

**Ideal Hub in Singapore Science Park for IT,
Media, Product Design & Engineering R&D**



3-storey building with 2 inter-connecting blocks

Iconic building was the first facility in Asia specially designed to meet the needs of telecommunications R&D companies.



- Tailored for IT, media, product design, and engineering R&D businesses.
- Maximize your space with regular floor plates.
- Modern workspaces with ceiling works and central air-conditioning.
- Flexible options with raised flooring.
- Collaborative breakout areas within the building.
- Abundant amenities nearby, including eateries and fitness facilities.
- Convenient access to Haw Par Villa MRT Station (10-minute walk).
- Shuttle bus services for tenants to NUS and nearby MRT stations.

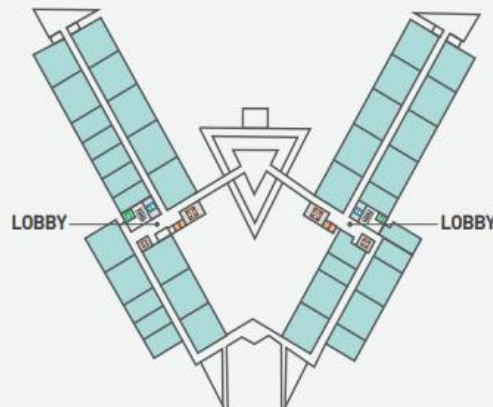
SPECIFICATIONS



Floor Area	Total NLA: Approx. 16,056 sqm
Floor Loading	<ul style="list-style-type: none"> Basement : 2.5 kN/sqm 1st storey : 12.5 kN/sqm for floor slab : 3.5 kN/sqm for raised floor panel 2nd & 3rd storey : 7.5 kN/sqm for floor slab : 3.5 kN/sqm for raised floor panel Roof Slab : 2.5 kN/sqm
Ceiling Height	Raised floor to false ceiling 1st storey: 2.7 m 2nd & 3rd storey: 2.95m
Lifts	<ul style="list-style-type: none"> Passenger lifts: 4 x 1,155 kg (17 persons) Cargo lifts: 2 x 3,000 kg
Loading Bay Facilities	<ul style="list-style-type: none"> 2 loading/unloading bays
Parking Lots	<ul style="list-style-type: none"> Car: Approx. 224 (including surface lots) Parking lot allocation: 1 lot per 100sqm leased
Air-Conditioning System	<ul style="list-style-type: none"> Central air-conditioning system Air-con provided from Mon to Fri (8am - 8pm) Sat (8am - 2pm), except Sun & Public Holidays
Power Supply Allocation	<ul style="list-style-type: none"> Power supply of 22 KV with 2 incoming feeders Power provision of 60 amp 3-phase unmetered board is provided in the unit 1,000 KVA standby generator
Provisions	<ul style="list-style-type: none"> Fibre-optic terminated at MDF
Amenities	<ul style="list-style-type: none"> Cafeteria, childcare centre and food court

TYPICAL FLOOR PLAN

- Leasable Area
- Passenger Lift
- Cargo Lift
- Toilet
- AHU Room



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