

COMMERCIAL CAPABILITY & PORTFOLIO · 2026

Workspaces built around the way your business works.

Office Fit-out · Renovation · Refurbishment · Commercial Design + Build

KLANG VALLEY · SELANGOR · KUALA LUMPUR · SINCE 2017

OUR VIEW

**A workspace is not
a cost to fit out.
It is a tool your
team works in daily.**

Good commercial space earns its keep: it moves people efficiently, presents your business well to clients, and keeps a team comfortable through long working days. We plan every fit-out and refurbishment around how your business actually operates, then build it as one accountable team, so the result works as hard as the people inside it.

Commercial services, framed around what you gain.

01 Office Fit-out & Renovation

Turn a bare or dated unit into a working office, planned around your headcount, departments and workflow.

02 Refurbishment & Upgrades

Modernise an ageing or occupied space, upgrading finishes, lighting and services without starting from scratch.

03 Space Planning & Partitioning

Workstations, meeting rooms, private offices and breakout areas, laid out for flow, privacy and future growth.

04 Ceilings, Lighting & M&E

Feature ceilings, linear and cove lighting, air-conditioning and electrical, coordinated so nothing clashes on site.

05 Carpentry, Flooring & Finishes

Custom storage, reception counters, carpet and vinyl systems, and finishes that hold up to daily commercial use.

06 Project Management

One team scheduling trades, managing the site and reporting progress, so your operations aren't left to chase contractors.

The Duotone Method™

The same five stages we apply to every project, here tuned to the realities of commercial work: operations, downtime and budget certainty.

01

Discover

UNDERSTAND THE
OPERATION

We learn how your team works: departments, headcount, client-facing needs and how the space is used through the day.

02

Define

SET THE BRIEF AND
BUDGET

We translate that into a clear scope, layout and budget, with the constraints of your building and timeline built in.

03

Design

PLAN BEFORE YOU
COMMIT

Space planning, finishes, lighting and 3D visuals, resolved on screen so decisions are made before work begins.

04

Deliver

BUILD AROUND YOUR
BUSINESS

One team runs the site and sequences works, phasing or scheduling after-hours where needed to limit disruption.

05

Delight

SUPPORT BEYOND
HANDOVER

We remain available through the Defect Liability Period and after, as your space settles into daily use.

Built to protect your time, budget and operations.

For a business, a fit-out is measured in more than ringgit: it is measured in downtime, in disruption, and in how the finished space serves your team. Here is how we protect all three.

✓ Design and build under one accountable team

✓ One point of contact, from first site visit to handover

✓ Transparent, itemised quotations

✓ Works phased or scheduled to limit business disruption

✓ After-hours and weekend works where operations require it

✓ Ceiling, lighting, air-conditioning and electrical coordinated together

✓ Quality inspected in person at every stage

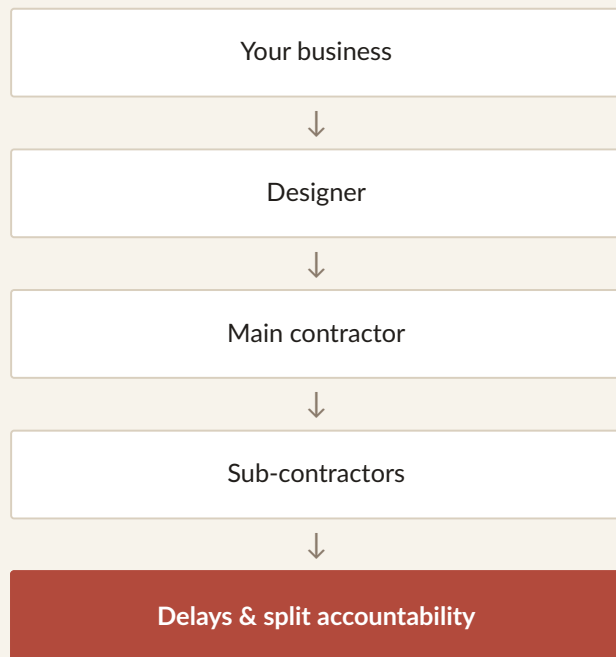
✓ Documented progress you can actually follow

✓ After-sales support through the Defect Liability Period

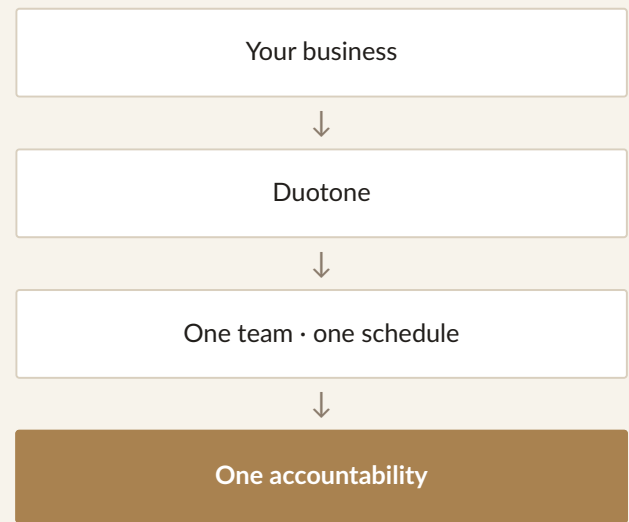
One team means fewer things fall through the cracks.

In a split process, design and construction sit with different parties, and the gaps between them cost you time and money. Design + Build closes them.

THE SPLIT PROCESS



THE DUOTONE PROCESS



When one team owns both the drawings and the build, your budget holds, your programme is realistic, and there is no gap for problems to hide in. You have one number to call, and one team answerable for the result.



REFURBISHMENT

Renewing a space without stopping the business.

Not every project starts with an empty shell. Much of our commercial work is refurbishment: upgrading tired offices, replacing failing services, and reworking layouts in spaces that still have to function while the work happens.

Planned around occupancy

Works phased zone by zone, or run after hours and over weekends, so your team keeps working.

Services first

Ageing wiring, lighting and air-conditioning upgraded before finishes, protecting long-term value.

Clean and contained

Dust, noise and access managed so neighbouring tenants and daily operations are respected.



FEATURED PROJECT • CORPORATE OFFICE • KLANG VALLEY

A full office fit-out, end to end.

An open-plan workspace with black-glass workstation partitions, cove-lit overhead storage, feature slat columns and a fully coordinated lighting and air-conditioning layout, delivered as a single design and build package.

Inside the fit-out



Feature ceiling & linear lighting

A black-line ceiling with recessed linear fittings gives the office its signature overhead rhythm.



Workstation bays & circulation

Cubicle partitions are planned along clear circulation routes, with cove-lit storage running above.



Cove-lit storage walls

Full-height overhead cabinetry adds concealed storage and a warm indirect glow to the work floor.



Coordinated M&E

Cassette air-conditioning, linear pendants and downlights, set out together for a clean, uncluttered ceiling.

SCOPE OF WORKS

Partitioning · Ceilings · Lighting · Air-conditioning · Carpentry ·
Flooring · Reception · Staircase



FEATURED PROJECT · CAFÉ & EVENT PAVILION · KUALA PILAH

Commercial design + build, from the structure up.

An open-air café and event space built around an exposed steel structure, brick feature walls and polished concrete, with communal seating set into a landscaped site. A full design and build commission beyond the walls of a conventional interior.



BEYOND THE OFFICE

Commercial spaces of every kind.

Our commercial capability runs from corporate offices to food-and-beverage and event spaces. The steel-framed pavilion above shows the wider scope of a Duotone design and build: structure, services, finishes and setting, resolved by one team.

Offices

Fit-out, relocation, refurbishment

F&B & Retail

Cafés, shops, event spaces

Practices

Clinics, studios, professional suites

OUR CREDENTIALS

A team you can hold accountable.

8+ YEARS IN DESIGN & BUILD	35+ SPACES DELIVERED
1 ACCOUNTABLE TEAM, END TO END	5 STAGES IN EVERY PROJECT
Sdn. Bhd. REGISTERED & CIDB-CERTIFIED	DLP AFTER-SALES SUPPORT

Duotone delivers both residential and commercial work across the Klang Valley and beyond. Our commercial services carry the same planning discipline and single-team accountability that define every project we take on.

*COMPANY-WIDE, BASED ON INTERNAL PROJECT RECORDS, 2016-2025.



WHO WE SERVE

Commercial clients, every kind of brief.

Businesses relocating or expanding

Fitting out a new unit, or scaling into more space, without losing momentum.

Companies refurbishing ageing offices

Upgrading tired layouts, finishes and services while the team keeps working.

F&B & retail operators

Cafés, shops and event spaces that need to look right and open on time.

Clinics & professional practices

Compliant, calm, well-planned suites for client-facing work.

Landlords & property owners

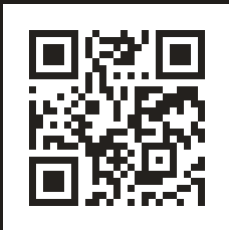
Preparing or upgrading units to lease and present at their best.

Whatever the sector, the process starts the same way: a site visit and a conversation about how your business actually works.

LET'S BEGIN

Planning an office move, fit-out or refurbishment?

Start with a site consultation. We'll walk the space, understand how your business runs, and help you plan the works to protect your budget and your operations, before anything begins.



Book a site consultation

WhatsApp +6017-883 5408 · anis.duotone@gmail.com
www.duotonestudio.my

Design.
Build.
One accountable team.

COMMERCIAL · WORKSPACE · REFURBISHMENT

VISIT & CONTACT

55, Jalan SS 17/1A, SS 17
47500 Subang Jaya, Selangor
WhatsApp +6017-883 5408
anis.duotone@gmail.com
www.duotonestudio.my

FOLLOW

Instagram @duotone.my
Facebook /duotone.my
TikTok @duotonedotmy
YouTube @duotone.studio
Pinterest /duotonemy