

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 - \$13.00
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	\$10.00 - \$11.00
Odeon Towers	331 North Bridge Road	\$8.20 - \$8.80
The Gateway	150/152 Beach Road	\$7.50 - \$7.80

Orchard Road		
Visioncrest Commercial	103 Penang Road	\$9.80
TripleOne Somerset	111 Somerset Road	\$8.80
UE Square	83 Clemenceau Avenue	\$8.00 - \$8.50

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 - \$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)
Mapletree Pioneer Logistics Hub	76 Pioneer Road	\$1.30
Westcom	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		
Tampines Biz-Hub	11 Tampines Street 92	\$1.80 - \$2.50
North		
Woodlands Spectrum I	2 Woodlands Sector 1	\$1.50
Woodlands Spectrum II	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		
The Kendall	50 Science Park Road	\$4.50
Nucleos	21 Biopolis Road	\$5.50 - \$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

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 July 2019. Source: Colliers International Singapore.

TRANSACTION DATA

Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
JOO SENG WAREHOUSE	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)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
SBF CENTER	160 Robinson Road #11-01	99 Yrs From 21/12/2011	1,475	\$5,088,888	\$3,451	17-Jun-19
PAYA LEBAR SQUARE	60 Paya Lebar Road #07-40	99 Yrs From 25/07/2011	506	\$1,015,000	\$2,006	17-Jun-19
THONG TECK BUILDING	15 Scotts Road #03-09/10	Freehold	1,830	\$6,038,604	\$3,300	17-Jun-19
HIGH STREET PLAZA	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)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
MACPHERSON INDUSTRIAL COMPLEX	5 Lorong Bakar Batu #07-04	Freehold	1,335	\$728,000	\$545	21-Jun-19
UB. ONE	81 Ubi Avenue 4 #07-18	60 Yrs From 31/12/2008	926	\$555,000	\$600	21-Jun-19
UBI TECHPARK	10 Ubi Crescent #04-70	60 Yrs From 05/07/1997	1,173	\$551,439	\$470	24-Jun-19
TONG LEE BUILDING	35 Kallang Pudding Road #06-10	Freehold	904	\$550,000	\$608	24-Jun-19
ONE COMMONWEALTH	1 Commonwealth Lane #09-09	30 Yrs From 01/03/2008	1,658	\$680,000	\$410	25-Jun-19
ZERVEX	8 Ubi Road 2 #03-03	60 Yrs From 30/06/2008	1,281	\$650,000	\$507	26-Jun-19
ONE PEMIMPIN	1 Pemimpin Drive #09-07	999 Yrs From 06/07/1885	1,033	\$1,000,000	\$968	26-Jun-19
ELITE INDUSTRIAL BUILDING I	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).