



[THE HUB]
BUSINESS PARK
by YKL CAPITAL

WHERE
BUSINESS

|

MEETS
LIFESTYLE

"A dynamic business park designed for corporate growth, vibrant retail and enriching lifestyle experiences"



Artist's Impression

THE **ICONIC HUB** IN MUAR

1ST CINEMA IN MUAR
700 seats in 7 halls

UP TO **950** PARKING BAYS

24/7 SECURITY

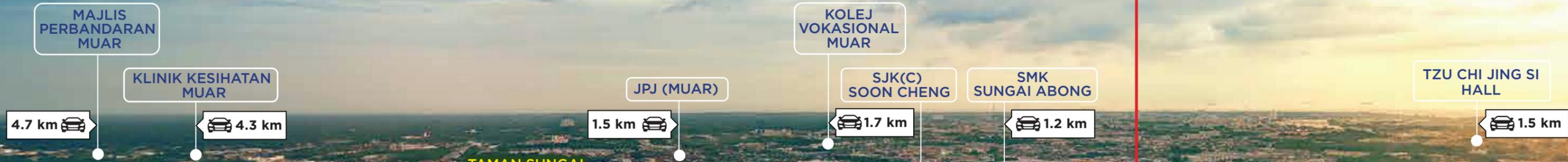
LEASE ONLY
Professionally Managed

FULLY WALKABLE & CONNECTED
Via covered link bridges

LIFTS ACCESS
In every block

Your Gateway to Opportunity & Connectivity

Strategically located along the AMJ Highway in Muar, The HUB connects Kuala Lumpur, Johor Bahru, and Singapore. This vibrant destination combines corporate offices, retail, entertainment, and wellness—offering unmatched opportunities for businesses to grow, network, and thrive.



- TAMAN SUNGAI ABONG PERMAI
- TAMAN DESA
- TAMAN SRI TERAP

- TAMAN TEMIANG JAYA 2
- KIM KEE
- TAMAN TIARA

- Muar Town • Bukit Bakri • Batu Pahat • Kluang • Johor Bahru • Singapore

APPROXIMATELY 270,000 CATCHMENT AREA
Within 20KM radius

LEBUHRAYA AMJ

EASY ACCESS TO TOWN AMENITIES
Minutes to key government offices, schools and established town facilities

- Bukit Pasir • Pagoh • Melaka • Tangkak • Seremban • Kuala Lumpur



LEGEND

<p>THE HUB CINEPLEX</p> <ul style="list-style-type: none"> ① Cinema ② Drive Thru 	<p>PARKFRONT AVENUE</p>	<p>PRIME SQUARE</p> <ul style="list-style-type: none"> ③ Block A (5-Storey Office Space) ④ Block B (3-Storey Office Space) 	<p>CENTRAL WALK</p> <ul style="list-style-type: none"> ⑤ Block A1 (3-Storey Shop Lot) ⑥ Block F (3-Storey Shop Lot) ⑦ Block D (2 & 3-Storey Shop Lot) ⑧ Block E (2 & 3-Storey Shop Lot) ⑨ Block G (2 & 3-Storey Shop Lot) ⑩ Block H (2 & 3-Storey Shop Lot) 	<p>MERCHANT BAY</p> <ul style="list-style-type: none"> ⑪ Block I (3-Storey Shop Lot)
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OUR NEW CENTER FOR BUSINESS & LIFESTYLE EXCELLENCE



GRAND STATEMENT ENTRANCE
Artist's Impression

PARKFRONT AVENUE

Drive-thru convenience with high-traffic visibility at the main entrance.



DRIVE-THRU



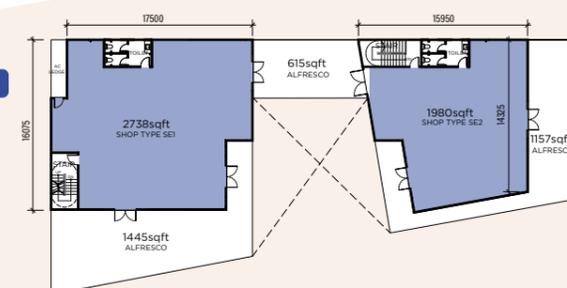
Artist's Impression

FLOOR PLANS

LEVEL 1



LEVEL 2



THE HUB CINEPLEX

Modern cinema complex complemented by entertainment retails for family leisure.



CINEMA

PRIME SQUARE CORPORATE OFFICE

3 & 5-STOREY
1,400 - 6,900 sqft

ELEVATE YOUR BUSINESS

The business square offering modern, spacious units for professional offices and firms seeking a premium and visible address. Suitable for banks, showrooms, insurance companies, and corporate offices.



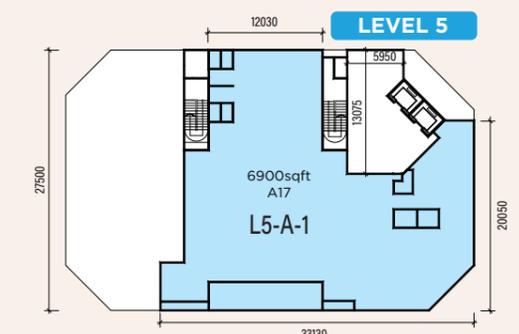
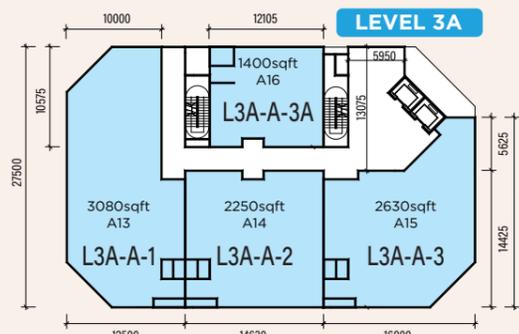
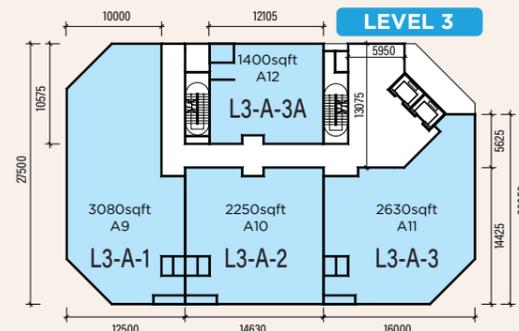
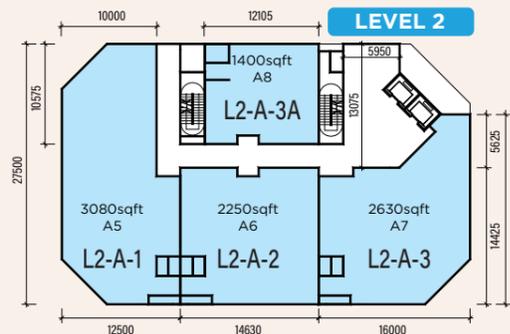
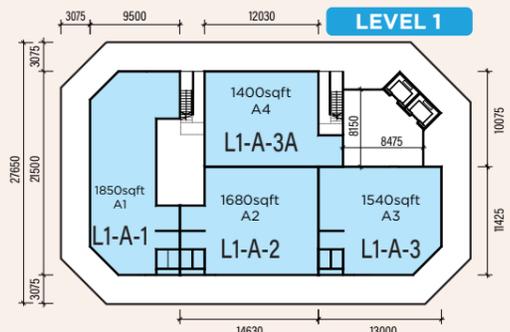
CORPORATE OFFICE



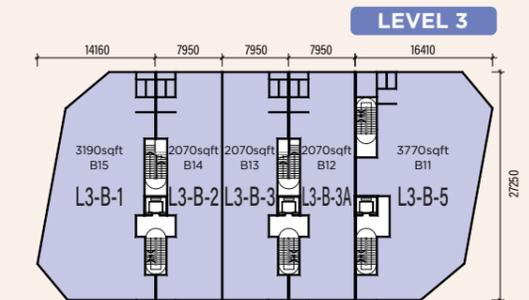
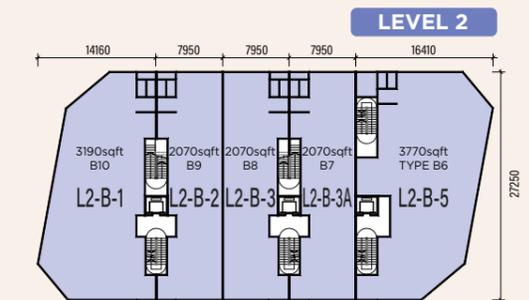
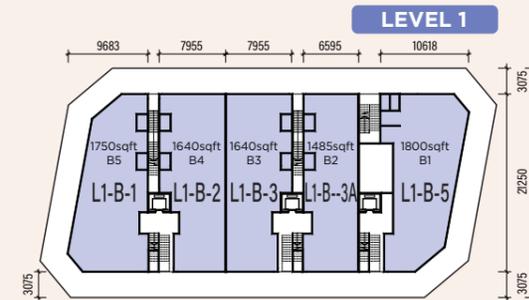
Artist's Impression

FLOOR PLANS

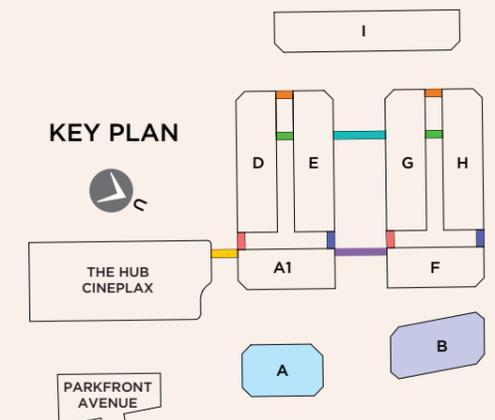
BLOCK A



BLOCK B



SAFE SECURE
PROFESSIONALLY MANAGED
CCTV-monitored, managed maintenance





Artist's Impression

MERCHANT BAY

2 & 3-STOUREY SHOP LOTS
2,200 - 4,360 sqft

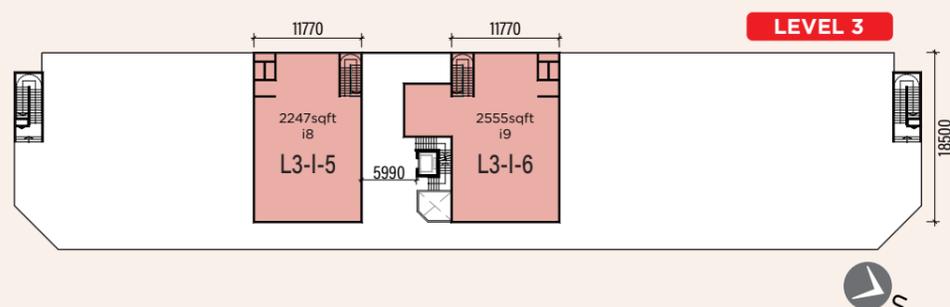
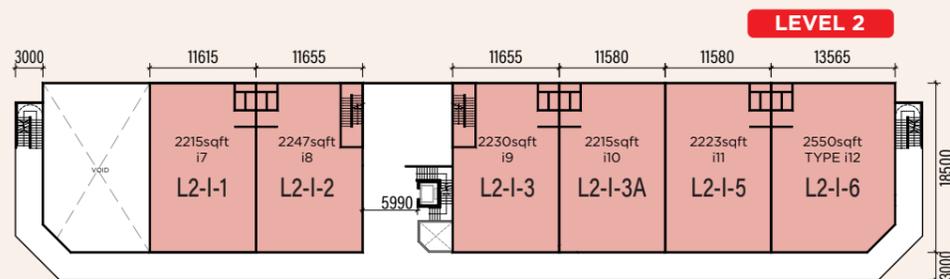
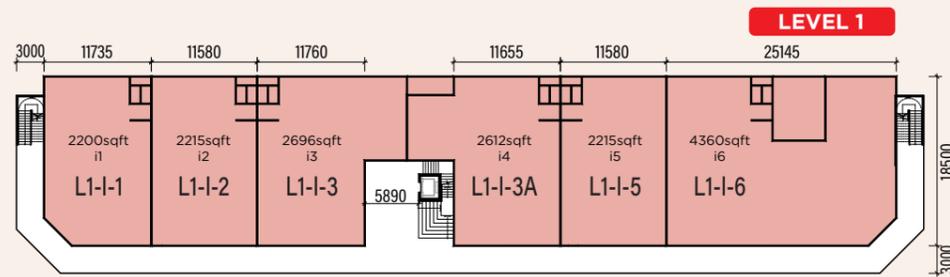


HYPERMARKET

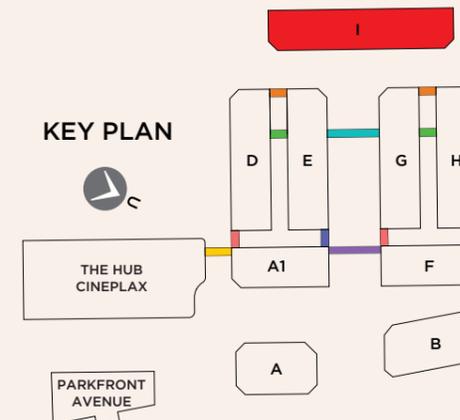
MAXIMUM VISIBILITY, MAXIMUM GROWTH

A practical retail zone with larger units designed for established brands and high-traffic specialty stores. Suitable for hypermarkets, furniture showrooms, IT outlets, homeware retailers, and kindergartens.

FLOOR PLANS BLOCK I

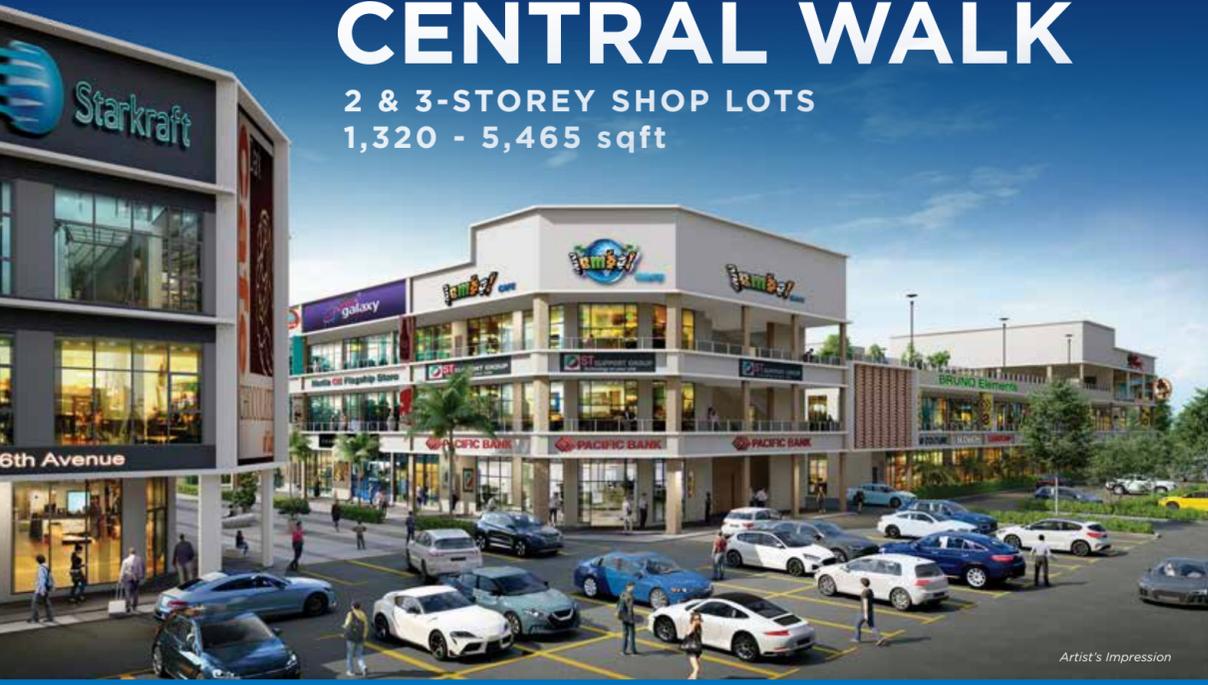


CHILDCARE & NURSERY



CENTRAL WALK

2 & 3-STOREY SHOP LOTS
1,320 - 5,465 sqft



Artist's Impression



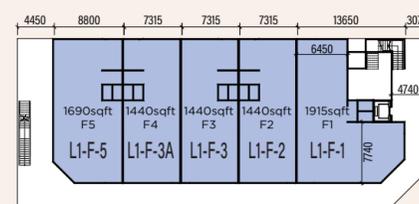
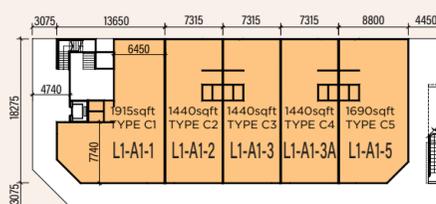
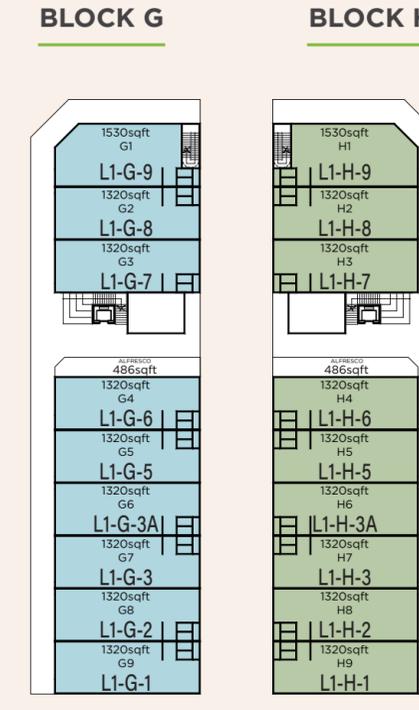
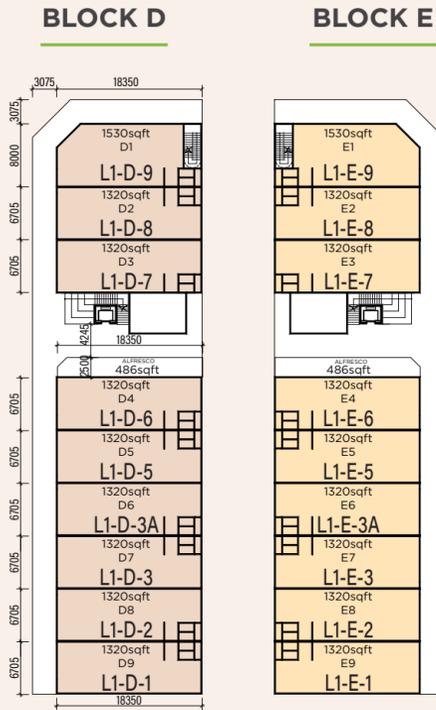
SIGNATURE RETAIL

VIBRANT LIFESTYLE, ENRICHED BY GREEN SPACES

A lively lifestyle corridor connected with the CINEMA and Sky Parks, combining retail, leisure, and wellness in one vibrant stretch. Suitable for F&B outlets, gyms, salons, pharmacies, and enrichment or entertainment businesses.

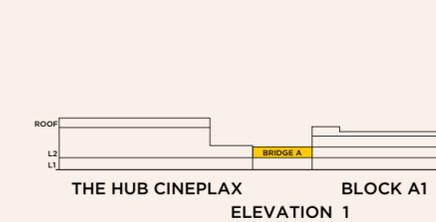
FLOOR PLANS

LEVEL 1



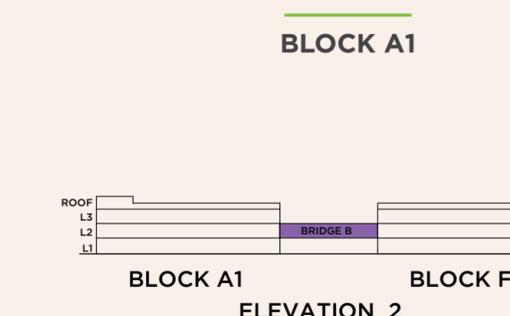
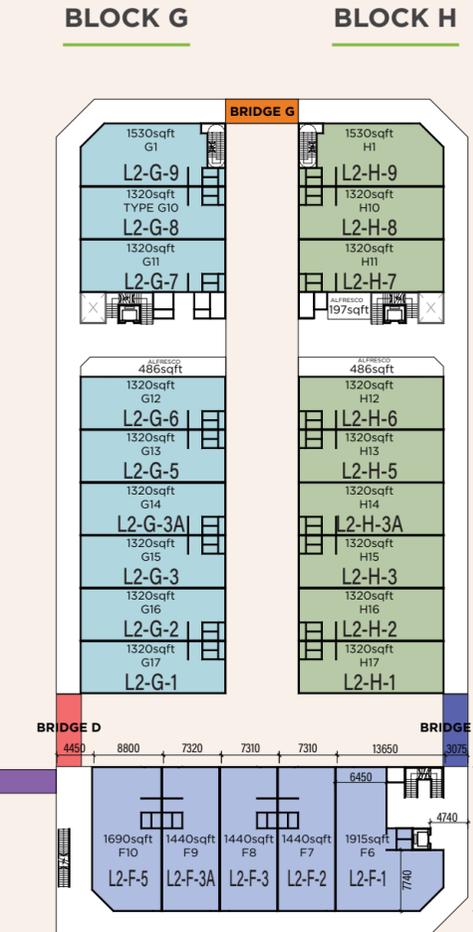
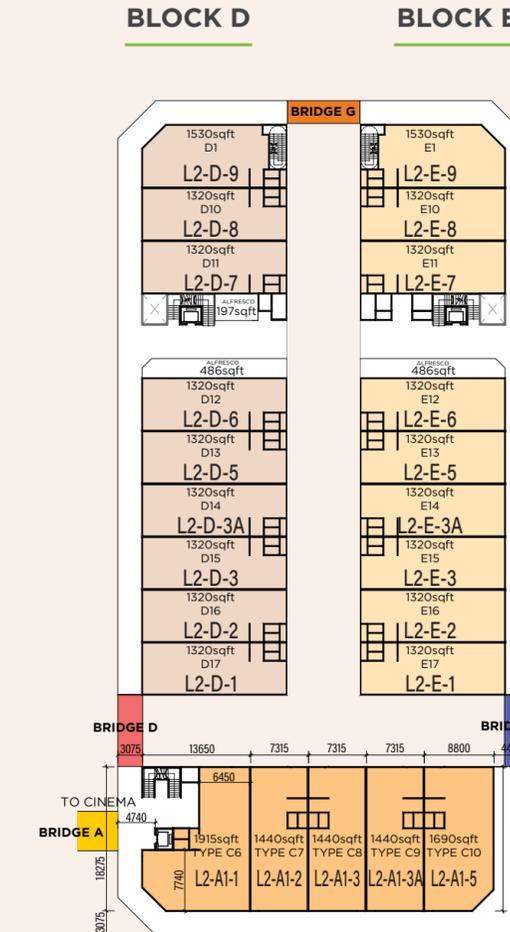
BLOCK A1

BLOCK F

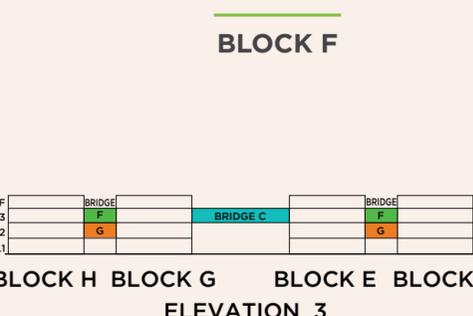


THE HUB CINEPLAX BLOCK A1 ELEVATION 1

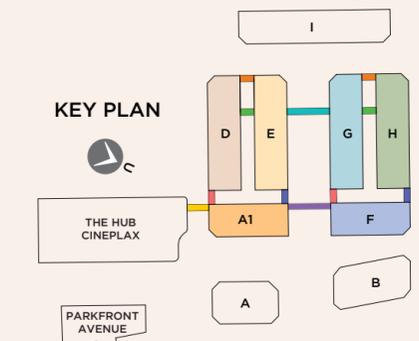
LEVEL 2



BLOCK A1 BLOCK F ELEVATION 2



BLOCK H BLOCK G BLOCK E BLOCK D ELEVATION 3



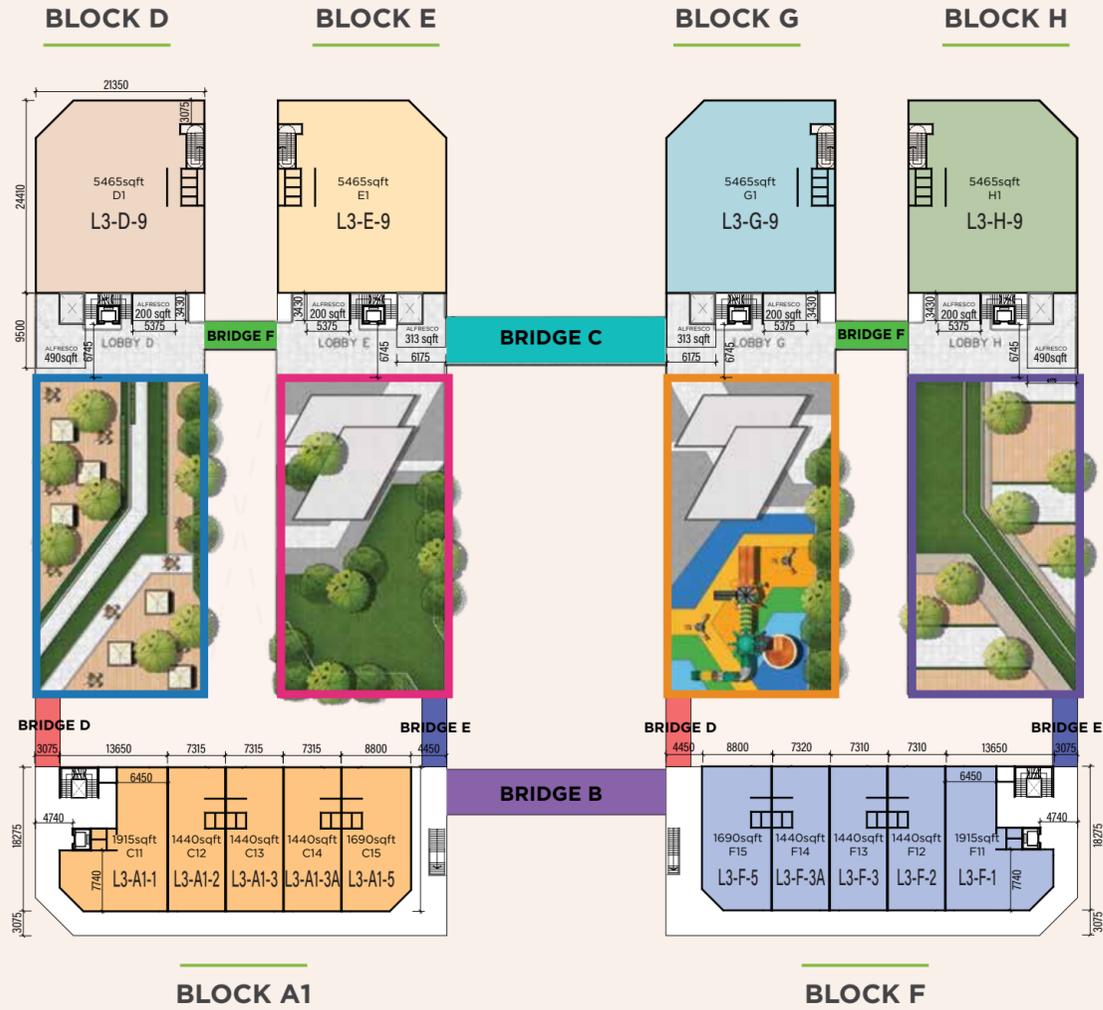
KEY PLAN

THE HUB CINEPLAX

PARKFRONT AVENUE

FLOOR PLANS

LEVEL 3



SKY PARK ON THE ROOF

ROOFTOP MARKET

VICTORIA PARK (BLOCK D)
Rooftop garden space for casual F&B kiosks and lifestyle retail.



ACTIVE PARK

HYDORA PARK (BLOCK E)
Open green rooftop designed for community workouts, light sports and everyday wellness.



PLAYGROUND

JUBILEE PARK (BLOCK G)
Child-friendly rooftop playground for families to gather, relax and have fun together.



SKY EVENTS

STARVIEW PARK (BLOCK H)
Versatile open-air event space for celebrations, community gatherings and commercial launches.

STRATEGICALLY LOCATED

The Hub Business Park in Muar, Johor, is strategically positioned on the main artery linking Kuala Lumpur and Johor Bahru, making it a highly effective regional logistics and distribution hub. Its central location provides cost-effective market access and superior connectivity to key Malaysian economic centers, maximizing potential for businesses in manufacturing and commerce.



LANDMARK

- 1 Sultan Ismail Bridge
- 2 Muar Clock Tower
- 3 Maharani Mural Lane
- 4 Muar State Railway MSR
- 5 Pantai Leka Parit Jawa

EDUCATION CENTRE

- 1 University of Technology Malaysia
- 2 International Islamic University Malaysia
- 3 Tun Hussein Onn University of Malaysia
- 4 Polytechnic Tun Syed Nasir
- 5 Muar Vocational College

GOVERNMENT OFFICE

- 1 JPJ Muar
- 2 KWSP Muar
- 3 Muar Municipal Council
- 4 Muar District Information Office
- 5 Muar Immigration Office
- 6 Majlis Perbandaran Muar

HEALTHCARE

- 1 Sultanah Fatimah Specialist Hospital
- 2 KPJ Bandar Maharani Specialist Hospital
- 3 Klinik Kesihatan Muar

[THE HUB]
BUSINESS PARK
by YKL CAPITAL

Developer



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Waze:
YKL The Hub Business Park