

# Unique Office Space with Striking Architecture



Premium Business Space that offers a dynamic environment for professionals to grow and interact

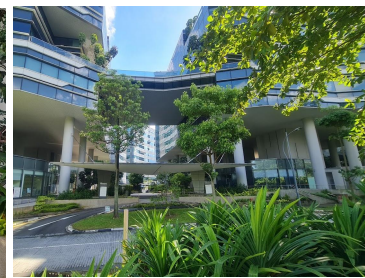
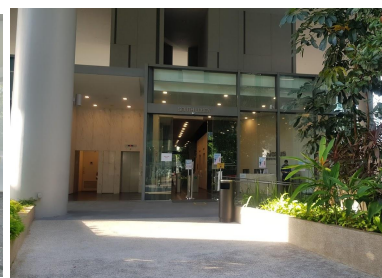
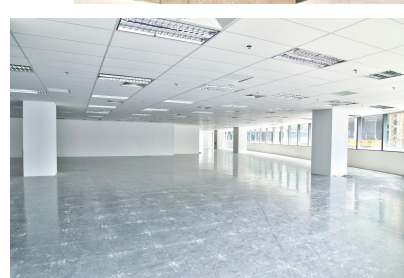


## Amenities

Cafe and clinic at level 1

## Accessibility

- 3 minutes' drive to (AYE)
- 10 minutes' drive to City and 25 minutes' drive to Singapore Changi Airport via AYE
- Walking distance to one-north MRT station



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## BUILDING SPECIFICATIONS



- 2 Towers of 6-storey Office and Business Park building linked by a central landscape plaza and a sky bridge with basement carpark

### Floor Area

- Total NLA: Approx. 20,669 sqm

### Typical Floor Plate

- North Block: Approx. 2,128 sqm
- South Block: Approx. 2,108 sqm

### Typical Usage per Floor Plate

- North Block: 1st - 6th storey (Business Park space)

### South Block:

- 1st storey (Amenities space);
- 2nd storey (Business Park space);
- 3rd - 6th storey (Office space)

### Column Grid

- Approx. 12.0 m x 12.0 m

### Lifts

- Passenger lifts: 4 x 1,360 (20 persons) per block
- Firemen/Service lift: 1 x 3,000 kg per block
- Dimension: 2.15 m (W) x 2.7 m (D) x 2.5 m (H)
- Lift car door size: 1.4 m (W) x 2.3 m (H)

### Loading Bay Facilities

- 3 loading/unloading bays

### Parking Lots

- Car: Approx. 183
- Handicapped: Approx. 3
- Motorcycle: Approx. 21
- Parking lot allocation: 1 lot per 250 sqm leased

### Air Conditioning System

- Central chilled water system
- Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays

### Power Supply Allocation

- Approx. 136 watts or 0.22 amps sqm of lettable area (3-Phase)

### Provisions

- 24 hour security surveillance, CCTV (at common area)
- Turnstile card access system
- Telephone facilities tapped from MDF room
- False ceiling, lightings, central air-conditioning and raised floor system
- Fire sprinkler system



Corporate Visions Pte Ltd Tel : 67383755 Fax : 67336786 <https://corporatevisions.sg>

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