

Perfect for Financial & Tech Industries



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Ideal for R&D, High-Tech, and Software Design**



Accessibility

- Easy access to Pan-Island Expressway and East Coast Parkway
- Walking distance to Expo MRT station and 20 minutes' drive to Central Business District
- Changi Business Park (CBP) is served by public bus service nos. 20, 47, 117, 118 and private buses to various estates in Singapore
- Sheltered pedestrian walkways connecting buildings in CBP

Shuttle Bus Services

- Subsidised JTC shuttle bus services to and from:
 - Expo and Tanah Merah MRT stations
 - Tampines MRT station & Bedok Central (during lunch hours)

Estate Agent License No
L3008887C

**Moving Ahead With
Corporate Visions**

SPECIFICATIONS



NLA Floor Area	8.903 sqm Typical Floor Plate 1st storey: Approx. 1,480 sqm 2nd - 4th storey: Approx. 2,120 sqm 5th storey: Approx. 1,992 sqm
Floor Loading	1st & 2nd storey: 5.0 to 15.0 kN/sqm 3rd & 4th storey: 5.0 to 10.0 kN/sqm 5th storey: 5.0 kN/sqm
Ceiling Height	Floor to false ceiling - 1st storey: Approx. 3.2 m - 2nd - 4th storey: Approx. 3.0 m - 5th storey: Approx. 2.8 m
Column Grid	Approx. 6.6 m x 7.5 m (min) to 10.8 m x 8.4 m (max)
Lifts	Passenger lifts: 5 x 900 kg (13 persons) Service lift: 1 x 3,000 kg (37 persons)
Loading Bay Facilities	2 loading/unloading bays with dock levellers
Parking Lots	Car: Approx. 55 Motorcycle: Approx. 9 Handicapped: Approx. 2 Parking lot allocation: 1 lot per 250 sqm leased
Air-conditioning System	After office hours: \$80 per hour per AHU Chilled water supply is available (subject to terms & conditions)
Power Supply Allocation	Approx. 45 watts or 0.25 amps per sqm of lettable area (3-Phase)
Provisions	Ceiling board and lighting Common wet pantry 24-hour security surveillance
Amenities	Changi City Point: 20,000 sqm of retail and dining offerings Hotels/Service Residences: Park Avenue Changi Hotel and Capri by Fraser Other amenities within CBP: convention centre, clinics, childcare centres, supermarkets and etc
Other occupier	Huawei Technologies Singapore

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