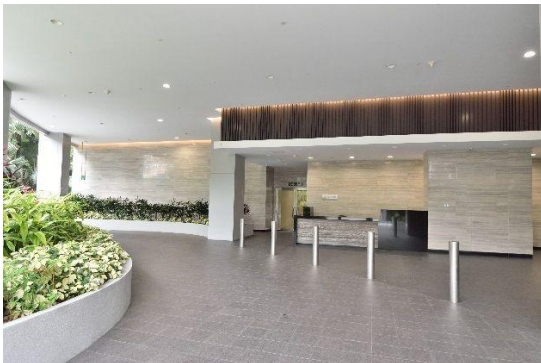


Prominent IBP Development



2, 8-storey towers interlinked by a 5-storey podium with 1 level of basement carpark



Accessibility

- Located next to Jurong Lake District, a commercial hub with a vibrant mix of office, retail, residential, hotel and entertainment
- Within 5 minutes' drive to Jurong East MRT Station
- 5 minutes' drive from Ayer Rajah Expressway (AYE)
- 15 minutes' drive to City and 30 minutes' drive to Singapore Changi Airport via AYE

Shuttle Bus Service

- Provided by JTC to Jurong East MRT Station

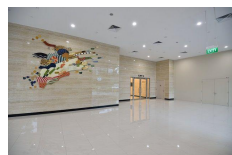
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Specifications



Floor Area	Total NLA: Approx. 22,438 sqm Typical Floor Plate • Approx. 4,654 sqm
Floor Load	1st storey: 15.0 kN/sqm 2nd to 8th storey: 5.0 kN/sqm
Ceiling Height	Floor to floor 1st storey: 6.5 m 2nd storey: 5.0 m 3rd - 8th storey: 4.1 m
Column Grid	Approx. 8.4 m x 8.4 m
Lift	Passenger lifts: 6 x 1,115 kg (17 persons) 3 nos. per block Cargo lifts: 3 x 4,000 kg (serves Podium Block at level 6 to 8)
Loading Bay Facilities	7 loading / unloading bays (with dock levellers)
Parking Lots	Car: Approx. 234 Handicapped: Approx. 4 Motorcycle: Approx. 32 Parking lot allocation: 1 lot per 200 sqm leased
Air-Conditioning System / Charges	Air-conditioning System Air-con provided from Mon to Fri (8am to 6pm) and on Sat (8am to 1pm) except Public Holidays Air-conditioning Charges Applicable after office hours Weekday after 6pm: \$80 per AHU per hour Saturday, Sunday & Public Holidays: \$150 per AHU per hour
Power Supply Allocation	Approx. 119 watts or 0.18 amps per sqm of lettable area
Provisions	24-hour security surveillance Ceiling board and lightings
Amenities	Café within the building Proximity to developments such as JCube, JEM, Westgate, Big Box, the Devan Nair Institute for Employment & Employability and Genting Hotel Jurong



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