

# ASKING RENTAL GUIDE

## Office space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
Raffles Place / New Downtown		
<b>Republic Plaza I</b>	9 Raffles Place	\$10.00 - \$12.80
<b>One Raffles Place Towers 1 &amp; 2</b>	1 Raffles Place	\$10.50 - \$13.00
<b>One Raffles Quay North &amp;</b>	1 Raffles Quay	\$12.50 - \$13.50
<b>South Towers</b>		
Shenton Way / Tanjong Pagar		
<b>80 Robinson Road</b>	80 Robinson Road	\$8.50
<b>Robinson Point</b>	39 Robinson Road	\$8.00 - \$8.50
<b>Mapletree Anson</b>	60 Anson Road	\$9.40
City Hall / Beach Road		
<b>Suntec Towers</b>	5/6/7/8/9 Temasek Boulevard	\$10.00 - \$11.00
<b>Odeon Towers</b>	331 North Bridge Road	\$8.20 - \$8.80
<b>The Gateway</b>	150/152 Beach Road	\$7.50 - \$7.80
Orchard Road		
<b>Visioncrest Commercial</b>	103 Penang Road	\$9.80
<b>TripleOne Somerset</b>	111 Somerset Road	\$8.80
<b>UE Square</b>	83 Clemenceau Avenue	\$8.00 - \$8.50
City Fringe		
<b>Harbourfront Towers 1 &amp; 2</b>	1/3 Harbourfront Place	\$7.20 - \$7.70
<b>UE Bizhub West</b>	450 Alexandra Road	\$6.50
<b>PSA Building</b>	460 Alexandra Road	\$6.30 - \$7.90

Notes: All rents stated are in per sq ft/month. All rents are as of July 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)
<b>Mapletree Pioneer Logistics Hub</b>	76 Pioneer Road	\$1.30
<b>Westcom</b>	1 Tuas South Avenue 6	\$1.10

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

## Factory space/food factory space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
East		
<b>Tampines Biz-Hub</b>	11 Tampines Street 92	\$1.80 - \$2.50
North		
<b>Woodlands Spectrum I</b>	2 Woodlands Sector 1	\$1.50
<b>Woodlands Spectrum II</b>	209/211 Woodlands Avenue 9	\$1.60

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of July 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		
<b>The Kendall</b>	50 Science Park Road	\$4.50
<b>Nucleos</b>	21 Biopolis Road	\$5.50 - \$6.50
<b>Alexandra Technopark</b>	438A/438B/438C Alexandra Road	\$5.00
<b>Starhub Green</b>	67 Ubi Ave 1	\$4.80 - \$5.00
<b>Aperia</b>	8, 10, 12 Kallang Avenue	\$5.90 - \$6.91
East		
<b>Viva Business Park</b>	750/A-E Chai Chee Road	\$3.00 - \$3.70
<b>AkzoNobel House</b>	3 Changi Business Park Vista	\$4.50
<b>Honeywell</b>	17 Changi Business Park Central 1	\$4.50
<b>The Signature</b>	51 Changi Business Park Central 2	\$4.00 - \$4.50
West		
<b>Icon@IBP</b>	3A International Business Park	\$3.95
<b>Nordic European Centre</b>	3 International Business Park	\$4.40
<b>Acer Building</b>	29 International Business Park	\$4.20

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

# TRANSACTION DATA

## Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
<b>JOO SENG WAREHOUSE</b>	3 Upper Aljunied Link #05-03	Freehold	2,110	\$1,288,000	\$611	20-Jun-19

Note: Based on available sales caveats lodged from June 20, 2019. Source: URA REALIS/Colliers International Singapore Research (as at July 29, 2019).

## Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
<b>SBF CENTER</b>	160 Robinson Road #11-01	99 Yrs From 21/12/2011	1,475	\$5,088,888	\$3,451	17-Jun-19
<b>PAYA LEBAR SQUARE</b>	60 Paya Lebar Road #07-40	99 Yrs From 25/07/2011	506	\$1,015,000	\$2,006	17-Jun-19
<b>THONG TECK BUILDING</b>	15 Scotts Road #03-09/10	Freehold	1,830	\$6,038,604	\$3,300	17-Jun-19
<b>HIGH STREET PLAZA</b>	77 High Street #05-06	999 Yrs From 11/06/1827	614	\$1,688,500	\$2,752	24-Jun-19

Note: Based on available sales caveats lodged from June 17, 2019. Source: URA REALIS/Colliers International Singapore Research (as at July 29, 2019).

## Strata factory space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
<b>MACPHERSON INDUSTRIAL COMPLEX</b>	5 Lorong Bakar Batu #07-04	Freehold	1,335	\$728,000	\$545	21-Jun-19
<b>UB. ONE</b>	81 Ubi Avenue 4 #07-18	60 Yrs From 31/12/2008	926	\$555,000	\$600	21-Jun-19
<b>UBI TECHPARK</b>	10 Ubi Crescent #04-70	60 Yrs From 05/07/1997	1,173	\$551,439	\$470	24-Jun-19
<b>TONG LEE BUILDING</b>	35 Kallang Pudding Road #06-10	Freehold	904	\$550,000	\$608	24-Jun-19
<b>ONE COMMONWEALTH</b>	1 Commonwealth Lane #09-09	30 Yrs From 01/03/2008	1,658	\$680,000	\$410	25-Jun-19
<b>ZERVEX</b>	8 Ubi Road 2 #03-03	60 Yrs From 30/06/2008	1,281	\$650,000	\$507	26-Jun-19
<b>ONE PEMIMPIN</b>	1 Pemimpin Drive #09-07	999 Yrs From 06/07/1885	1,033	\$1,000,000	\$968	26-Jun-19
<b>ELITE INDUSTRIAL BUILDING I</b>	32 Kallang Pudding Road #06-01	Freehold	2,885	\$2,005,000	\$695	28-Jun-19

Note: Based on available sales caveats lodged from June 21, 2019. Source: URA REALIS/Colliers International Singapore Research (as at July 29, 2019).