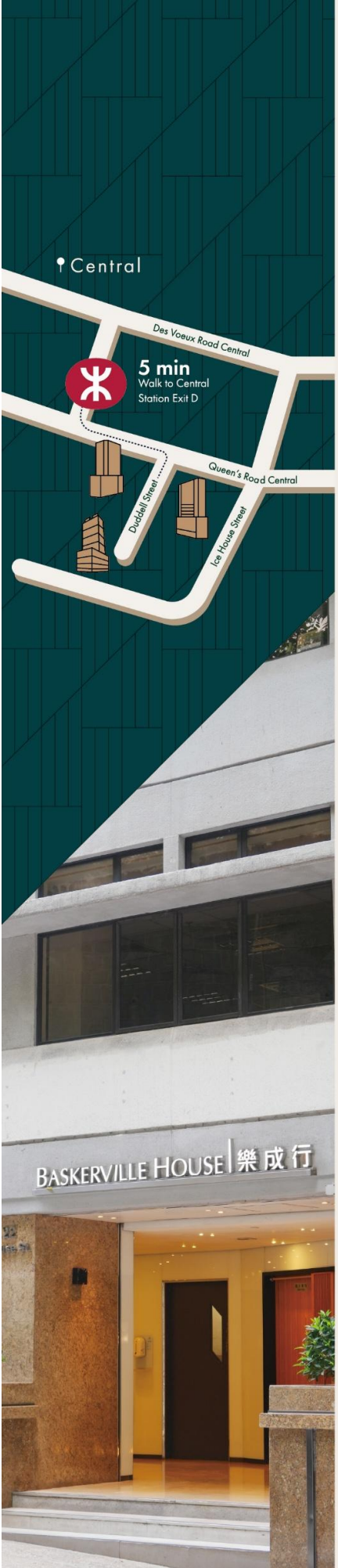


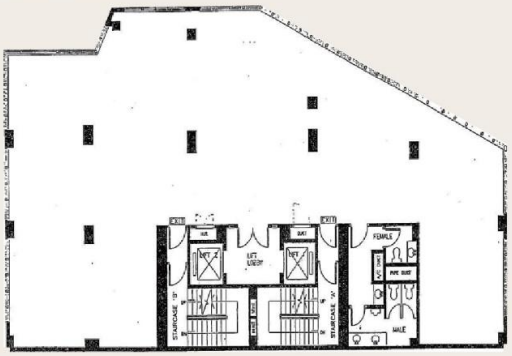
Baskerville House

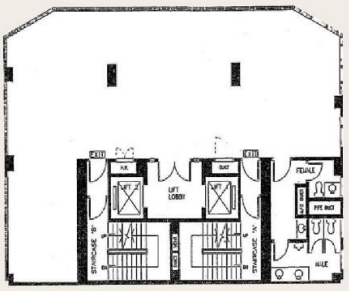
13 Duddell Street / 22 Ice House Street

Located in the heart of Central, this curated portfolio of office buildings on Duddell Street (including 1 Duddell Street, Printing House, and Baskerville House) offers a prime business address within one of Hong Kong's most vibrant commercial and lifestyle districts. Surrounded by luxury hotels, Michelin-starred dining, and premium retail, the portfolio combines accessibility, character, and an elevated business environment suited for modern professionals.

Gross Area (Office)	**36,373 sf**
Office Floors	**1/F - 13/F**
Typical Floor Area	**1/F - 4/F: 3,835'G** **5/F - 13/F: 2,337'G**
Major Trades	**Medical** **Finance**

Floor Plans



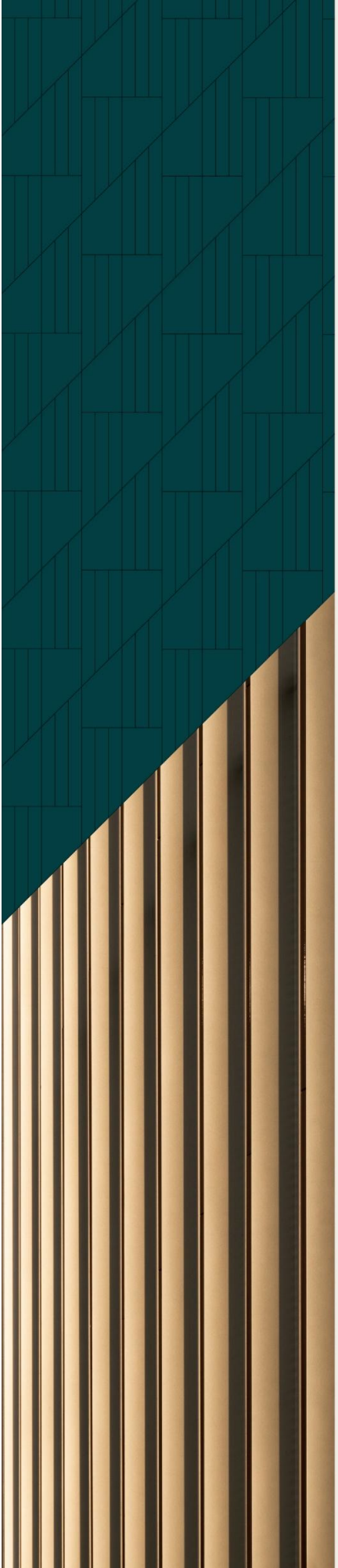


Lobby



Amenities & Offerings:

- Iconic Duddell Street gas lamps, a recognised cultural landmark adding unique character to the surroundings.
- Steps away from premium retail destinations and luxury shopping malls.
- Established professional hub, home to law firms and medical practices.
- Exceptional food & beverage scene featuring fine dining restaurants, Michelin-starred venues, and premium bars.



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