

Human-Centric Architectural Design and Lush Landscaping

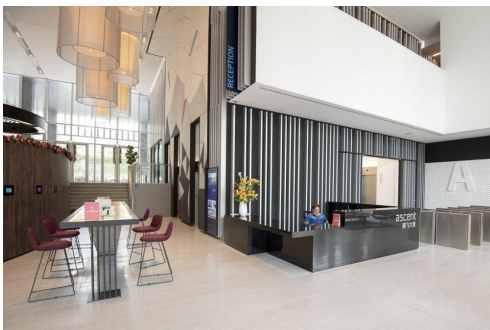


Its architecture places humans at the center of its design, complemented by lush landscaping throughout the premises

* Diverse dining, retail, and service options on the ground floor

Accessibility

- Prime location near Kent Ridge MRT, NUH, and NUS
- Convenient access to complimentary shuttle services
- Strategic gateway location in Singapore Science Park 1



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Specifications



Floor Area	Typical Floor Plate Business Park Space: Approx. 70 sqm to 7,267 sqm Retail / F&B Space: Approx. 34 sqm to 1,214 sqm
Floor Load	1st - 7th storey: 5.0 kN/sqm Roof: 7.5 kN/sqm (M&E) 1.5 kN/sqm (General)
Ceiling Height	Business Park Space: 3.0 m Retail / F&B Space: 4.0 m
Column Grid	Generally: Approx. 9.0 m x 9.0 m Upper storey: Approx. 9.0 m x 18.0 m
Lift	Business Park Tower: 6 per tower x 1,630 kg (24 persons) Retail car park: 1 x 1,020 kg (15 persons) Service lifts: - Business Park Tower: 1 per tower x 3,000 kg Retail / F&B Space: 2 x 3,000 kg
Loading Bay Facilities	5 loading/unloading bays with 2 dock levellers
Air conditioning	Business Park Space - Central chilled water system Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays Retail/F&B Space - Fan Coil Unit for Retail/F&B units and Air Handling Unit with chilled water connection for Food Court Air-conditioning Charges After office hours: \$60 per hour
Parking Lots	Car: Approx. 300 Motorcycle: Approx. 48 Bicycle: Approx. 10 Parking lot allocation: 1 lot per 200 sqm leased
Power Supply Allocation	Business Park Space: Approx. 85 watts per sqm of lettable area (3-Phase) F&B Space: Approx. 220 watts per sqm of lettable area (3-Phase) Retail Space: Approx. 130 watts per sqm of lettable area (3-Phase)
Provisions	General lighting for Business Park Space at average of 500 lux 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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