

Modern Research Building @ Science Park Drive



4-storey building with 3 main lobbies
ideal for any R&D activities from wet laboratory to software development and IT set-ups

Located within the lushly landscaped Singapore Science Park, Asia's prestigious address for R&D and technology, and is known for its high quality facilities and services. Situated along Singapore's Technology Corridor, the Park's campus-like setting provides the ideal working environment for more than 300 MNCs, local companies and research organisations.

The building is designed for companies that require usage flexibility and comes with amenities like food and beverage outlets, seminar rooms and auditoriums for the community at Singapore Science Park.

ACCESSIBILITY

- Within 5 minutes' drive (NUS)
- 15 minutes' drive to CBD, Clementi and Buona Vista MRT stations
- 5 minutes' walk to bus stop with bus no. 92 and Science Park shuttle service
- Walking distance to Kent Ridge MRT station Shuttle Bus Services
- Conveniently located outside The Rutherford - To Singapore Science Park 1 & 2, NUS and Kent Ridge MRT station (\$0.40 per trip)

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Floor Area	NLA : 18,472 sqm
Floor Loading	1 st storey : 10.00KN/sqm 2 nd -4 th storey : 7.5KN/sqm
Ceiling Height	Floor to Slab soffit :4.5m Floor to beam Soffit : 3.6m
Lifts	3 passenger lifts (15 persons) 3 firemen/ service lifts (2040 kg)
Loading Bay Facilities	1 loading /unloading
Column Grid	Approx. 12.0 x9.0m
Parking lots	Car: Approx 189 Parking lot allocation 1 lot per 100sqm
Power Supply	Approx. 9 watts or 0.01 amps per sqm of lettable area
Provision	Tenant duct risers at each floor Floor trap(s) in each unit
Amenities	Meeting rooms, auditorium and fitness centre at Oasis Food and beverage outlets available at Ascent, Cintech I, Oasis and One@KentRidge Retail shops and supermarket at One@KentRidge



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