

ASKING RENTAL GUIDE

Office space – Q1 2017

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
Raffles Place / New Downtown		
One Raffles Place Towers 1 & 2	1 Raffles Place	\$9.00 - \$10.50
PWC Building	8 Cross Street	\$9.50
Samsung Hub	3 Church Street	\$8.50
Tanjong Pagar / Shenton Way		
Robinson Point	39 Robinson Road	\$8.00 - \$8.30
Mapletree Anson	60 Anson Road	\$8.70
Marina / City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$8.00 - \$10.00
The Concourse	300 Beach Road	\$7.80
The Gateway	150/152 Beach Road	\$7.50
Orchard Road		
51 Cuppage Road (Formerly known as Starhub Centre)	51 Cuppage Road	\$7.50
UE Square	83 Clemenceau Avenue	\$7.00 - \$7.50
City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
Novena Square Towers A & B	238A/B Thomson Road	\$7.80
PSA Building	460 Alexandra Road	\$6.30 - \$7.60

Notes: All rents stated are in per sq ft/month. All rents are as of Q1 2017. Source: Colliers International Singapore

Warehouse/logistics space

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
West		
-	20 Gul Way	\$1.20
Megahub	146 Gul Circle	\$1.45
-	27 Penjuru Lane	\$1.20

Notes: All rents stated are in per sq ft/month. All rents are as of March 2017. Source: Colliers International Singapore

Science parks/business parks/high-specifications industrial buildings space

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
Central		
The Kendall	50 Science Park Road	\$4.50
Nexus @ one-north	1 & 3 Fusionopolis Link	\$5.80
Nucleos	21 Biopolis Road	\$4.95
Aperia	8, 10, 12 Kallang Avenue	\$5.90-\$6.91
East		
Akzonobel House	3 Changi Business Park Vista	\$4.00
Honeywell	17 Changi Business Park Central 1	\$4.50
The Signature	51 Changi Business Park Central 2	\$3.70-\$4.20
North / Northeast		
-	33 Marsiling Industrial Estate Road 3	\$2.50
-	6 Serangoon North Avenue 5	\$2.50-\$2.60
West		
Icon@IBP	3A International Business Park	\$4.30
Nordic European Centre	3 International Business Park	\$4.80
Acer Building	29 International Business Park	\$4.30

Notes: All rents stated are in per sq ft/month. All rents are as of March 2017. Source: Colliers International Singapore

Factory space/food factory space

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
East		
Tampines Biz-Hub	11 Tampines Street 92	\$1.80 - \$2.50
North		
Woodlands Spectrum I	2 Woodlands Sector 1	\$1.50
Woodlands Spectrum II	201/209 Woodlands Avenue 9	\$1.70

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of March 2017. Source: Colliers International Singapore

TRANSACTION DATA

Strata factory space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (S\$)	UNIT PRICE (S\$ PSF)	CONTRACT DATE
Central						
VERTEX	33 Ubi Avenue 3 #07-12	60 Yrs From 01/01/2007	1,485	\$785,000	\$528	01-Feb-17
THE CRESCENT @ KALLANG	47 Kallang Pudding Road #10-03	60 Yrs From 06/03/2009	947	\$646,000	\$682	03-Feb-17
HENDERSON BUILDING	221 Henderson Road #06-13	Freehold	1,238	\$935,000	\$755	03-Feb-17
APEX @ HENDERSON	201 Henderson Road #07-01	Freehold	3,455	\$2,867,650	\$830	06-Feb-17
UBI CENTRE	57 Ubi Avenue 1 #03-10	60 Yrs From 10/03/1997	1,496	\$570,000	\$381	09-Feb-17
ARCSPHERE	124 Lorong 23 Geylang #04-02	Freehold	1,130	\$810,000	\$717	13-Feb-17
CHANCERLODGE COMPLEX	105 Sims Avenue #05-10	Freehold	1,841	\$1,380,000	\$750	14-Feb-17
AZ @ PAYA LEBAR	140 Paya Lebar Road #05-21	Freehold	1,916	\$2,222,000	\$1,160	16-Feb-17
UBI CENTRE	57 Ubi Avenue 1 #08-14	60 Yrs From 10/03/1997	861	\$350,000	\$406	20-Feb-17
CT HUB 2	114 Lavender Street #07-86	99 Yrs From 14/01/1976	969	\$860,000	\$888	27-Feb-17

East						
SYNERGY @ KB	25 Kaki Bukit Road 4 #03-31	30 Yrs From 20/01/2012	1,636	\$620,000	\$379	17-Feb-17
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #01-06	60 Yrs From 15/12/2010	1,765	\$1,020,000	\$578	21-Feb-17

North East						
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #06-18	60 Yrs From 01/01/2007	2,077	\$920,000	\$443	06-Feb-17

North						
WOODLANDS INDUSTRIAL XCHANGE	71 Woodlands Avenue 10 #02-09	30 Yrs From 29/04/2013	1,722	\$700,000	\$406	13-Feb-17
NORDCOM ONE	3 Gambas Crescent #04-13	30 Yrs From 20/01/2014	1,658	\$513,980	\$310	17-Feb-17
E9 PREMIUM	61 Woodlands Industrial Park E9 #01-22	30 Yrs From 28/10/2013	2,454	\$949,700	\$387	17-Feb-17
NORTH SPRING BIZHUB	11 Yishun Industrial Street 1 #01-92	60 Yrs From 01/02/2011	1,539	\$830,000	\$539	23-Feb-17
NORTH SPRING BIZHUB	11 Yishun Industrial Street 1 #01-91	60 Yrs From 01/02/2011	1,593	\$830,000	\$521	23-Feb-17
PRIMZ BIZHUB	21 Woodlands Close #08-10	60 Yrs From 27/09/2011	1,184	\$480,000	\$405	27-Feb-17

West						
ENTERPRISE HUB	38 Toh Guan Road East #01-56	60 Yrs From 01/12/1997	5,995	\$1,420,000	\$237	01-Feb-17
TRADEHUB 21	18 Boon Lay Way #10-125	60 Yrs From 10/12/2003	1,399	\$671,520	\$480	06-Feb-17
T99	9 Tuas South Avenue 10 #01-01	30 Yrs From 18/06/2013	18,245	\$4,200,000	\$230	15-Feb-17
N.A.	17D Tuas Road	30 Yrs From 15/12/2006	21,366	\$1,800,000	\$84	15-Feb-17
JURONG INDUSTRIAL ESTATE	5 Pioneer Road North #01-38	30 Yrs From 01/08/1995	1,679	\$168,000	\$100	16-Feb-17
ENTERPRISE HUB	42 Toh Guan Road East #01-78	60 Yrs From 01/12/1997	6,232	\$1,830,000	\$294	17-Feb-17
WEST STAR	11 Tuas Bay Close #01-35	30 Yrs From 07/08/2013	2,024	\$873,000	\$431	22-Feb-17
ISPACE	7 Soon Lee Street #02-29	30 Yrs From 05/03/2012	1,733	\$500,000	\$289	23-Feb-17
TRADEHUB 21	18 Boon Lay Way #07-134	60 Yrs From 10/12/2003	1,808	\$882,304	\$488	28-Feb-17

Note: Based on available sales caveats lodged in February 2017. Source: URA REALIS/Colliers International Singapore Research (as at March 28, 2017)

Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (S\$)	UNIT PRICE (S\$ PSF)	CONTRACT DATE
Central						
MANHATTAN HOUSE	151 Chin Swee Road #08-16	99 Yrs From 15/10/1969	441	\$402,000	\$911	02-Feb-17
THONG TECK BUILDING	15 Scotts Road #03-11	Freehold	646	\$1,700,000	\$2,632	02-Feb-17
CENTRIUM SQUARE	320 Serangoon Road #10-09	Freehold	861	\$2,194,200	\$2,548	08-Feb-17
KATONG PLAZA	1 Brooke Road #B1-09	9999 Yrs From 01/01/1980	334	\$768,000	\$2,302	10-Feb-17
GOLDEN MILE COMPLEX	5001 Beach Road #06-64	99 Yrs From 04/08/1969	226	\$250,000	\$1,106	15-Feb-17
TEAMBUILD CENTRE	701 Geylang Road #04-02	99 Yrs From 19/02/2001	1,184	\$870,000	\$735	15-Feb-17
INTERNATIONAL PLAZA	10 Anson Road #15-15	99 Yrs From 02/06/1970	463	\$874,000	\$1,888	16-Feb-17
INTERNATIONAL PLAZA	10 Anson Road #34-09	99 Yrs From 02/06/1970	936	\$1,404,702	\$1,500	21-Feb-17
INTERNATIONAL PLAZA	10 Anson Road #34-08	99 Yrs From 02/06/1970	2,357	\$3,535,974	\$1,500	21-Feb-17
SUNTEC CITY	9 Temasek Boulevard #22-03	99 Yrs From 01/03/1989	3,746	\$9,362,500	\$2,499	21-Feb-17
GUILIN BUILDING	8 Lorong 27a Geylang #02-01	Freehold	1,582	\$1,327,000	\$839	21-Feb-17
HIGH STREET CENTRE	1 North Bridge Road #23-05	99 Yrs From 02/06/1969	1,001	\$1,646,875	\$1,645	22-Feb-17
HIGH STREET CENTRE	1 North Bridge Road #23-04	99 Yrs From 02/06/1969	549	\$903,125	\$1,645	22-Feb-17
INTERNATIONAL PLAZA	10 Anson Road #17-21	99 Yrs From 02/06/1970	474	\$905,000	\$1,911	22-Feb-17
SAMSUNG HUB	3 Church Street #20-01/02/03/04 ETC	999 Yrs From 25/01/1827	13,132	\$43,072,960	\$3,280	23-Feb-17
INTERNATIONAL PLAZA	10 Anson Road #20-04	99 Yrs From 02/06/1970	936	\$1,310,400	\$1,399	27-Feb-17
PAYA LEBAR SQUARE	60 Paya Lebar Road #12-13	99 Yrs From 25/07/2011	1,087	\$1,995,000	\$1,835	27-Feb-17
HIGH STREET PLAZA	77 High Street #07-03	999 Yrs From 11/06/1827	614	\$1,180,000	\$1,923	27-Feb-17
WIS@CHANGI	116 Changi Road #04-06	Freehold	484	\$868,000	\$1,792	28-Feb-17

North						
WOODS SQUARE	12 Woodlands Square #03-83	99 Yrs From 15/07/2014	560	\$998,000	\$1,783	21-Feb-17

Note: Based on available sales caveats lodged in February 2017. Source: URA REALIS/Colliers International Singapore Research (as at March 28, 2017)

Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (S\$)	UNIT PRICE (S\$ PSF)	CONTRACT DATE
Central						
OXLEY BIZHUB	65 Ubi Road 1 #01-91	60 Yrs From 15/11/2010	1,959	\$1,158,888	\$592	06-Feb-17
OXLEY BIZHUB	61 Ubi Road 1 #04-21	60 Yrs From 15/11/2010	1,690	\$1,150,000	\$680	10-Feb-17
ORION @ PAYA LEBAR	160 Paya Lebar Road #05-01	Freehold	1,841	\$1,520,000	\$826	22-Feb-17
CITILINK WAREHOUSE COMPLEX	102F Pasir Panjang Road #08-08	Freehold	1,808	\$1,380,000	\$763	28-Feb-17

Note: Based on available sales caveats lodged in February 2017. Source: URA REALIS/Colliers International Singapore Research (as at March 28, 2017)