

ASKING RENTAL GUIDE

Factory space/food factory space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
Central		
Acetech Centre	19 Jalan Kilang Barat	\$3.00
East		
Tampines Biz-Hub	11 Tampines Street 92	\$1.80
North/Northeast		
Woodlands Spectrum I/II	2 Woodlands Sector 1 / 201~211 Woodlands Avenue 9	\$1.50-\$1.70
-	56 Serangoon North Avenue 4	\$1.80
Notes: *Terms and conditions apply All rents stated are in per sq ft/month. All rents are as of September 2014. Source: Colliers International Singapore		

Warehouse space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
West		
IMM – Warehouse	2 Jurong East Street 21	\$2.50-\$3.20*
Notes: *Rental inclusive of centralized air-con. All rents stated are in per sq ft/month. All rents are as of September 2014. Source: Colliers International Singapore		

TRANSACTION DATA

Strata office space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
BURLINGTON SQUARE	175A Bencoolen Street #06-10	99 Yrs From 10/06/1996	549	\$1,138,000	\$2,073	11-Sep-14
GB BUILDING	143 Cecil Street #20-01/02/03/04/ETC	99 Yrs From 12/10/1982	16,060	\$31,688,000	\$1,973	08-Sep-14
HAVELOCK2	2 Havelock Road #07-21	99 Yrs From 04/05/1983	388	\$974,000	\$2,514	17-Sep-14
HAVELOCK2	2 Havelock Road #05-06	99 Yrs From 04/05/1983	506	\$1,192,000	\$2,356	10-Sep-14
HAVELOCK2	2 Havelock Road #05-09	99 Yrs From 04/05/1983	700	\$1,642,000	\$2,347	09-Sep-14
HAVELOCK2	2 Havelock Road #05-08	99 Yrs From 04/05/1983	1,044	\$2,303,000	\$2,206	09-Sep-14
HAVELOCK2	2 Havelock Road #05-07	99 Yrs From 04/05/1983	2,357	\$4,028,000	\$1,709	09-Sep-14
HAVELOCK2	2 Havelock Road #05-12	99 Yrs From 04/05/1983	355	\$844,000	\$2,376	08-Sep-14
HIGH STREET CENTRE	1 North Bridge Road #18-09	99 Yrs From 02/06/1969	549	\$1,031,250	\$1,879	18-Sep-14
HIGH STREET CENTRE	1 North Bridge Road #23-06	99 Yrs From 02/06/1969	1,001	\$2,200,000	\$2,198	16-Sep-14
INTERNATIONAL PLAZA	10 Anson Road #24-02	99 Yrs From 02/06/1970	936	\$1,850,000	\$1,976	04-Sep-14
INTERNATIONAL PLAZA	10 Anson Road #14-01A	99 Yrs From 02/06/1970	463	\$1,000,000	\$2,161	02-Sep-14
INTERNATIONAL PLAZA	10 Anson Road #14-01	99 Yrs From 02/06/1970	474	\$1,000,000	\$2,111	02-Sep-14

Space in science parks/business parks/high-specifications industrial buildings		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
Central		
The Kendall	50 Science Park Road	\$4.30
East		
Akzonobel House	3 Changi Business Park Vista	\$4.00
Honeywell	17 Changi Business Park Central 1	\$4.20
The Signature	51 Changi Business Park Central 2	\$3.70-\$4.00
North/Northeast		
Woodlands Central	33, 35 Marsiling Industrial Estate Road 3	Upper: \$2.00-\$2.60 Ground: \$2.40-\$2.65
-	6 Serangoon North Avenue 5	\$2.50-\$2.60
West		
Icon@IBP	3A International Business Park	\$4.80-\$5.00
The Strategy	2 International Business Park	\$4.50
The Synergy	1 International Business Park	\$4.20
Notes: All rents stated are in per sq ft/month. All rents are as of July 2014. Source: Colliers International Singapore		

TRANSACTION DATA

Strata office space					
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)
Central					
KATONG SHOPPING CENTRE	865 Mountbatten Road #02-76	Freehold	495	\$2,200,000	\$4,443
N.A.	100 Peck Seah Street #07-15	99 Yrs From 13/04/2011	420	\$1,440,600	\$3,432
PAYA LEBAR SQUARE	60 Paya Lebar Road #07-22	99 Yrs From 25/07/2011	484	\$1,060,000	\$2,188
SAMSUNG HUB	3 Church Street #18-01/02/03/04/05/06	999 Yrs From 25/01/1827	13,132	\$42,350,700	\$3,225
SHENTON HOUSE	3 Shenton Way #11-07	99 Yrs From 02/06/1969	441	\$1,000,000	\$2,266
THE CENTRAL	8 Eu Tong Sen Street #14-98	99 Yrs From 02/01/2001	1,668	\$4,780,000	\$2,865
THE CENTRAL	12 Eu Tong Sen Street #08-169	99 Yrs From 02/01/2001	635	\$1,630,000	\$2,567
West					
VISION EXCHANGE	2 Venture Drive #15-30	99 Yrs From 10/06/2013	517	\$1,259,000	\$2,437
VISION EXCHANGE	2 Venture Drive #11-08	99 Yrs From 10/06/2013	1,389	\$2,844,000	\$2,048
Note: Based on available sales caveats lodged in September 2014. Source: Urban Redevelopment Authority/Colliers International Singapore Research					

Strata factory space					
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)
Central					
BIZTECH CENTRE	627A Aljunied Road #09-03	Freehold	1,173	\$1,061,565	\$905
CT HUB 2	114 Lavender Street #01-55	99 Yrs From 14/01/1976	1,356	\$1,406,000	\$1,037
CT HUB 2	114 Lavender Street #03-71	99 Yrs From 14/01/1976	1,894	\$1,168,424	\$617
CT HUB 2	114 Lavender Street #01-56	99 Yrs From 14/01/1976	1,356	\$1,406,000	\$1,037
CT HUB 2	114 Lavender Street #11-74	99 Yrs From 14/01/1976	1,066	\$892,373	\$837
CT HUB 2	114 Lavender Street #02-50	99 Yrs From 14/01/1976	1,884	\$1,123,840	\$597
GEMINI @ SIMS	55 Lorong 17 Geylang #02-03	Freehold	3,078	\$2,000,000	\$650
HOLA CENTRE	65 Ubi Crescent #06-09	60 Yrs From 05/07/1997	1,442	\$550,000	\$381
MIDVIEW CITY	38 Sin Ming Lane	60 Yrs From 23/01/2008	9,085	\$4,180,000	\$460
MIDVIEW CITY	18 Sin Ming Lane #03-16	60 Yrs From 23/01/2008	1,281	\$749,000	\$585
MIDVIEW CITY	26 Sin Ming Lane #02-116	60 Yrs From 23/01/2008	1,679	\$920,000	\$548
MIDVIEW CITY	22 Sin Ming Lane #07-83	60 Yrs From 23/01/2008	1,496	\$790,000	\$528
OXLEY BIZHUB	67 Ubi Road 1 #07-01	60 Yrs From 15/11/2010	1,195	\$838,000	\$701
TAN BOON LIAT BUILDING	315 Outram Road #12-10	Freehold	1,604	\$2,000,000	\$1,247
UBI CENTRE	57 Ubi Avenue 1 #08-12	60 Yrs From 10/03/1997	915	\$433,888	\$474
UBI TECHPARK	10 Ubi Crescent #04-65	60 Yrs From 05/07/1997	1,733	\$888,888	\$513
UBI TECHPARK	10 Ubi Crescent #01-68	60 Yrs From 05/07/1997	1,195	\$728,888	\$610
WINTech CENTRE	6 Ubi Road 1 #03-06	60 Yrs From 05/07/1997	1,087	\$490,000	\$451
East					
BARTLEY BIZ CENTRE	13 Kaki Bukit Road 4 #03-09	30 Yrs From 30/05/2011	4,811	\$1,880,000	\$391
ENTERPRISE ONE	1 Kaki Bukit Road 1 #02-42/43	60 Yrs From 09/07/1996	4,413	\$2,339,420	\$530
ENTREPRENEUR BUSINESS CENTRE	18 Kaki Bukit Road 3 #03-20	60 Yrs From 09/01/1995	2,454	\$745,000	\$304
SYNERGY @ KB	25 Kaki Bukit Road 4 #05-59	30 Yrs From 20/01/2012	1,442	\$560,000	\$388
SYNERGY @ KB	25 Kaki Bukit Road 4 #05-81	30 Yrs From 20/01/2012	1,130	\$455,000	\$403
North East					
DA JIN FACTORY BUILDING	362 Upper Paya Lebar Road #05-05	Freehold	1,905	\$1,300,000	\$682
LINK@AMK	3 Ang Mo Kio Street 62 #08-29	60 Yrs From 28/06/2011	2,153	\$1,110,000	\$516
LINK@AMK	3 Ang Mo Kio Street 62 #08-30	60 Yrs From 28/06/2011	2,153	\$1,110,000	\$516
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #08-45	60 Yrs From 01/01/2007	775	\$440,000	\$568
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #02-45	60 Yrs From 01/01/2007	1,152	\$660,000	\$573
North					
ARK@GAMBAS	7 Gambas Crescent #09-22	60 Yrs From 20/02/2012	1,701	\$628,721	\$370
ELDIX	11 Mandai Estate #01-02	Freehold	1,841	\$1,212,652	\$659
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #04-23	60 Yrs From 09/10/2000	3,853	\$1,400,000	\$363
NORTH SPRING BIZHUB	5 Yishun Industrial Street 1 #05-11	60 Yrs From 01/02/2011	1,539	\$650,000	\$422
NORTH SPRING BIZHUB	7 Yishun Industrial Street 1 #01-46	60 Yrs From 01/02/2011	1,539	\$900,000	\$585
NORTH SPRING BIZHUB	7 Yishun Industrial Street 1 #02-47	60 Yrs From 01/02/2011	1,593	\$738,000	\$463
PRIMZ BIZHUB	21 Woodlands Close #08-20/21	60 Yrs From 27/09/2011	2,540	\$1,153,570	\$454
PRIMZ BIZHUB	21 Woodlands Close #08-22/23	60 Yrs From 27/09/2011	2,949	\$1,327,500	\$450
PRIMZ BIZHUB	21 Woodlands Close #05-37	60 Yrs From 27/09/2011	1,152	\$518,800	\$450
WOODLANDS EAST INDUSTRIAL ESTATE	15 Woodlands Loop #02-09/10	30 Yrs From 01/05/1997	6,329	\$910,000	\$144
West					
ENTERPRISE HUB	48 Toh Guan Road East #02-104	60 Yrs From 01/12/1997	4,026	\$1,180,000	\$293
HILLVIEW BUILDING	48 Hillview Terrace #03-07	Freehold	1,281	\$800,000	\$625
PIONEER CENTRE	1 Soon Lee Street #01-06	30 Yrs From 10/03/2010	1,496	\$703,120	\$470
PIONEER POINT	5 Soon Lee Street #01-58	30 Yrs From 17/10/2011	1,711	\$904,400	\$528
PIONEER POINT	5 Soon Lee Street #03-62	30 Yrs From 17/10/2011	969	\$405,000	\$418
THE SPIRE	10 Bukit Batok Crescent #10-02	60 Yrs From 13/03/1997	1,625	\$710,000	\$437
TRADEHUB 21	18 Boon Lay Way #07-122	60 Yrs From 10/12/2003	1,453	\$788,979	\$543
Note: Based on available sales caveats lodged in September 2014. Source: Urban Redevelopment Authority/Colliers International Singapore Research					

Strata warehouse space					
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)
West					
I.BIZ CENTRE	32 Old Toh Tuck Road #02-10	30 Yrs From 29/06/2011	1,625	\$2,928	\$272
Note: Based on available sales caveats lodged in September 2014. Source: Urban Redevelopment Authority/Colliers International Singapore Research					