

ASKING RENTAL GUIDE

Office space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
Raffles Place / New Downtown		
Republic Plaza I	9 Raffles Place	\$9.00 - \$11.00
One Raffles Place Towers 1 & 2	1 Raffles Place	\$10.00 - \$11.50
PWC Building	8 Cross Street	\$9.50
Prudential Tower	30 Cecil Street	\$8.00 - \$8.50

Tanjong Pagar / Shenton Way		
80 Robinson	80 Robinson Road	\$7.50
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	\$9.50 - \$10.00
The Concourse	300 Beach Road	\$7.80
The Gateway	150/152 Beach Road	\$7.50 - \$7.80

Orchard Road		
Visioncrest Commercial	103 Penang Road	\$9.00
51 Cuppage Road (Formerly known as Starhub Centre)	51 Cuppage Road	\$7.50
UE Square	83 Clemenceau Avenue	\$7.50 - \$8.00

City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
Novena Square Towers A & B	238A/B Thomson Road	\$8.00
PSA Building	460 Alexandra Road	\$6.30 - \$7.60

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

Warehouse/logistics space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
West		
–	20 Gul Way	\$1.20
–	76 Pioneer Road	\$1.30 - \$1.50
Westcom	1 Tuas South Avenue 6	\$1.30

Notes: All rents stated are in per sq ft/month. All rents are as of January 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

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 January 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
Solaris	1 Fusionopolis Walk	\$6.50
Nucleos	21 Biopolis Road	\$4.95 - \$6.50
Aperia	8, 10, 12 Kallang Avenue	\$5.90 - \$6.91

East		
Viva Business Park	750/A-E Chai Chee Road	\$3.00 - \$5.50
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	\$3.70 - \$4.50

North / Northeast		
–	6 Serangoon North Avenue 5	\$2.50

West		
Icon@IBP	3A International Business Park	\$4.10
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 January 2018. Source: Colliers International Singapore.

TRANSACTION DATA

Strata office space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
GOLDEN MILE COMPLEX	5001 Beach Road #03-49	99 Yrs From 04/08/1969	194	\$300,000	\$1,548	19-Dec-17
SBF CENTER	160 Robinson Road #21-02	99 Yrs From 21/12/2011	753	\$2,183,700	\$2,898	20-Dec-17
GOLDEN MILE COMPLEX	5001 Beach Road #06-33	99 Yrs From 04/08/1969	205	\$255,000	\$1,247	21-Dec-17
BALESTIER PLAZA	400 Balestier Road #02-30	Freehold	301	\$668,000	\$2,216	21-Dec-17
SBF CENTER	160 Robinson Road #23-03	99 Yrs From 21/12/2011	732	\$2,100,000	\$2,869	22-Dec-17
ICON@CHANGI	228 Changi Road #04-09	Freehold	409	\$595,000	\$1,455	22-Dec-17
North						
WOODS SQUARE	12 Woodlands Square #05-63	99 Yrs From 15/07/2014	560	\$988,000	\$1,765	21-Dec-17
West						
VISION EXCHANGE	2 Venture Drive #14-28	99 Yrs From 10/06/2013	517	\$1,284,000	\$2,485	14-Dec-17
Note: Based on available sales caveats lodged from December 19, 2017. Source: URA REALIS/Colliers International Singapore Research (as at 29 January 2018).						

Strata factory space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
OXLEY BIZHUB 2	62 Ubi Road 1 #04-13	60 Yrs From 10/06/2011	990	\$558,000	\$563	15-Dec-17
PAYA UBI INDUSTRIAL PARK	51 Ubi Avenue 1 #03-28	60 Yrs From 10/03/1997	3,584	\$950,000	\$265	15-Dec-17
MAYFAIR INDUSTRIAL BUILDING	51 Jalan Pemimpin #04-04	999 Yrs From 06/07/1885	2,034	\$1,030,000	\$506	18-Dec-17
CT HUB 2	114 Lavender Street #03-50	99 Yrs From 14/01/1976	1,884	\$1,230,000	\$653	18-Dec-17
BIZTECH CENTRE	627A Aljunied Road #06-11	Freehold	958	\$870,000	\$908	19-Dec-17
UB. ONE	81 Ubi Avenue 4 #06-02	60 Yrs From 31/12/2008	1,044	\$600,000	\$575	20-Dec-17
OXLEY BIZHUB 2	62 Ubi Road 1 #03-02	60 Yrs From 10/06/2011	1,905	\$860,000	\$451	20-Dec-17
ALJUNIED INDUSTRIAL COMPLEX	623 Aljunied Road #03-05	Freehold	1,066	\$712,000	\$668	20-Dec-17
ZERVEX	8 Ubi Road 2 #04-13	60 Yrs From 30/06/2008	1,055	\$500,000	\$474	20-Dec-17
UBI TECHPARK	10 Ubi Crescent #03-17	60 Yrs From 05/07/1997	1,270	\$533,400	\$420	20-Dec-17
TONG LEE BUILDING	35 Kallang Pudding Road #05-08	Freehold	904	\$500,000	\$553	21-Dec-17
TONG LEE BUILDING	35 Kallang Pudding Road #05-07	Freehold	1,141	\$600,000	\$526	26-Dec-17
UBI TECHPARK	10 Ubi Crescent #06-85	60 Yrs From 05/07/1997	1,109	\$488,000	\$440	28-Dec-17
MACTECH BUILDING	2 Kallang Pudding Road #08-14	Freehold	1,259	\$880,000	\$699	29-Dec-17
East						
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #02-12	60 Yrs From 15/12/2010	3,380	\$968,000	\$286	14-Dec-17
North East						
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #02-27	60 Yrs From 01/01/2007	1,141	\$570,000	\$500	20-Dec-17
LINK@AMK	3 Ang Mo Kio Street 62 #05-34	60 Yrs From 28/06/2011	2,153	\$950,000	\$441	27-Dec-17
North						
NORTH POINT BIZHUB	2 Yishun Industrial Street 1 #04-11	57 Yrs From 18/09/2012	2,648	\$628,888	\$238	15-Dec-17
WOODLANDS 11	11 Woodlands Close #04-34	60 Yrs From 05/07/2010	1,927	\$740,000	\$384	18-Dec-17
NORTH SPRING BIZHUB	5 Yishun Industrial Street 1 #02-10	60 Yrs From 01/02/2011	1,539	\$660,000	\$429	21-Dec-17
WIN 5	15 Yishun Industrial Street 1 #06-12	30 Yrs From 05/12/2012	1,744	\$410,000	\$235	21-Dec-17
NORTH LINK BUILDING	10 Admiralty Street #03-87	60 Yrs From 09/10/1999	5,188	\$800,000	\$154	27-Dec-17
NORTH LINK BUILDING	10 Admiralty Street #02-09	60 Yrs From 09/10/1999	5,188	\$900,000	\$173	28-Dec-17
NORTH LINK BUILDING	10 Admiralty Street #02-77	60 Yrs From 09/10/1999	5,188	\$910,000	\$175	29-Dec-17
West						
UNITY CENTRE	51 Bukit Batok Crescent #07-12	60 Yrs From 13/03/1997	1,550	\$555,000	\$358	20-Dec-17
PIONEER CENTRE	1 Soon Lee Street #03-22	30 Yrs From 10/03/2010	1,485	\$326,800	\$220	20-Dec-17
WCEGA TOWER	21 Bukit Batok Crescent #23-74	60 Yrs From 13/03/1997	958	\$450,000	\$470	21-Dec-17
Note: Based on available sales caveats lodged from December 15, 2017. Source: URA REALIS/Colliers International Singapore Research (as at 29 January 2018).						

Strata warehouse space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
MACTECH BUILDING	2 Kallang Pudding Road #02-05	Freehold	2,013	\$1,388,000	\$690	01-Dec-17
East						
GORDON WAREHOUSE BUILDING	9 Kaki Bukit Road 2 #02-16	60 Yrs From 25/07/1981	1,744	\$420,000	\$241	10-Dec-17
Note: Based on available sales caveats lodged in December 2017. Source: URA REALIS/Colliers International Singapore Research (as at 29 January 2018).						