

Designed to inspire excellence
Where Elegance Meets Innovation



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Striking facade and sophisticated lobby set the stage for a new era of innovation.

Bare shell and fitted units with false ceiling, central air-conditioning with/without raised flooring for office and R&D activities from chemicals, life sciences to software development and IT companies. Units are equipped with dedicated exhaust duct space, chilled water and floor trap provisions.



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
- 10 minutes' walk to Haw Par Villa MRT station

Estate Agent License No
L3008887C

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SPECIFICATIONS



Floor Area	Total NLA: Approx. 20,531 sqm Unit Sizes Research unit: From approx. 70 sqm up to 2,000 sqm per floor IT unit: From approx. 130 sqm up to 2,300 sqm per floor
Floor Loading	1st storey: 10.0 kN/sqm 2nd - 5th storey: 7.5 kN/sqm
Ceiling Height	Floor to slab soffit - 1st storey: 4.6 m - 2nd - 5th storey: 4.1 m - Floor to false ceiling for IT unit: 2.7 m
Column Grid	<ul style="list-style-type: none">• Approx. 13.2 m x 13.2 m
Lifts	<ul style="list-style-type: none">• Passenger lifts: 4 x 1,290 kg (18 persons)• Service lifts: 2 x 2,500 kg
Loading Bay Facilities	<ul style="list-style-type: none">• East wing: 2 loading/unloading bays• West wing: 2 loading/unloading bays
Parking Lots	<ul style="list-style-type: none">• Car: Approx. 258• Parking lot allocation: 1 lot per 100sqm leased
Air-Conditioning System	<ul style="list-style-type: none">• Central air-conditioning system• Air-con provided from Mon to Fri (8am - 8pm) Sat (8am - 2pm), except Sun & Public Holidays
Power Supply Allocation	<ul style="list-style-type: none">• Approx. 233 watts or 0.31 amps per sqm of lettable area (3-Phase)
Provisions	<ul style="list-style-type: none">• Water supply tap-off points available at water riser• Telecommunication facilities: Tap-off points available within TAS riser ducts
Amenities	<ul style="list-style-type: none">• Cafeteria

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