

Prime Business Park Ideal Business Environment



9-storey Premium Business Park building integrated
with hotel lobby on the 1st storey

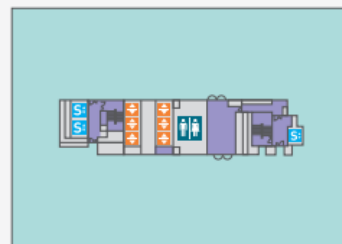
- Accessibility to the hotel facilities is from 10th to 15th storey
- Sheltered walkway to the landscaped central garden
- Connected to the basement carpark of 1, 1A, 1B Science Park Drive (access via 5 Science Park Drive's 1st storey carpark)
- BCA Platinum Super Low Energy

Floor Area

Total BP NLA: Approx. 23,571.02 sqm

TYPICAL FLOOR PLAN

- Leasable Area
- Common Area
- Passenger Lift
- Service Lift
- Toilet



Estate Agent License No
L3008887C

Moving Ahead With
Corporate Visions

Prime Business Park

Ideal Business Environment



Typical Floor Plate	<ul style="list-style-type: none"> 1st storey: Approx. 1,904.18 sqm 2nd storey: Approx. 1,170.20 sqm 3rd - 4th, 6th - 9th storey: Approx. 2,932.33 sqm 5th storey: Approx. 2,902.66 sqm
Floor Loading	<ul style="list-style-type: none"> 1st storey: 5.0 kN/sqm 2nd – 9th storey: 5.0 kN/sqm Landscaped roof: 5.0 kN/sqm
Ceiling Height	<ul style="list-style-type: none"> Floor to Floor <ul style="list-style-type: none"> 1st storey: 6.3 m to 11.2 m 2nd – 9th storey: 4.9 m Floor to Ceiling <ul style="list-style-type: none"> 1st storey: 4.4 m to 9 m for part of level 1 (floor to ceiling slab) 2nd – 9th storey: 3.0 m (raised floor to false ceiling)
Lifts	<ul style="list-style-type: none"> Passenger lifts <ul style="list-style-type: none"> 6 nos. x 1,630 kg (24 persons) serving 1st storey to 9th storey 2 nos. x 885 kg (13 persons) serving B1, 1st storey and 10th storey (hotel) Service/fire lifts <ul style="list-style-type: none"> 2 nos. x 2,450 kg (36 persons) Fire lifts - 1 no. x 2,450 kg (36 persons) - 1 no. x 1,290 kg (19 persons)
Loading Bay Facilities	<ul style="list-style-type: none"> 3 lots at basement Designed to allow for 20-foot non-articulated container trucks
Parking Lots	<ul style="list-style-type: none"> Car: Approx. 370 Handicapped: Approx. 4 Lorry : Approx. 11 Motorcycle: Approx. 34 Bicycle: Approx. 256 (centralised for 1, 1A and 1B Science Park Drive) Parking lot allocation: 1 lot per 550 sqm leased
Air condition	<ul style="list-style-type: none"> Centralised chilled water system Air-con provided from Mon to Fri (8:00am – 6:00pm) except Public Holidays
Power Supply	Business Park space: Approx. 85 watts per sqm of lettable area (3-Phase)
Provision	<ul style="list-style-type: none"> 150mm raised floor for Business Park space Floor traps and knock out panel available on each level of the Business Park space Automatic fire alarm and sprinkler system Anti-pass back feature for building security system Contactless turnstile to have seamless integration and interface with card access system
Amenities	<ul style="list-style-type: none"> End-of-trip facilities Hotel rooms and facilities, meeting rooms, auditorium and fitness centre with a swimming pool at Oasis Amphitheatre, retail and food & beverage outlets at the POPS Food & beverage outlets at Ascent, Cintech I, Oasis and One@Kent Ridge Retail shops and supermarket at One@KentRidge