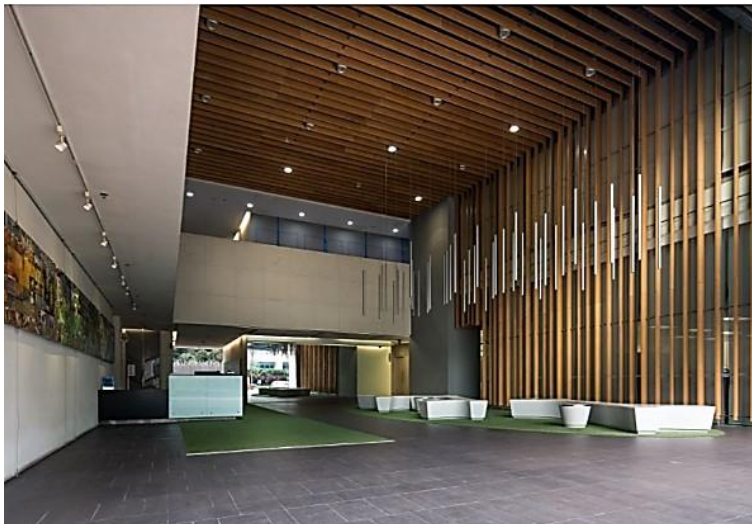


# Cutting-Edge Laboratory & Office Spaces for Rent



5-storey building with basement carpark



*Offers a wide range of amenities such as food court, cafeteria and childcare. Companies can take up bare shell or fitted units with false ceiling and central air-conditioning with/without raised flooring*

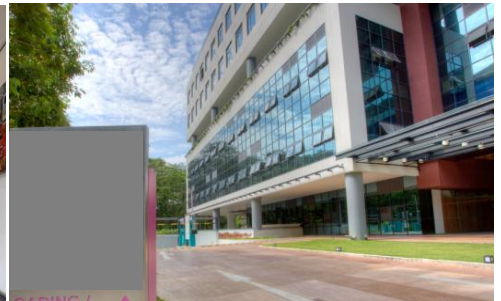
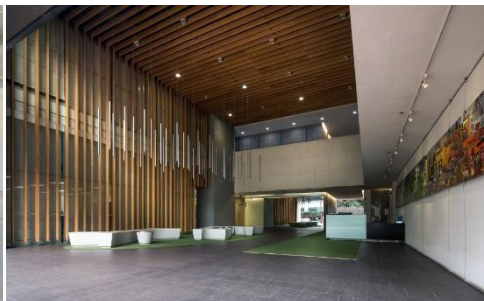
## Accessibility

- Within 5 to 10 minutes' drive from National University of Singapore
- 15 minutes' drive from Central Business District, Clementi and Buona Vista MRT stations
- Bus no. 183 to Jurong East Interchange located conveniently in front of the building
- 5 minutes' walk to bus stop with bus service nos. 10, 30, 51, 143, 188 & 200

# SPECIFICATIONS



Floor Area	Total NLA: Approx. 16,870 sqm
Floor Loading	<ul style="list-style-type: none"> <li>1st storey: 7.5 - 10.0 kN/sqm</li> <li>2nd - 6th storey: 7.5 kN/sqm</li> </ul>
Ceiling Height	<ul style="list-style-type: none"> <li>Floor to slab soffit: 4.6 m</li> </ul>
Column Grid	<ul style="list-style-type: none"> <li>Approx. 13.6 m x 13.6 m</li> </ul>
Lifts	<ul style="list-style-type: none"> <li>Passenger lifts: 3 x 1,155 kg (17 persons)</li> <li>Service lift: 1 x 2,450 kg</li> <li>Cargo lift: 1 x 2,500 kg</li> </ul>
Loading Bay Facilities	<ul style="list-style-type: none"> <li>3 loading/unloading bay</li> </ul>
Parking Lots	<ul style="list-style-type: none"> <li>Car: Approx. 155</li> <li>Parking lot allocation: 1 lot per 100 sqm leased</li> </ul>
Air-Conditioning System	<ul style="list-style-type: none"> <li>Central chilled water tap-off points available at \$0.12 per kWhr</li> </ul>
Power Supply Allocation	<ul style="list-style-type: none"> <li>Approx. 201 watts or 0.28 amps per sqm of lettable area (3-Phase)</li> </ul>
Provisions	<ul style="list-style-type: none"> <li>Telecommunication facilities: Tap-off points available at TAS riser ducts</li> <li>MATV connection: Tap-off points available from data riser duct, enabling TV broadcast reception</li> <li>Automatic fire alarm system and sprinkler system</li> <li>Basic CCTV system installed at entrance and exit points of basement car park, 1st storey lift lobby, loading/unloading bays and service lift</li> </ul>
Amenities	<ul style="list-style-type: none"> <li>Food court</li> </ul>



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