

ASKING RENTAL GUIDE

Office space – Q4 2017		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT 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	\$9.50 - \$10.50
PWC Building	8 Cross Street	\$9.50
Samsung Hub	3 Church Street	\$8.25 - \$8.50
Shenton Way / Tanjong Pagar		
80 Robinson	80 Robinson Road	\$8.00
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	\$9.00 - \$10.00
The Concourse	300 Beach Road	\$7.80
The Gateway	150/152 Beach Road	\$7.50

Orchard Road		
Visioncrest Commercial	103 Penang Road	\$8.50
51 Cuppage Road	51 Cuppage Road	\$7.50
(Formerly known as Starhub Centre)		
UE Square	83 Clemenceau Avenue	\$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	\$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 November 2017. Source: Colliers International Singapore.

Warehouse/logistics space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT 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 November 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	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 November 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
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
Alkzonobel 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 November 2017. Source: Colliers International Singapore.

TRANSACTION DATA

Strata office space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
PEOPLE'S PARK CENTRE	101 Upper Cross Street #05-40B	99 Yrs From 02/06/1970	517	\$480,000	\$929	24-Oct-17
FAR EAST SHOPPING CENTRE	545 Orchard Road #11-13	999 Yrs From 30/10/1871	904	\$2,260,000	\$2,500	24-Oct-17
SIM LIM TOWER	10 Jalan Besar #13-10	Freehold	592	\$1,090,000	\$1,841	24-Oct-17
CT HUB 2	114 Lavender Street #07-01	63 Yrs From 12/01/2012	689	\$1,102,400	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #09-07	63 Yrs From 12/01/2012	689	\$1,102,400	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #09-06	63 Yrs From 12/01/2012	657	\$1,051,200	\$1,601	25-Oct-17
CT HUB 2	114 Lavender Street #09-05	63 Yrs From 12/01/2012	689	\$1,102,400	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #09-04	63 Yrs From 12/01/2012	635	\$1,016,000	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #09-03	63 Yrs From 12/01/2012	678	\$1,084,800	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #09-02	63 Yrs From 12/01/2012	646	\$1,033,600	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #09-01	63 Yrs From 12/01/2012	689	\$1,102,400	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #08-07	63 Yrs From 12/01/2012	689	\$1,102,400	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #08-06	63 Yrs From 12/01/2012	710	\$1,136,000	\$1,599	25-Oct-17
CT HUB 2	114 Lavender Street #08-05	63 Yrs From 12/01/2012	624	\$998,400	\$1,599	25-Oct-17
CT HUB 2	114 Lavender Street #08-04	63 Yrs From 12/01/2012	635	\$1,016,000	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #08-03	63 Yrs From 12/01/2012	678	\$1,084,800	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #08-02	63 Yrs From 12/01/2012	646	\$1,033,600	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #08-01	63 Yrs From 12/01/2012	689	\$1,102,400	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #07-07	63 Yrs From 12/01/2012	689	\$1,102,400	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #07-06	63 Yrs From 12/01/2012	657	\$1,051,200	\$1,601	25-Oct-17
CT HUB 2	114 Lavender Street #07-05	63 Yrs From 12/01/2012	624	\$998,400	\$1,599	25-Oct-17
CT HUB 2	114 Lavender Street #07-04	63 Yrs From 12/01/2012	635	\$1,016,000	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #07-03	63 Yrs From 12/01/2012	678	\$1,084,800	\$1,600	25-Oct-17
CT HUB 2	114 Lavender Street #07-02	63 Yrs From 12/01/2012	646	\$1,033,600	\$1,600	25-Oct-17
BURLINGTON SQUARE	175A Bencoolen Street #08-11/12	99 Yrs From 10/06/1996	2,056	\$3,200,000	\$1,556	27-Oct-17
ORCHARD PLAZA	150 Orchard Road #08-06	99 Yrs From 02/06/1977	452	\$856,000	\$1,893	30-Oct-17
THE CENTRAL	8 Eu Tong Sen Street #13-91	99 Yrs From 02/01/2001	883	\$2,360,000	\$2,674	30-Oct-17
GOLDEN MILE COMPLEX	5001 Beach Road #06-06	99 Yrs From 04/08/1969	926	\$780,000	\$843	31-Oct-17

West						
VISION EXCHANGE	2 Venture Drive #15-17/18/19	99 Yrs From 10/06/2013	2,293	\$5,106,000	\$2,227	30-Oct-17

Note: Based on available sales caveats lodged from October 24, 2017. Source: URA REALIS/Colliers International Singapore Research (as at November 24, 2017).

Strata factory space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
UBI TECHPARK	10 Ubi Crescent #07-86/87/88/89	60 Yrs From 05/07/1997	5,737	\$2,328,888	\$406	12-Oct-17
UBI TECHPARK	10 Ubi Crescent #03-44	60 Yrs From 05/07/1997	1,345	\$570,000	\$424	13-Oct-17
UBI TECHPARK	10 Ubi Crescent #01-42	60 Yrs From 05/07/1997	1,130	\$640,000	\$566	17-Oct-17
OXLEY BIZHUB	69 Ubi Road 1 #06-26	60 Yrs From 15/11/2010	947	\$590,000	\$623	17-Oct-17
UBI TECHPARK	10 Ubi Crescent #06-05	60 Yrs From 05/07/1997	1,485	\$628,000	\$423	17-Oct-17
VERTEX	33 Ubi Avenue 3 #06-72	60 Yrs From 01/01/2007	2,809	\$1,150,000	\$409	24-Oct-17
ANN CHUAN INDUSTRIAL BUILDING	115 King George's Avenue #06-01 ETC	Freehold	10,172	\$11,000,000	\$1,081	24-Oct-17
UBI TECHPARK	10 Ubi Crescent #07-80	60 Yrs From 05/07/1997	2,605	\$1,050,888	\$403	25-Oct-17
CT HUB 2	114 Lavender Street #07-88	99 Yrs From 14/01/1976	969	\$868,000	\$896	30-Oct-17

East						
EUNOS TECHPARK	60 Kaki Bukit Place #05-03	60 Yrs From 20/11/1995	1,324	\$515,000	\$389	25-Oct-17

North						
NORTH POINT BIZHUB	2 Yishun Industrial Street 1 #03-19	57 Yrs From 18/09/2012	2,616	\$610,000	\$233	12-Oct-17
A'POSH BIZHUB	1 Yishun Industrial Street 1 #06-10	60 Yrs From 26/08/2010	1,206	\$588,000	\$488	12-Oct-17
NORTH LINK BUILDING	10 Admiralty Street #06-08	60 Yrs From 09/10/1999	5,188	\$999,000	\$193	19-Oct-17
NORTH VIEW BIZHUB	6 Yishun Industrial Street 1 #01-20	30 Yrs From 28/12/2012	3,886	\$930,000	\$239	26-Oct-17

West						
ENTERPRISE HUB	48 Toh Guan Road East #03-110	60 Yrs From 01/12/1997	4,252	\$930,000	\$219	16-Oct-17
ENTERPRISE 10	10M Enterprise Road	30 Yrs From 12/06/2007	7,029	\$1,100,000	\$156	16-Oct-17
ENTERPRISE HUB	48 Toh Guan Road East #02-114	60 Yrs From 01/12/1997	4,101	\$990,000	\$241	23-Oct-17
THE ELITIST	25 Bukit Batok Crescent #09-06	60 Yrs From 13/03/1997	893	\$430,000	\$481	25-Oct-17
THE SPLENDOUR	31 Bukit Batok Crescent #01-50	60 Yrs From 13/03/1997	8,665	\$2,100,000	\$242	26-Oct-17
T99	9 Tuas South Avenue 10 #03-08	30 Yrs From 18/06/2013	7,965	\$2,080,000	\$261	30-Oct-17

Note: Based on available sales caveats lodged from October 12, 2017. Source: URA REALIS/Colliers International Singapore Research (as at November 24, 2017).

Strata warehouse space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
North East						
SING INDUSTRIAL COMPLEX	32 Ang Mo Kio Industrial Park 2 #01-05	60 Yrs From 18/10/1982	2,723	\$770,000	\$283	27-Oct-17
North						
CARROS CENTRE	60 Jalan Lam Huat #05-70	Freehold	1,690	\$1,453,400	\$860	23-Oct-17
West						
I.BIZ CENTRE	32 Old Toh Tuck Road #03-01	30 Yrs From 29/06/2011	3,068	\$670,000	\$218	12-Oct-17
I.BIZ CENTRE	32 Old Toh Tuck Road #01-14	30 Yrs From 29/06/2011	2,809	\$908,000	\$323	30-Oct-17

Note: Based on available sales caveats lodged in October 2017. Source: URA REALIS/Colliers International Singapore Research (as at November 24, 2017).