot Size	Unit Size	Built-up
64′ x 148′	**40′ x 90′**	**10,046 sq. ft.**



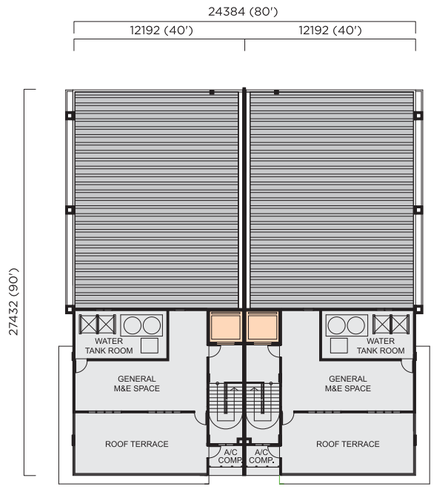
Ground Floor



Mezzanine Floor



First Floor

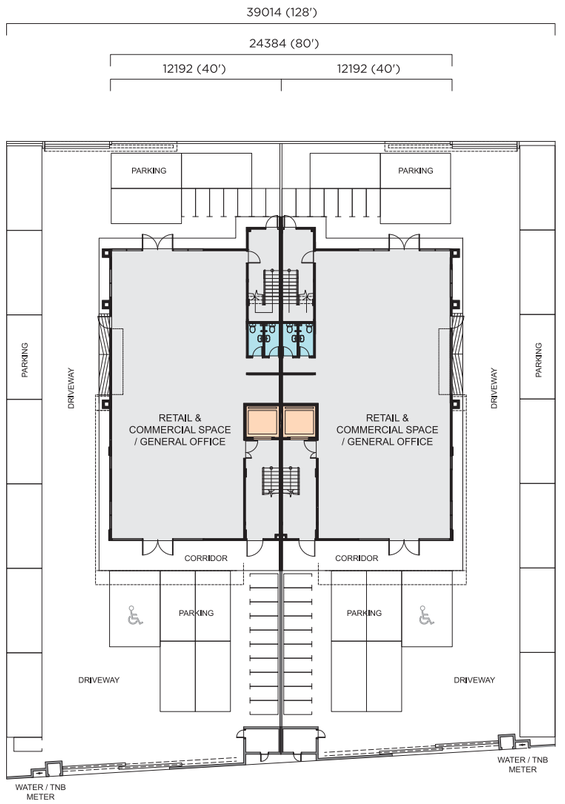


Lower Roof (M&E Floor)

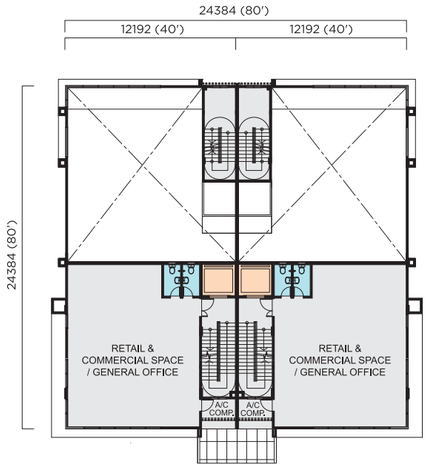
TYPE D

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

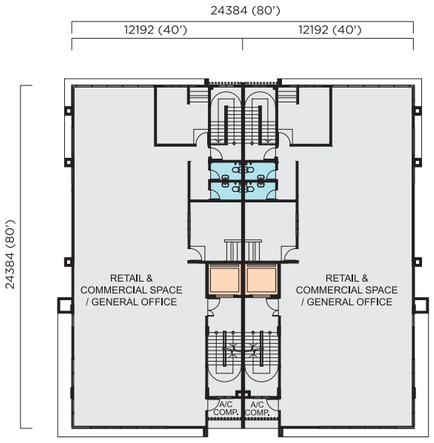
Lot Size	Unit Size	Built-up
64′ x 144′	**40′ x 80′**	**9,233 sq. ft.**



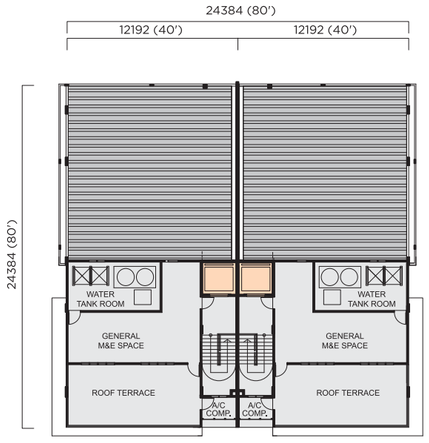
Ground Floor



Mezzanine Floor



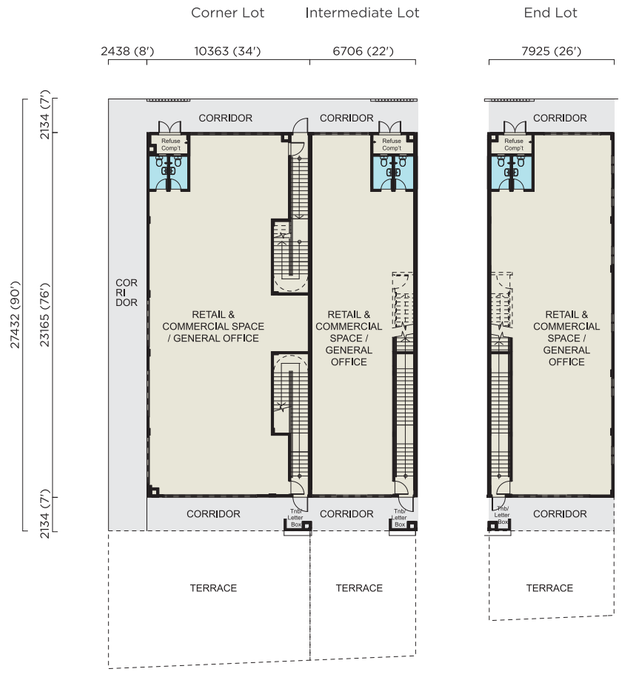
First Floor



Lower Roof (M&E Floor)

2-Storey Dual-Frontage Terrace Shop Offices

Lot Size From	Unit Size From	Built-up From
97′ - 118′ x 22′ - 56′	**22′ x 90′ - 56′ x 90′**	**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 NSK Klang Sentral Terminal	**2.8KM** Peninsula International School	**5KM** Columbia Asia Hospital	**2KM** Bandar Bukit Raja Town Park
23KM Sultan Abdul Aziz Shah Airport	**2.4KM** Lotus's Setia Alam	**4KM** SK/SMK Setia Alam	**6.3KM** Government Hospital (under construction)	**5.2KM** Setia Eco-park
38KM Westport	**3.4KM** Setia City Mall	**5.5KM** Tenby International School	**8KM** KPJ Klang Specialist Hospital	**5.9KM** Setia Alam Community Trail
60KM KLIA 1 & 2	**5.5KM** Klang Parade	**5.7KM** SJK(C) Pin Hwa 2 Klang	**10KM** Shah Alam Hospital	**14KM** Shah Alam National Botanical Park
	5.8KM D'Network	**9.6KM** i-City	Hospital Tengku Ampuan Rahimah	
	8.6KM Aeon Mall Bukit Raja	**10KM** UNISEL		
	8KM Central i-City			

2-Storey Dual-Frontage Terrace Shop Offices

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



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.	

		Type A	Type B	Type C	Type D
ELECTRICAL SPECIFICATIONS	**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	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 **External Walls / AC Ledge** Weather Resistant Paint	**Toilet** Wall Tiles up to Ceiling Height	**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	

		Corner Lot	Intermediate Lot	End Lot
ELECTRICAL SPECIFICATIONS	**Lighting Point**	33	25	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



+603 3345 0088

www.**welloydproperties**.com

Welloyd Properties Sdn Bhd (952177-W)

No 2, Jalan Kelabu, Off, Jalan Batu Tiga Lama, 41300 Klang, Selangor. | Mobile : 019 - 828 8082

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