

**COLOMBO LOTUS TOWER MANAGEMENT COMPANY (PVT) LTD**

**INVITATION FOR REQUEST FOR PROPOSAL**

Lotus Tower, also referred to as Colombo Lotus Tower, is a 350 m high tower located in Colombo, Sri Lanka. The tower is situated on the waterfront of Beira Lake, in the heart of the capital city. Its design is inspired by the Lotus flower, which symbolizes purity within Sri Lankan culture. The tower base draws inspiration from the lotus throne. The Colombo Lotus Tower facility is expected to be a unique attraction, drawing a large number of foreign and local visitors when it opens as a major tourism center.

- The spaces listed below are available for lease or rental fixed term basis. The Colombo Lotus Tower Management Company Pvt Ltd (a fully government-owned company), invites Request for Proposals from interested persons or companies, who are capable to do the following for the leasing or rental of these vacant spaces.

<b>Floor</b>	<b>Facility No.</b>	<b>Facility</b>	<b>Area (Sq. Feet)</b>	<b>Lease/Rent period</b>	<b>Base Price LKR</b>	<b>Non-Refundable Fee (LKR)</b>
Ground Floor	CS 03	Retail / service shop	1516	05 years	1900 psqft + service charge (100/=) Per Month	2,000.00
	CS 04	Retail / service shop	1750	05 years		2,000.00
	CS 11	Cafe / Coffee Shop	150	05 years		2,000.00
	CS 12	Retail / service shop	250	05 years		2,000.00
	CS 13	Retail / service shop	180	05 years		2,000.00
	CS 14	Retail / service shop	180	05 years		2,000.00
	CS 15	Retail / service shop	250	05 years		2,000.00
	CS 16	Retail / service shop	400	05 years		2,000.00
1st Floor	CS 02	Office Space	1482	05 years	900 psqft + service charge (100/=) Per Month	2,000.00
	CS 04	Office Space	1485	05 years		2,000.00
	CS 05	Office Space	1510	05 years		2,000.00

- Request for Proposal will be called from bidders that qualify as technically compliant.

3. Bidders may obtain further information from the Business Development Manager/ Business Development Executive , Colombo Lotus Tower Management Company (Pvt.) Ltd, at 320, D.R. Wijewardana Mawatha, Colombo 10, Sri Lanka. Telephone: 0760369144/ 0761341093 (from 0900 hours to 1700 hours on working days).
4. Bidding Document in English Language can be purchased by eligible bidders on the submission of a request letter on the original Letter Head to the Procurement Manager at the address mentioned in **item 3** above, and paying a non-refundable fee (Please refer above table for the amount) in Cash only on Working days from **01<sup>st</sup> April 2025 to 22<sup>nd</sup> April 2025** from **09:00 hrs. to 15:00 hrs**
5. Pre-bid meeting and subsequent Site Visit will be arranged on **08<sup>th</sup> April 2025** at **10:30 Hrs**, at the Conference Room of 01<sup>st</sup> Floor, Colombo Lotus Tower Management Company (Pvt.) Ltd, at 320, D.R. Wijewardana Mawatha, Colombo 10 .
6. Sealed bids may be delivered to the Chief Executive Officer, Colombo Lotus Tower Management Company (Pvt.) Ltd, at 320, D.R. Wijewardana Mawatha, Colombo 10, Sri Lanka.
7. The deadline for submission of Request for Proposal is **10.00 hours on 23<sup>rd</sup> April 2025**. Late Bids shall not be accepted. Bids will be opened immediately after closing in the presence of the bidders or bidders' representatives who choose to attend.

Chief Executive Office/Director  
Colombo Lotus Tower Management Company (Pvt.) Ltd  
No. 320, D.R. Wijewardana Mawatha, Colombo 10, Sri Lanka