

Integrated Green Business Park with Office Tower, Work Lofts, and F&B Outlets



An integrated 17-storey Business Park / Office Tower with 34 Work Lofts, and 2 levels of basement car park



- *Destination development for a new generation of talented, tech-savvy businesses and individuals.*
- *Designed to cater to info communication and media companies.*

ACCESSIBILITY

- Direct sheltered link to one-north MRT station
- 10 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport via Ayer Rajah Expressway

Estate Agent License No
L3008887C

**Moving Ahead With
Corporate Visions**

Specifications



Floor Area	Total NLA: <ul style="list-style-type: none"> - Business Park/Office: Approx. 53,463 sqm - Retail/F&B: Approx. 4,105 - Work Lofts: 34 units ranging from 37 to 83 sqm Typical Floor Plate Business Park / Office ranges from 1,740 to 3,867 sqm
Floor Loading	1st - 17th storey : 5.0 kN/sqm Roof : 7.5 kN/sqm
Ceiling Height	Floor to false ceiling Business Park/Office Tower, 2nd - 17th storey: 3.0 m Retail, 1st & 2nd storey: 2.7 - 4.0 m Work Lofts, 2nd - 5th storey: 4.5 m
Column Grid	Approx. 9.6 m x 17.0 m
Lifts	West Tower (up to 7th floor) Passenger lifts: 2 x 1,155 kg (17 persons) Service lifts: 2 x 1,630 kg East Tower (up to 17th floor) Passenger lifts: 4 x 2,040 kg (30 persons) Passenger lifts: 5 x 2,040 kg (30 persons) Service lifts: 2 x 1,630 kg Work Lofts Passenger/firemen/service lifts: 2 x 1,155 kg
Loading Bay facilities	5 loading/unloading bays at B1 and 1st storey
Parking Lots	Car: Approx. 300
Air conditioning	Air-conditioning provided to Business Park/Office Tower during office hours from Mon to Fri (8am - 6pm) except Public Holidays Individual air-conditioning system to work lofts and retail podium Dual feed for 22kV incoming supply Approx. 75 watts per sqm of lettable area (3-Phase)
Provisions	Raised Floor Overall height of 150mm Turnstile at main lobby. Card readers to all lift cars Destination group-control passenger lift system at Business Park/Office Tower Floor traps provision at designated locations MATV, telecom cabling, infrastructure for fibre-optic available for tap-off at MDF room and riser, where applicable Each Galaxis Work Loft is furnished with kitchen fittings, induction cooking hob and hood, refrigerator, instant water heater, sanitary ware and toilet fittings
Amenities	Food court, restaurants, cafes, retail shops, fitness studio and service office

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