

Prime Space for Innovation & Collaboration



6-storey research building with basement carpark,
specially designed for chemicals, life sciences and IT companies

Accessibility

- Within 5 to 10 minutes' drive from National University of Singapore (NUS)
- 15 minutes' drive from Central Business District, Clementi and Buona Vista MRT stations



Estate Agent License No
L3008887C

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SPECIFICATIONS



Floor Area	Total NLA: Approx. 21,829 sqm
Floor Loading	1st storey: 10.0 kN/sqm 2nd - 6th storey: 7.5 kN/sqm Roof: 7.5 kN/sqm
Ceiling Height	1st storey: 10.0 kN/sqm 2nd - 6th storey: 7.5 kN/sqm Roof: 7.5 kN/sqm
Column Grid	Approx. 6.6 m x 11.35 m
Lifts	Passenger lifts: 3 x 1,630 kg (24 persons) • Service lifts: 2 x 2,500 kg
Loading Bay Facilities	3 loading/unloading bays with dock levellers
Parking Lots	Car: Approx. 304 Parking lot allocation: 1 lot per 100 sqm leased
Air Conditioning System	Central chilled water tap-off available at \$0.12 per kWhr
Power Supply Allocation	Approx. 510 watts or 0.71 amps per sqm of lettable area (3-Phase)
Provisions	Telecommunication facilities: Tap-off points available within unit and TAS riser ducts
Amenities	Walking distance to food court and cafeteria



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