

ASKING RENTAL GUIDE

Office space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
Raffles Place / New Downtown		
Republic Plaza I	9 Raffles Place	\$9.50 - \$11.80
One Raffles Place Towers 1 & 2	1 Raffles Place	\$10.00 - \$11.50
Manulife Tower	8 Cross Street	\$9.50
Shenton Way / Tanjong Pagar		
80 Robinson Road	80 Robinson Road	\$7.50
Robinson Point	39 Robinson Road	\$8.00 - \$8.30
Mapletree Anson	60 Anson Road	\$9.00
City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$9.50 - \$10.00
The Concourse	300 Beach Road	\$7.80
The Gateway	150/152 Beach Road	\$7.80 - \$8.00
Orchard Road		
Visioncrest Commercial	103 Penang Road	\$9.00
TripleOne Somerset	111 Somerset Road	\$8.50
UE Square	83 Clemenceau Avenue	\$7.50 - \$8.00
City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
UE Bizhub West	450 Alexandra Road	\$6.30 - \$6.80
PSA Building	460 Alexandra Road	\$6.30 - \$7.80

Notes: All rents stated are in per sq ft/month. All rents are as of July 2018. Source: Colliers International Singapore.

Warehouse/logistics space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
West		
-	20 Gul Way	\$1.20 - \$1.40
Mapletree Pioneer Logistics Hub	76 Pioneer Road	\$1.30
Westcom	1 Tuas South Avenue 6	\$1.30

Notes: All rents stated are in per sq ft/month. All rents are as of May 2018. 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	\$1.60 - \$1.70

Notes: Terms and conditions apply. All rents stated are in per sq ft/month.
All rents are as of May 2018. 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	\$4.95 - \$6.50
Starhub Green	67 Ubi Ave 1	\$4.50
Aperia	8, 10, 12 Kallang Avenue	\$5.90 - \$6.91

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
East		
Viva Business Park	750/A-E Chai Chee Road	\$3.00 - \$3.80
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	\$3.80 - \$4.50

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
North / Northeast		
-	6 Serangoon North Avenue 5	\$2.50
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

Notes: All rents stated are in per sq ft/month. All rents are as of May 2018. Source: Colliers International Singapore.

TRANSACTION DATA

Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
SPRINGLEAF TOWER	3 Anson Road #22-01 ETC	99 Yrs From 01/10/1996	20,828	\$54,204,573	\$2,602	18-Jun-18
PAYA LEBAR SQUARE	60 Paya Lebar Road #06-39	99 Yrs From 25/07/2011	517	\$1,068,000	\$2,067	19-Jun-18
EVERSHINE AND CENTURY COMPLEX	43C Beach Road	999 Yrs From 25/01/1827	2,530	\$4,554,000	\$1,800	19-Jun-18
GRANDLINK SQUARE	511 Guillemard Road #02-14	Freehold	409	\$888,000	\$2,171	19-Jun-18
INTERNATIONAL PLAZA	10 Anson Road #30-01	99 Yrs From 02/06/1970	990	\$1,782,500	\$1,800	20-Jun-18
INTERNATIONAL PLAZA	10 Anson Road #30-13	99 Yrs From 02/06/1970	990	\$1,782,500	\$1,800	20-Jun-18
INTERNATIONAL PLAZA	10 Anson Road #30-09	99 Yrs From 02/06/1970	936	\$1,685,600	\$1,800	21-Jun-18
ICON@CHANGI	228 Changi Road #04-05	Freehold	366	\$540,000	\$1,476	25-Jun-18
INTERNATIONAL PLAZA	10 Anson Road #20-12	99 Yrs From 02/06/1970	936	\$1,650,000	\$1,762	26-Jun-18
TEAMBUILD CENTRE	701 Geylang Road #02-06	99 Yrs From 19/02/2001	1,033	\$700,000	\$677	29-Jun-18
SOHO LIFE	216 Joo Chiat Road #04-20	Freehold	420	\$638,000	\$1,520	29-Jun-18
West						
VISION EXCHANGE	2 Venture Drive #15-06	99 Yrs From 10/06/2013	517	\$1,200,000	\$2,323	18-Jun-18
North						
WOODS SQUARE	12 Woodlands Square #02-79	99 Yrs From 15/07/2014	560	\$1,008,000	\$1,801	18-Jun-18

Note: Note: Based on available sales caveats lodged in from June 18, 2018. Source: URA REALIS/Colliers International Singapore Research (as at July 30, 2018).

Strata factory space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
VERTEX	33 Ubi Avenue 3 #06-11	60 Yrs From 01/01/2007	1,464	\$700,000	\$478	22-Jun-18
OXLEY BIZHUB 2	62 Ubi Road 1 #05-25	60 Yrs From 10/06/2011	1,012	\$630,000	\$623	22-Jun-18
VERTEX	33 Ubi Avenue 3 #05-57	60 Yrs From 01/01/2007	1,464	\$645,000	\$441	22-Jun-18
PAYA UBI INDUSTRIAL PARK	53 Ubi Avenue 1 #01-03	60 Yrs From 10/03/1997	6,663	\$2,100,000	\$315	22-Jun-18
ONE COMMONWEALTH	1 Commonwealth Lane #06-13	30 Yrs From 01/03/2008	1,679	\$825,000	\$491	25-Jun-18
ONE COMMONWEALTH	1 Commonwealth Lane #06-12	30 Yrs From 01/03/2008	1,679	\$825,000	\$491	25-Jun-18
OXLEY BIZHUB	69 Ubi Road 1 #07-19	60 Yrs From 15/11/2010	958	\$609,000	\$636	25-Jun-18
UBI TECHPARK	10 Ubi Crescent #05-30	60 Yrs From 05/07/1997	1,518	\$650,000	\$428	25-Jun-18
TRIVEX	8 Burn Road #12-12	60 Yrs From 20/05/2008	872	\$570,000	\$654	26-Jun-18
GEMINI @ SIMS	2 Sims Close #01-02	Freehold	3,078	\$2,462,400	\$800	27-Jun-18
North East						
LINK@AMK	3 Ang Mo Kio Street 62 #05-24	60 Yrs From 28/06/2011	2,153	\$970,000	\$451	22-Jun-18
FIRST CENTRE	50 Serangoon North Avenue 4 #07-02	60 Yrs From 23/04/2007	1,572	\$588,800	\$375	22-Jun-18
9 @ TAGORE	9 Tagore Lane #04-22	Freehold	2,906	\$1,320,000	\$454	26-Jun-18
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #04-54	60 Yrs From 01/01/2007	2,390	\$1,050,000	\$439	28-Jun-18
9 @ TAGORE	9 Tagore Lane #02-14	Freehold	4,263	\$1,500,000	\$352	28-Jun-18
North						
NORTH VIEW BIZHUB	6 Yishun Industrial Street 1 #01-17	30 Yrs From 28/12/2012	3,940	\$985,000	\$250	22-Jun-18
NORTH SPRING BIZHUB	7 Yishun Industrial Street 1 #02-53	60 Yrs From 01/02/2011	1,539	\$700,000	\$455	26-Jun-18
MANDAI FOODLINK	5 Mandai Link #10-08	30 Yrs From 28/10/2013	1,851	\$850,000	\$459	27-Jun-18
West						
WEST CONNECT BUILDING	10 Buroh Street #07-19	30 Yrs From 29/04/2013	1,733	\$399,000	\$230	25-Jun-18
PANDAN LIGHT INDUSTRIES PARK	142 Pandan Loop	9 Yrs From 26/01/2015	2,045	\$280,000	\$137	26-Jun-18
UNITY CENTRE	51 Bukit Batok Crescent #02-18	60 Yrs From 13/03/1997	3,681	\$1,000,000	\$272	28-Jun-18
TOH GUAN CENTRE	21 Toh Guan Road East #05-13	60 Yrs From 01/12/1997	1,356	\$465,000	\$343	29-Jun-18
WCEGA TOWER	21 Bukit Batok Crescent #04-72	60 Yrs From 13/03/1997	969	\$377,000	\$389	29-Jun-18

Note: Based on available sales caveats lodged from June 22, 2018. Source: URA REALIS/Colliers International Singapore Research (as at 28 July 2018).

Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
OXLEY BIZHUB	63 Ubi Road 1 #02-49	60 Yrs From 15/11/2010	1,152	\$750,000	\$651	18-Jun-18
West						
HILLVIEW WAREHOUSE	29 Hillview Terrace #05-06	Freehold	1,765	\$820,000	\$465	18-Jun-18
PANTECH BUSINESS HUB	196 Pandan Loop #07-24	99 Yrs From 27/01/1984	3,638	\$1,273,300	\$350	19-Jun-18

Note: Based on available sales caveats lodged in June 2018. Source: URA REALIS/Colliers International Singapore Research (as at 28 July 2018).