

# Meticulously Designed Office Building with Lush Garden



A meticulously designed 8-storey structure seamlessly connected to the 6-storey West wing through an impressive 5-storey atrium.

Incorporating lush green spaces, our establishment boasts built-in gardens on Level 1, Level 3, and the Rooftop.

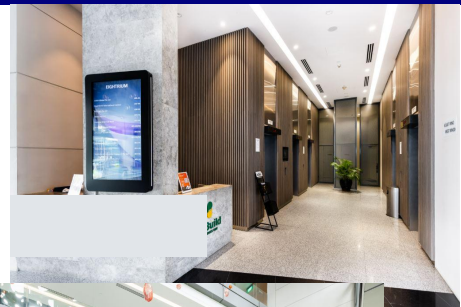
Office layout has been thoughtfully designed to maximize space efficiency, offering a superb workspace experience. Additionally, providing essential amenities for your convenience.

## Accessibility

5 mins drive to Changi Airport

5 mins walk to Expo MRT Station

Easy access to major Expressway- PIE, ECP and TPE



Estate Agent License No  
L3008887C

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# Specifications



Floor Area	NLA : 16,470sqm Typical Floor Area East wing :1,600sqm West Wing :800sqm
Ceiling Height	Floor to Floor Height level 1 :5m level 2 to 8 :4.2m Floor to False Ceiling level 1 :4m level 2 to 8 : 2.8m
Floor Loading	Level 1 to 2 : 10.0KN.sqm Level 2 to 8 :7.5KN/sqm
Electrical Supply	100W/m2
Air- conditioning System	Centralized chilled water system
Vehicle Lots	128
Loading Bay	3 covered lots for 20 foot containers
Lifts	5 Passenger lifts 2 Goods lifts 1 Service Lift 1 Fire/handicap Lift
Amenities	Food & Beverage facility within the building Childcare & infant care facility operated by reputable pre-school educational organization within the building Facilities and amenities abound-banks, clinics, Food centres and convenience stores
Location & Accessibility	5 mins drive to Changi Airport 5 mins walk to Expo MRT Station Easy access to Major Expressways –PIE ,ECP and TPE

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