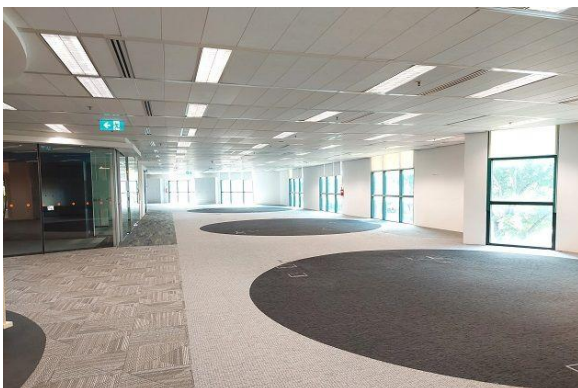


Business Park Space with F&B, Retail and Services Space



7-storey Business Park Space with Single storey F&B, Retail and Services Space

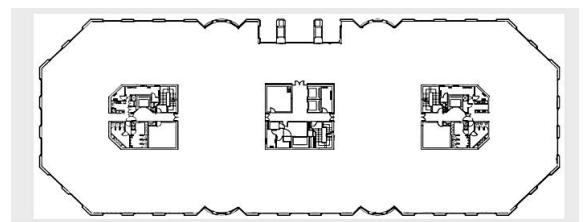


Accessibility

- Within 5 minutes' drive to National University of Singapore (NUS)
- 15 minutes' drive to Central Business District, 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 in front of the building
- To Singapore Science Park 1 & 2, NUS and Kent Ridge MRT station



Specifications



Floor Area	Total NLA: Approx. 12,734 sqm Total GFA: Approx. 15,504 sqm Typical Floor Plate 1st storey: Approx. 3,919 sqm 2nd storey: Approx. 3,672 sqm 3rd storey: Approx. 3,921 sqm 4th storey: Approx. 3,992 sqm
Floor Load	1st storey: 4.8 - 5.0 kN/sqm 2nd - 3rd storey: 4.8 kN/sqm 4th storey: 7.2 kN/sqm Roof: 1.5 - 7.5 kN/sqm
Ceiling Height	Raised floor to false ceiling clear height - 1st storey: 2.8 m - 2nd - 3rd storey: 2.6 m - 4th storey: 5.0 m
Column Grid	1st - 4th storey: Approx. 6.25 m x 6.25 m
Lift	Passenger lifts: 4 x 600 kg (8 persons) Cargo lift: 1 x 2,040 kg
Loading Bay Facilities	2 loading/unloading bays
Air conditioning	Central chilled water system Air-con provided from Mon to Fri (8am-6pm) except Sun and Public Holiday
Parking Lots	Car: Approx. 123 Motorcycle: Approx. 7 Parking lot allocation: 1 lot per 100 sqm leased
Power Supply Allocation	Approx. 85 watts per sqm of lettable area (3-Phase)
Provisions	General lighting for Business Park Floor traps for wet pantry connection Automatic fire alarm and sprinkler system 24-hour security surveillance Contactless proximity smart card system at turnstiles
Amenities	Meeting rooms, auditorium & fitness centre with swimming pool at Oasis Food and Beverage outlets at Ascent, Cintech I, Oasis and One@KentRidge Retail shops and supermarket at One@KentRidge

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