



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.



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WHERE  
**BUSINESS**  
MEETS  
**LIFESTYLE**



# AN ICONIC BEACON IN MUAR

Muar is a historic riverside town in Johor, Malaysia, known for its strong manufacturing base, cultural heritage, and growing commercial potential.

Strategically located at the heart of Muar along the Muar Bypass Road (AMJ), The HUB Business Park has direct access to major highways connecting Muar to Batu Pahat, Tangkak, and Melaka.

# THE HUB OF OPPORTUNITY & CONNECTIVITY

## Why Move Your Business To The HUB?

The HUB is the largest commercial hotspot in Muar, bringing together business, lifestyle, and entertainment in one destination.

With its mix of offices, retail, leisure, wellness, education, and entertainment, The HUB will attract steady and consistent foot traffic, becoming the most active and connected place in Muar.

## ESTIMATED 950 CARPARKS

And 450 motorcycle parking lots

## FULLY CONNECTED & WALKABLE

Via link bridges

## 1ST CINEMA IN MUAR

7 halls with 700 seats

## 200,000 CATCHMENT AREA

Within 10KM radius

## BUILT-IN LIFTS

In every block

## BUSINESS. LEISURE. RETAIL.

A mix of offices, lifestyle and stores

## 24/7 SECURITY

With professional guards on duty

## LEASE ONLY

Professionally managed, strictly curated





#### LEGEND

- |                           |                               |                                |
|---------------------------|-------------------------------|--------------------------------|
| 1 Cinema                  | 5 Block A7 (3-Storey Shop)    | 9 Block G (2 & 3-Storey Shop)  |
| 2 Drive Thru              | 6 Block F (3-Storey Shop)     | 10 Block H (2 & 3-Storey Shop) |
| 3 Block A (5-Storey Shop) | 7 Block D (2 & 3-Storey Shop) | 11 Block I (3-Storey Shop)     |
| 4 Block B (3-Storey Shop) | 8 Block E (2 & 3-Storey Shop) |                                |

#### CATAGORY

- PRIME SQUARE ■ CENTRAL WALK ■ MERCHANT BAY

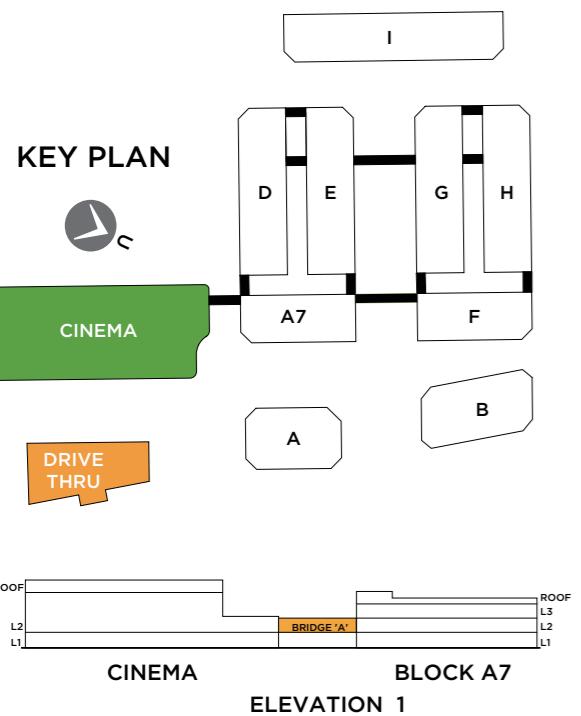
# OUR NEW CENTER FOR BUSINESS & LIFESTYLE EXCELLENCE



## THE HUB CINEPLEX



Modern cinema complex complemented by entertainment retail for family leisure.



## PARKFRONT AVENUE

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



DRIVE-THRU

# PRIME SQUARE

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

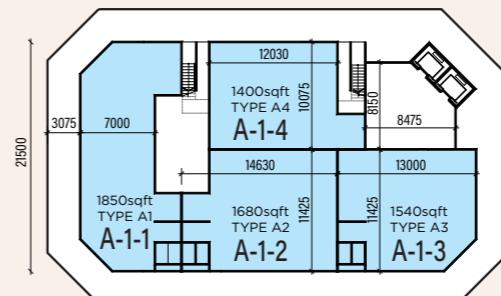


## ELEVATE YOUR BUSINESS

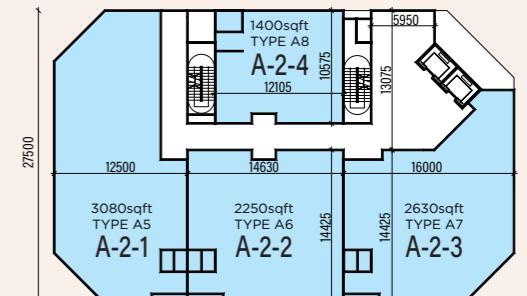
The business square offering modern, spacious units for professional offices and firms seeking a premium and visible address. Suitable for banks, showrooms, insurance companies, and corporate offices.

## FLOOR PLAN

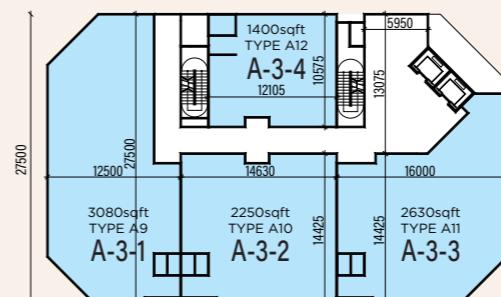
### BLOCK A (5-STOREY SHOP LOT)



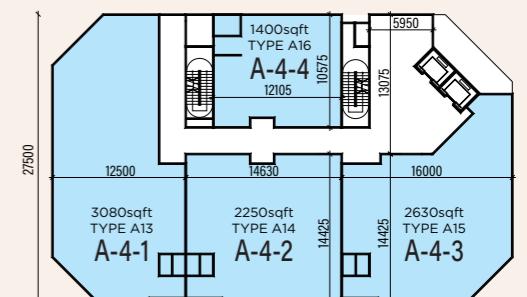
Level 1



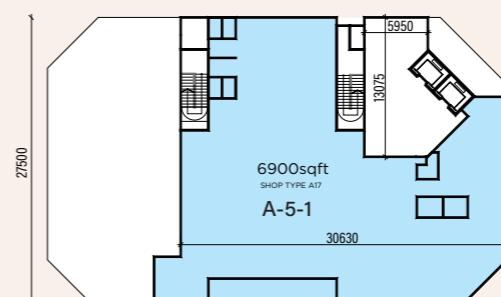
Level 2



Level 3

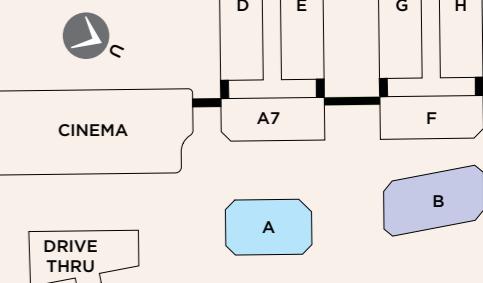


Level 4

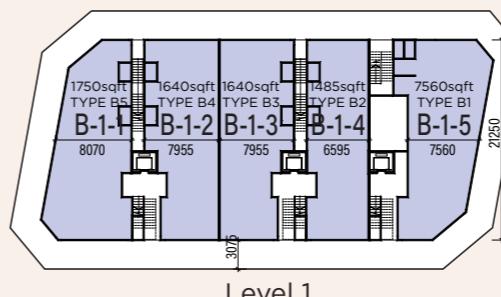


Level 5

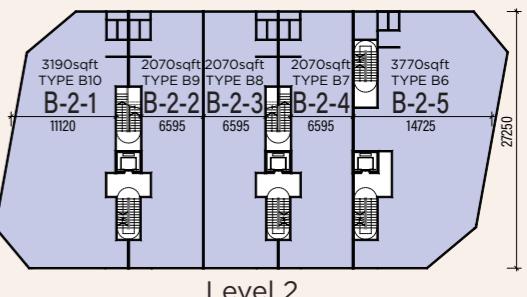
### KEY PLAN



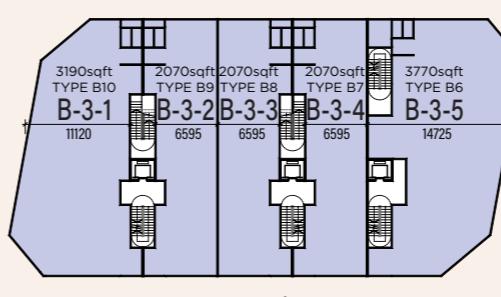
### BLOCK B (3-STOREY SHOP LOT)



Level 1



Level 2



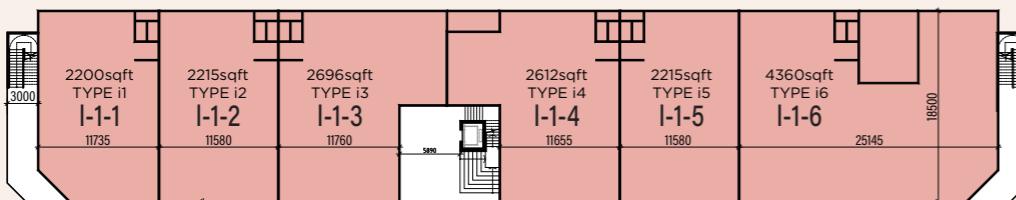
Level 3

2 & 3-STORY SHOP LOT  
2,200 - 4,360 sqft

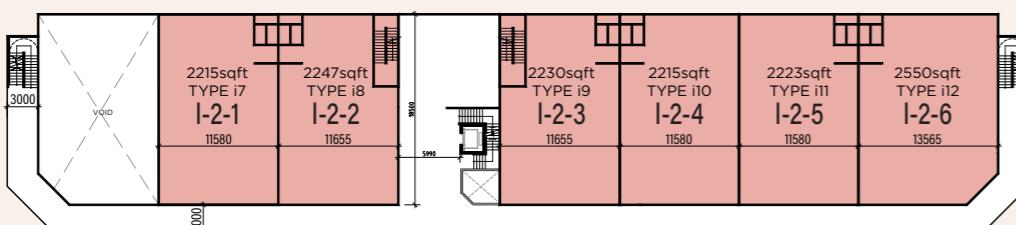
# MERCHANT BAY

## FLOOR PLAN

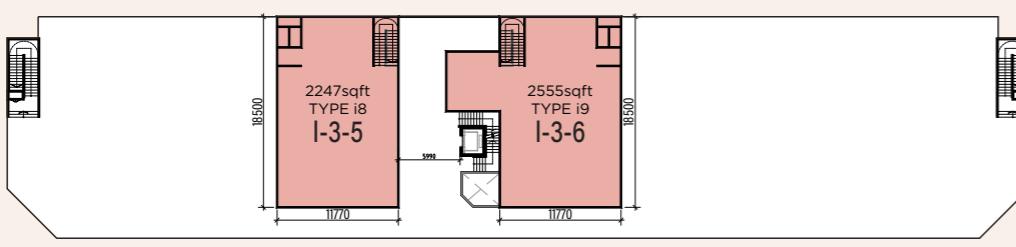
### BLOCK I (2 & 3-STORY SHOP LOT)



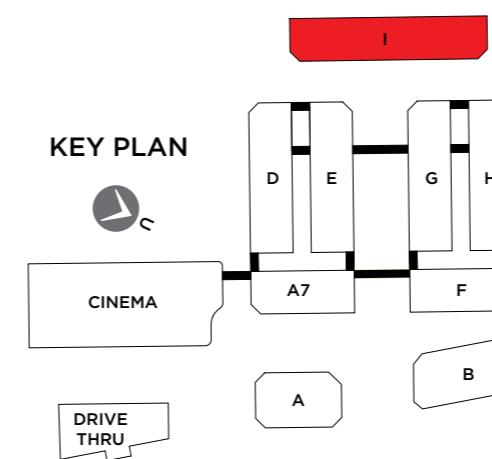
Level 1



Level 2

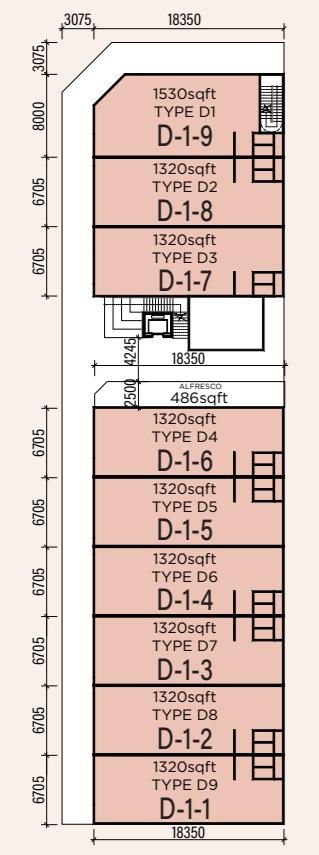
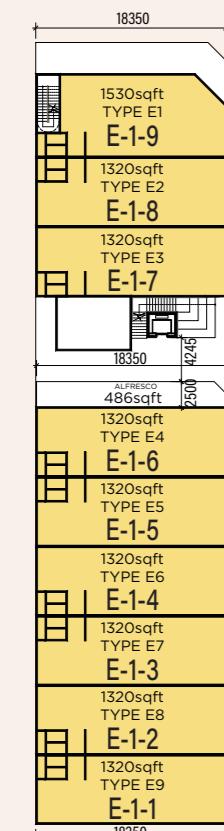
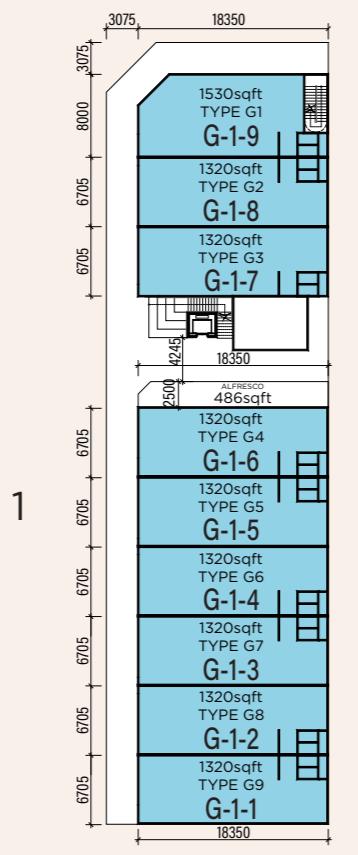
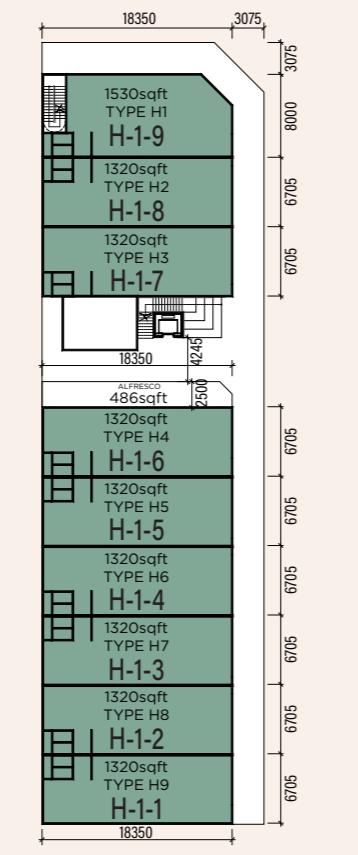


Level 3

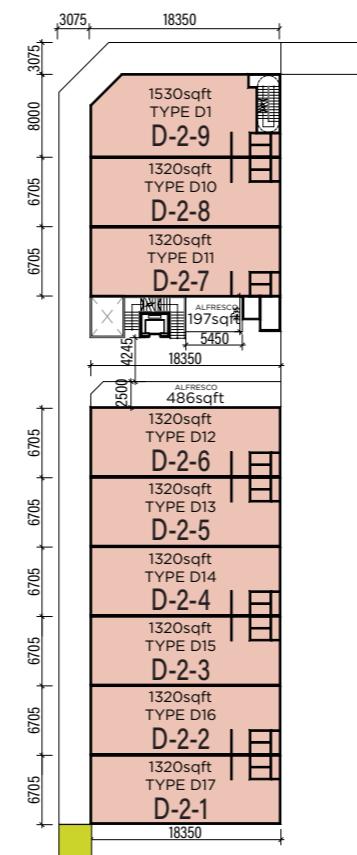
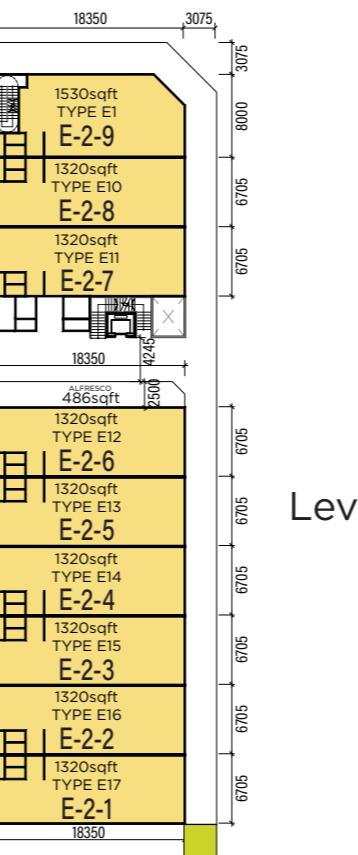
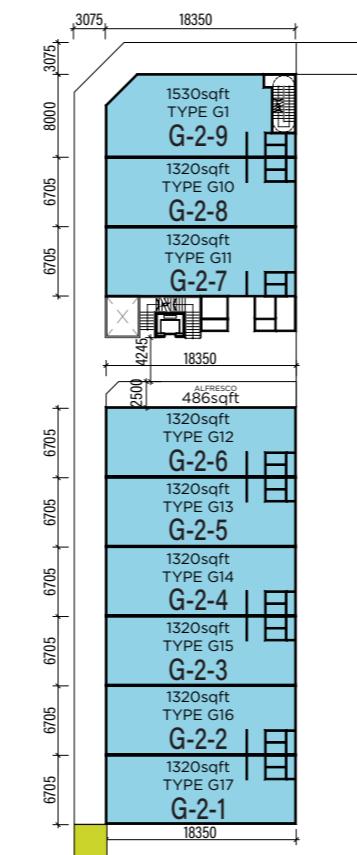
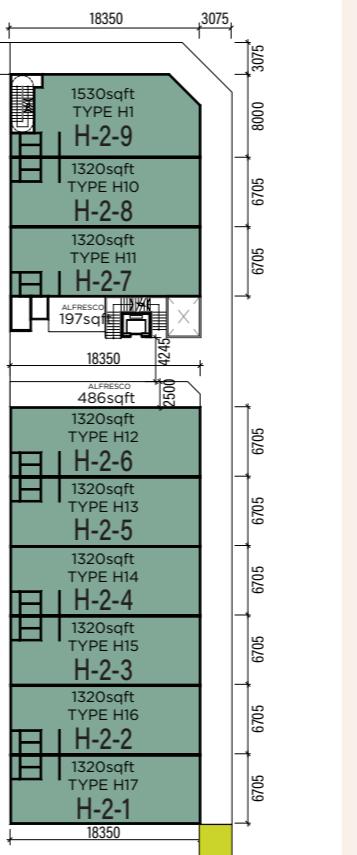


## MAXIMUM VISIBILITY, MAXIMUM GROWTH

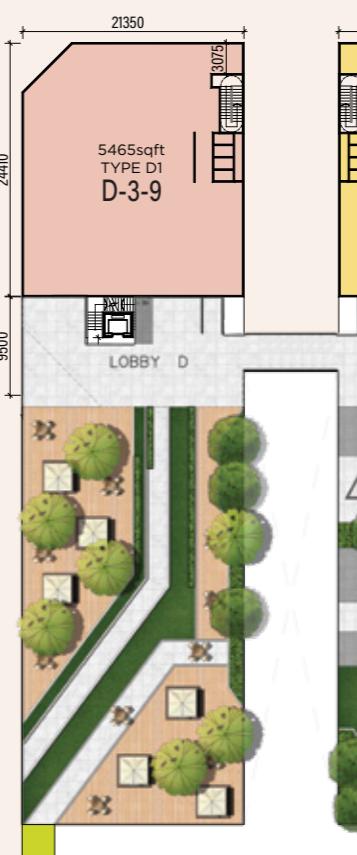
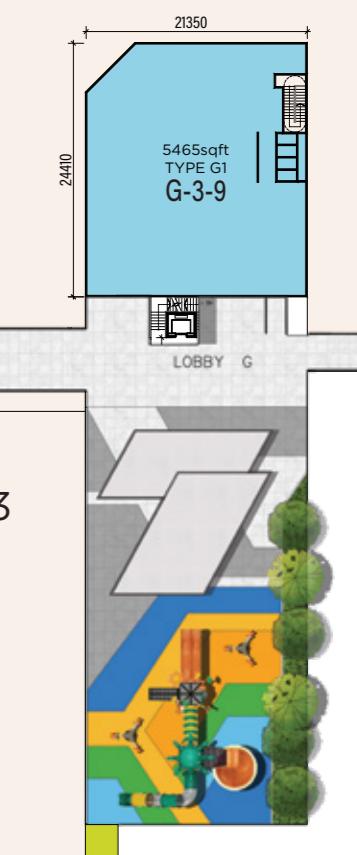
A practical retail zone with larger units designed for established brands and high-traffic specialty stores. Suitable for hypermarkets, furniture showrooms, IT outlets, homeware retailers, and kindergartens.

**BLOCK D**  
2 & 3-STORY SHOP LOT**BLOCK E**  
2 & 3-STORY SHOP LOT**BLOCK G**  
2 & 3-STORY SHOP LOT**BLOCK H**  
2 & 3-STORY SHOP LOT

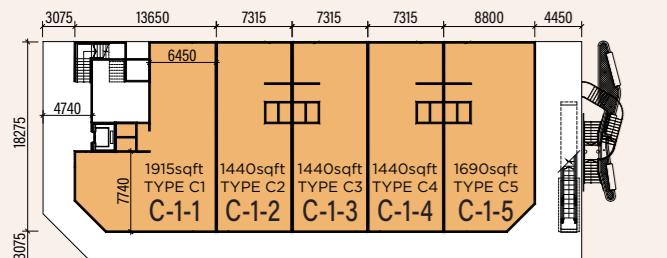
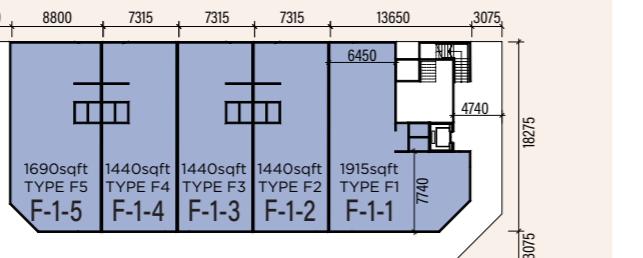
Level 1

**BLOCK D**  
2 & 3-STORY SHOP LOT**BLOCK E**  
2 & 3-STORY SHOP LOT**BLOCK G**  
2 & 3-STORY SHOP LOT**BLOCK H**  
2 & 3-STORY SHOP LOT

Level 2

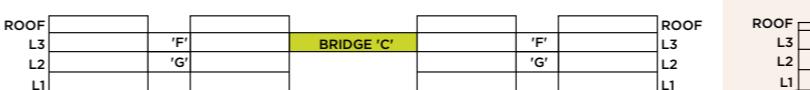
**BLOCK D**  
2 & 3-STORY SHOP LOT**BLOCK E**  
2 & 3-STORY SHOP LOT**BLOCK G**  
2 & 3-STORY SHOP LOT**BLOCK H**  
2 & 3-STORY SHOP LOT

Level 3

**BLOCK A7**  
3-STORY SHOP LOT**BLOCK F**  
3-STORY SHOP LOT**BLOCK A7**  
3-STORY SHOP LOT

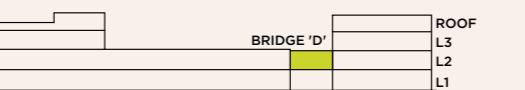
BLOCK A7

ELEVATION 2

**BLOCK F**  
3-STORY SHOP LOT

BLOCK F

ELEVATION 3

**BLOCK A7/F**  
3-STORY SHOP LOT

BLOCK A7/F

ELEVATION 4

**BLOCK E/H**  
3-STORY SHOP LOT

BLOCK E/H

ELEVATION 5

# CENTRAL WALK

2 & 3-STORY SHOP LOT  
1,320 - 5,465 sqft



FITNESS CENTER



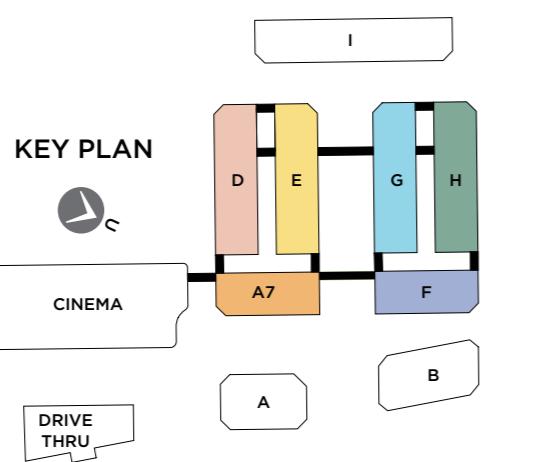
SIGNATURE RETAIL



CAFE

## VIBRANT LIFESTYLE, ENRICHED BY GREEN SPACES

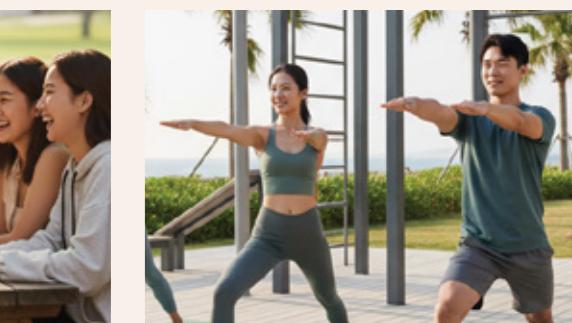
A lively lifestyle corridor connected with the CINEMA and Sky Parks, combining retail, leisure, and wellness in one vibrant stretch. Suitable for F&B outlets, gyms, salons, pharmacies, and enrichment or entertainment businesses.



# SKY PARK ON THE ROOF

## ROOFTOP MARKET

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



## LANDSCAPE LAYOUT PLAN



Victoria Zone  
Hydora Zone

Jubilee Zone  
Starview Zone



## SKY EVENTS

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



## PLAY GROUND

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



## ACTIVE PARK

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

