

ASKING RENTAL GUIDE

Office space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
Raffles Place / New Downtown		
Republic Plaza I	9 Raffles Place	\$10.00 - \$12.80
One Raffles Place Towers 1 & 2	1 Raffles Place	\$10.50 - \$12.00
One Raffles Quay North & South Towers	1 Raffles Quay	\$12.50 - \$13.50

Shenton Way / Tanjong Pagar		
80 Robinson Road	80 Robinson Road	\$8.50
Robinson Point	39 Robinson Road	\$8.00 - \$8.50
Mapletree Anson	60 Anson Road	\$9.40

City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$9.00 - \$10.50
Odeon Towers	331 North Bridge Road	\$8.20 - \$8.80
The Gateway	150/152 Beach Road	\$7.50 - \$8.00

Orchard Road		
Visioncrest Commercial	103 Penang Road	\$9.50
TripleOne Somerset	111 Somerset Road	\$8.80
UE Square	83 Clemenceau Avenue	\$8.00

City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$7.20 - \$7.70
UE Bizhub West	450 Alexandra Road	\$6.50
PSA Building	460 Alexandra Road	\$6.30 - \$8.30

Notes: All rents stated are in per sq ft/month. All rents are as of May 2019. Source: Colliers International Singapore.

Warehouse/logistics space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
West		
–	20 Gul Way	\$1.20 - \$1.50 (ground floor)
Mapletree Pioneer Logistics Hub	76 Pioneer Road	\$1.30

Notes: All rents stated are in per sq ft/month. All rents are as of May 2019. Source: Colliers International Singapore.

Factory space/food factory space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
East		
Tampines Biz-Hub	11 Tampines Street 92	\$1.80 - \$2.50 (ground floor)
North		
Woodlands Spectrum I	2 Woodlands Sector 1	\$1.50
Woodlands Spectrum II	209/211 Woodlands Avenue 9	\$1.40 - \$1.50

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of May 2019. Source: Colliers International Singapore

Asking Rental Guide for Space in Science Parks/Business Parks/High-Specifications Industrial Buildings

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
Central		
The Kendall	50 Science Park Road	\$4.50
Nucleos	21 Biopolis Road	\$6.50
Alexandra Technopark	438A/438B/438C Alexandra Road	\$5.00
Starhub Green	67 Ubi Ave 1	\$4.80 - \$5.00
Aperia	8, 10, 12 Kallang Avenue	\$5.90 - \$6.91

East		
Viva Business Park	750/A-E Chai Chee Road	\$3.00 - \$3.70
Akzonobel House	3 Changi Business Park Vista	\$4.50
Honeywell	17 Changi Business Park Central 1	\$4.50
The Signature	51 Changi Business Park Central 2	\$4.00 - \$4.50

North / Northeast		
–	6 Serangoon North Avenue 5	\$2.70

West		
Icon@IBP	3A International Business Park	\$3.95
Nordic European Centre	3 International Business Park	\$4.40
Acer Building	29 International Business Park	\$4.20

All rents stated are in per sq ft/month. All rents are as of May 2019. Source: Colliers International Singapore.

TRANSACTION DATA

Strata warehouse space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
North East						
LINK@AMK	3 Ang Mo Kio Street 62 #01-64	60 Yrs From 28/06/2011	7,911	\$3,800,000	\$480	12-Apr-19
LIBERTY WAREHOUSE	220 Tagore Lane #01-07	Freehold	1,119	\$560,000	\$500	15-Apr-19
LIBERTY WAREHOUSE	220 Tagore Lane #04-06	Freehold	1,119	\$503,800	\$450	16-Apr-19
LIBERTY WAREHOUSE	220 Tagore Lane #04-07	Freehold	1,109	\$499,000	\$450	17-Apr-19
LIBERTY WAREHOUSE	220 Tagore Lane #04-04	Freehold	1,076	\$485,000	\$451	23-Apr-19

Note: Based on available sales caveats lodged from April 12, 2019. Source: URA REALIS/Colliers International Singapore Research (as at May 27, 2019).

Strata office space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
HIGH STREET CENTRE	1 North Bridge Road #18-05	99 Yrs From 02/06/1969	1,001	\$1,951,950	\$1,950	18-Apr-19
HAVELOCK2	2 Havelock Road #05-16	99 Yrs From 04/05/1983	570	\$977,340	\$1,713	22-Apr-19
HAVELOCK2	2 Havelock Road #04-16	99 Yrs From 04/05/1983	721	\$1,235,100	\$1,713	22-Apr-19
PARKLANE SHOPPING MALL	35 Selegie Road #04-01	99 Yrs From 01/12/1974	452	\$560,000	\$1,239	24-Apr-19
HIGH STREET PLAZA	77 High Street #09-08	999 Yrs From 11/06/1827	86	\$257,000	\$2,984	24-Apr-19
THE CENTRAL	8 Eu Tong Sen Street #24-84	99 Yrs From 02/01/2001	926	\$2,300,000	\$2,485	24-Apr-19
THE PLAZA	7500A Beach Road #08-323	99 Yrs From 03/09/1968	721	\$828,000	\$1,148	26-Apr-19
EOON SHENTON	70 Shenton Way #09-06/07	99 Yrs From 06/10/2011	1,109	\$2,300,000	\$2,075	29-Apr-19
PENINSULA PLAZA	111 North Bridge Road #08-04	999 Yrs From 29/10/1829	312	\$780,000	\$2,499	29-Apr-19
PENINSULA PLAZA	111 North Bridge Road #08-03	999 Yrs From 29/10/1829	366	\$780,000	\$2,131	29-Apr-19
ORCHARD TOWERS	400 Orchard Road #05-11/11A/11B	Freehold	2,433	\$4,670,800	\$1,920	30-Apr-19

North						
WOODS SQUARE	12 Woodlands Square #03-76	99 Yrs From 15/07/2014	1,033	\$1,855,027	\$1,795	24-Apr-19
WOODS SQUARE	12 Woodlands Square #06-64	99 Yrs From 15/07/2014	560	\$1,015,700	\$1,815	26-Apr-19

Note: Based on available sales caveats lodged from April 18, 2019. Source: URA REALIS/Colliers International Singapore Research (as at May 27, 2019).

Strata factory space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
ONE PEMIMPIN	1 Pemimpin Drive #09-03	999 Yrs From 06/07/1885	1,152	\$966,840	\$839	25-Apr-19
ONE PEMIMPIN	1 Pemimpin Drive #09-01	999 Yrs From 06/07/1885	1,012	\$849,240	\$839	25-Apr-19
TAT ANN BUILDING	40 Jalan Pemimpin #03-10	Freehold	8,342	\$5,755,290	\$690	26-Apr-19
BIZLINK CENTRE	59 Ubi Avenue 1 #05-04	60 Yrs From 10/03/1997	1,109	\$420,888	\$380	29-Apr-19
MIDVIEW CITY	18 Sin Ming Lane #06-16	60 Yrs From 23/01/2008	1,432	\$650,177	\$454	29-Apr-19
MIDVIEW CITY	18 Sin Ming Lane #06-15	60 Yrs From 23/01/2008	1,432	\$650,177	\$454	29-Apr-19
MIDVIEW CITY	18 Sin Ming Lane #06-11	60 Yrs From 23/01/2008	1,432	\$650,177	\$454	29-Apr-19
MIDVIEW CITY	18 Sin Ming Lane #06-10	60 Yrs From 23/01/2008	1,496	\$679,238	\$454	29-Apr-19
ZERVEX	8 Ubi Road 2 #07-16	60 Yrs From 30/06/2008	936	\$455,000	\$486	30-Apr-19
MIDVIEW CITY	18 Sin Ming Lane #06-17	60 Yrs From 23/01/2008	1,475	\$669,700	\$454	30-Apr-19
MIDVIEW CITY	18 Sin Ming Lane #06-14	60 Yrs From 23/01/2008	1,432	\$650,177	\$454	30-Apr-19
MIDVIEW CITY	18 Sin Ming Lane #06-13	60 Yrs From 23/01/2008	1,432	\$650,177	\$454	30-Apr-19
MIDVIEW CITY	18 Sin Ming Lane #06-12	60 Yrs From 23/01/2008	1,432	\$650,177	\$454	30-Apr-19

East						
SYNERGY @ KB	25 Kaki Bukit Road 4 #07-58	30 Yrs From 20/01/2012	1,195	\$425,000	\$356	25-Apr-19
SHUN LI INDUSTRIAL PARK	61 Kaki Bukit Avenue 1 #03-15	60 Yrs From 30/10/1996	2,336	\$876,000	\$375	29-Apr-19
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #01-14	60 Yrs From 15/12/2010	1,765	\$868,000	\$492	30-Apr-19
LOYANG ENTERPRISE BUILDING	56 Loyang Way #02-24	30 Yrs From 04/09/2013	4,219	\$968,000	\$229	30-Apr-19

North						
ELDIX	11 Mandai Estate #05-15	Freehold	1,410	\$700,000	\$496	26-Apr-19
MEGA@WOODLANDS	39 Woodlands Close #02-38	30 Yrs From 29/09/2014	1,711	\$617,390	\$361	30-Apr-19
MEGA@WOODLANDS	39 Woodlands Close #02-37	30 Yrs From 29/09/2014	1,711	\$617,390	\$361	30-Apr-19

West						
8 @ TRADEHUB 21	8 Boon Lay Way #11-01	60 Yrs From 10/12/2003	1,927	\$830,000	\$431	24-Apr-19
PIONEER JUNCTION	3 Soon Lee Street #01-01	30 Yrs From 07/03/2011	2,207	\$760,000	\$344	25-Apr-19
PIONEER CENTRE	1 Soon Lee Street #04-50	30 Yrs From 10/03/2010	1,518	\$300,888	\$198	26-Apr-19
PIONEER CENTRE	1 Soon Lee Street #04-70	30 Yrs From 10/03/2010	1,496	\$295,000	\$197	29-Apr-19
UNITY CENTRE	51 Bukit Batok Crescent #08-05	60 Yrs From 13/03/1997	1,658	\$500,000	\$302	29-Apr-19
UNITY CENTRE	51 Bukit Batok Crescent #08-04	60 Yrs From 13/03/1997	1,658	\$500,000	\$302	29-Apr-19

Note: Based on available sales caveats lodged from April 24, 2019. Source: URA REALIS/Colliers International Singapore Research (as at May 27, 2019).