

ASKING RENTAL GUIDE

Office space		
Building Name	Address	Asking Rents (\$\$ PSF per month)
Raffles Place / New Downtown		
Republic Plaza I	9 Raffles Place	\$10 - \$12.80
One Raffles Place Towers 1 & 2	1 Raffles Place	\$10.50 - \$12.00
Manulife Tower	8 Cross Street	\$10.00

Shenton Way / Tanjong Pagar		
80 Robinson Road	80 Robinson Road	\$7.80
Robinson Point	39 Robinson Road	\$8.00 - \$8.30
Mapletree Anson	60 Anson Road	\$9.50

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	\$9.50
TripleOne Somerset	111 Somerset Road	\$8.50
UE Square	83 Clemenceau Avenue	\$7.80 - \$8.00

City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
UE Bizhub West	450 Alexandra Road	\$6.90
PSA Building	460 Alexandra Road	\$6.30 - \$7.90

Notes: All rents stated are in per sq ft/month. All rents are as of Nov 2018. 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	\$1.30

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

TRANSACTION DATA

Strata office space						
Project Name	Address	Tenure	Area (sq ft)	Transacted Price (\$\$)	Unit Price (\$\$ PSF)	Contract Date
Central						
THE OCTAGON	105 Cecil Street #05-00	Freehold	2,293	\$5,617,850	\$2,450	10-Oct-18
PAYA LEBAR SQUARE	60 Paya Lebar Road #04-17	99 Yrs From 25/07/2011	1,356	\$2,490,000	\$1,836	11-Oct-18
CENTRIUM SQUARE	320 Serangoon Road #11-13	Freehold	1,012	\$2,527,100	\$2,498	12-Oct-18
HIGH STREET PLAZA	77 High Street #03-13/14	999 Yrs From 11/06/1827	904	\$1,880,320	\$2,080	15-Oct-18
INTERNATIONAL PLAZA	10 Anson Road #16-19	99 Yrs From 02/06/1970	474	\$900,000	\$1,900	16-Oct-18
UNION BUILDING	171 Tras Street #10-179	Freehold	1,991	\$3,450,000	\$1,733	16-Oct-18
PAYA LEBAR SQUARE	60 Paya Lebar Road #08-32/33/34	99 Yrs From 25/07/2011	2,024	\$4,351,600	\$2,150	17-Oct-18
N.A.	36 Armenian Street #04-08	99 Yrs From 21/09/2007	1,518	\$2,800,000	\$1,845	19-Oct-18
THE MODULES	387 Joo Chiat Road #01-01	Freehold	538	\$753,000	\$1,399	22-Oct-18
SAMSUNG HUB	3 Church Street #12-02	999 Yrs From 25/01/1827	3,132	\$10,805,400	\$3,450	23-Oct-18
INTERNATIONAL PLAZA	10 Anson Road #23-01/01A	99 Yrs From 02/06/1970	936	\$1,740,000	\$1,858	25-Oct-18
PAYA LEBAR SQUARE	60 Paya Lebar Road #05-34	99 Yrs From 25/07/2011	506	\$970,000	\$1,917	26-Oct-18
INTERNATIONAL PLAZA	10 Anson Road #23-12	99 Yrs From 02/06/1970	936	\$1,660,000	\$1,773	29-Oct-18
THE PLAZA	7500A Beach Road #10-303	99 Yrs From 03/09/1968	527	\$590,000	\$1,119	30-Oct-18
CITY PLAZA	810 Geylang Road #01-33	Freehold	183	\$680,000	\$3,716	30-Oct-18
North						
WOODS SQUARE	12 Woodlands Square #05-64	99 Yrs From 15/07/2014	560	\$1,105,209	\$1,975	22-Oct-18
WOODS SQUARE	12 Woodlands Square #02-81	99 Yrs From 15/07/2014	560	\$1,052,923	\$1,881	30-Oct-18
West						
VISION EXCHANGE	2 Venture Drive #12-11	99 Yrs From 10/06/2013	764	\$1,750,000	\$2,290	29-Oct-18

Note: Based on available sales caveats lodged from October 10, 2018. Source: URA REALIS/Colliers International Singapore Research (as at November 26, 2018).

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 (ground floor)
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 Nov 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
Nucleos	21 Biopolis Road	\$5.50 - \$6.50
Alexandra Technopark	438A/438B/438C Alexandra Road	\$4.80
Starhub Green	67 Ubi Ave 1	\$4.80
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
North / Northeast		
–	6 Serangoon North Avenue 5	\$2.50
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

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

TRANSACTION DATA

Strata warehouse space						
Project Name	Address	Tenure	Area (sq ft)	Transacted Price (\$\$)	Unit Price (\$\$ PSF)	Contract Date
Central						
OXLEY BIZHUB	65 Ubi Road 1 #02-83	60 Yrs From 15/11/2010	1,130	\$650,000	\$575	17-Oct-18
TANNERY HOUSE	37 Tannery Lane #04-09	Freehold	1,981	\$1,247,400	\$630	19-Oct-18

Note: Based on available sales caveats lodged in October 2018. Source: URA REALIS/Colliers International Singapore Research (as at November 26, 2018).

Strata factory space						
Project Name	Address	Tenure	Area (sq ft)	Transacted	Unit Price	Contract
Central						
E-CENTRE @ REDHILL	3791 Jalan Bukit Merah #06-11	99 Yrs From 01/07/1962	990	\$650,000	\$656	04-Oct-18
UBI TECHPARK	10 Ubi Crescent #06-73	60 Yrs From 05/07/1997	1,722	\$725,000	\$421	05-Oct-18
UBI TECHPARK	10 Ubi Crescent #03-38	60 Yrs From 05/07/1997	1,658	\$708,000	\$427	05-Oct-18
UBI TECHPARK	10 Ubi Crescent #04-78	60 Yrs From 05/07/1997	2,250	\$956,250	\$425	08-Oct-18
UBI TECHPARK	10 Ubi Crescent #04-77	60 Yrs From 05/07/1997	1,970	\$837,250	\$425	08-Oct-18
PAYA UBI INDUSTRIAL PARK	53 Ubi Avenue 1 #05-34	60 Yrs From 10/03/1997	5,328	\$1,575,000	\$296	08-Oct-18
MACTECH BUILDING	2 Kallang Pudding Road #09-04	Freehold	1,098	\$768,600	\$700	08-Oct-18
HENDERSON INDUSTRIAL PARK	217 Henderson Road #01-03	Freehold	10,107	\$6,480,000	\$641	08-Oct-18
CT HUB	2 Kallang Avenue #09-08	99 Yrs From 25/06/1979	872	\$730,000	\$837	10-Oct-18
THE COMMERZE@IRVING	1 Irving Place #07-04	60 Yrs From 26/09/2011	1,033	\$670,000	\$648	10-Oct-18
TONG LEE BUILDING	37 Kallang Pudding Road #08-06	Freehold	2,874	\$1,460,000	\$508	11-Oct-18
CHANCERLODGE COMPLEX	105 Sims Avenue #06-06	Freehold	1,227	\$880,000	\$717	12-Oct-18
MAPEX	37 Jalan Pemimpin #07-11/12/13	Freehold	4,908	\$6,184,080	\$1,260	15-Oct-18
ONE COMMONWEALTH	1 Commonwealth Lane #03-19	30 Yrs From 01/03/2008	700	\$390,000	\$557	15-Oct-18
UB. ONE	81 Ubi Avenue 4 #09-17	60 Yrs From 31/12/2008	926	\$585,000	\$632	24-Oct-18
MIDVIEW CITY	24 Sin Ming Lane #02-97	60 Yrs From 23/01/2008	1,432	\$650,000	\$454	26-Oct-18
TRIVEX	8 Burn Road #04-05	60 Yrs From 20/05/2008	1,023	\$685,410	\$670	29-Oct-18

East						
SHUN LI INDUSTRIAL PARK	61 Kaki Bukit Avenue 1 #06-09	60 Yrs From 30/10/1996	2,895	\$1,010,000	\$349	05-Oct-18
KB INDUSTRIAL BUILDING	10 Kaki Bukit Road 1 #03-11	60 Yrs From 09/01/1995	4,542	\$1,305,400	\$287	10-Oct-18
SHUN LI INDUSTRIAL PARK	61 Kaki Bukit Avenue 1 #06-19	60 Yrs From 30/10/1996	2,486	\$886,000	\$356	19-Oct-18
EUROS TECHNOLINK	9 Kaki Bukit Road 1 #03-06	60 Yrs From 09/07/1996	2,928	\$1,288,000	\$440	19-Oct-18
EMPIRE TECHNOCENTRE	30 Kaki Bukit Road 3 #06-09	60 Yrs From 09/01/1995	2,325	\$750,000	\$323	26-Oct-18

North East						
NOVELTY TECHPOINT	27 New Industrial Road #03-07	Freehold	3,003	\$2,000,000	\$666	04-Oct-18
LINK@AMK	3 Ang Mo Kio Street 62 #03-29	60 Yrs From 28/06/2011	2,153	\$1,027,200	\$477	12-Oct-18

North						
WOODLANDS EAST INDUSTRIAL ESTATE	22 Woodlands Link #03-61	30 Yrs From 01/05/1997	3,229	\$230,000	\$71	04-Oct-18
WOODLANDS 11	11 Woodlands Close #08-48	60 Yrs From 05/07/2010	1,927	\$615,000	\$319	04-Oct-18
A'POSH BIZHUB	1 Yishun Industrial Street 1 #08-14	60 Yrs From 26/08/2010	1,765	\$706,000	\$400	05-Oct-18
A'POSH BIZHUB	1 Yishun Industrial Street 1 #08-32	60 Yrs From 26/08/2010	1,765	\$750,000	\$425	12-Oct-18
WOODLANDS SPECTRUM	2 Woodlands Sector 1 #03-05	30 Yrs From 16/05/2000	19,827	\$1,700,000	\$86	15-Oct-18
A'POSH BIZHUB	1 Yishun Industrial Street 1 #08-07	60 Yrs From 26/08/2010	1,582	\$642,000	\$406	18-Oct-18
WIN 5	15 Yishun Industrial Street 1 #03-14	30 Yrs From 05/12/2012	3,154	\$618,000	\$196	25-Oct-18
WOODLANDS EAST INDUSTRIAL ESTATE	15 Woodlands Loop #01-44	30 Yrs From 01/05/1997	3,218	\$400,000	\$124	26-Oct-18
MANDAI CONNECTION	7 Mandai Link #06-11	30 Yrs From 20/11/2012	1,690	\$485,000	\$287	26-Oct-18
A'POSH BIZHUB	1 Yishun Industrial Street 1 #05-22	60 Yrs From 26/08/2010	1,442	\$634,480	\$440	30-Oct-18

West						
TRADEHUB 21	18 Boon Lay Way #10-108	60 Yrs From 10/12/2003	861	\$426,195	\$495	04-Oct-18
UNITY CENTRE	51 Bukit Batok Crescent #02-23	60 Yrs From 13/03/1997	3,681	\$1,030,000	\$280	08-Oct-18
PIONEER CENTRE	1 Soon Lee Street #06-28	30 Yrs From 10/03/2010	1,485	\$308,000	\$207	12-Oct-18
N.A.	30 Tuas View Square #01-07	45 Yrs From 03/10/2011	6,060	\$1,750,000	\$289	12-Oct-18
T99	9 Tuas South Avenue 10 #04-08	30 Yrs From 18/06/2013	7,825	\$2,000,000	\$256	18-Oct-18
WCEGA TOWER	21 Bukit Batok Crescent #16-70	60 Yrs From 13/03/1997	1,173	\$520,000	\$443	23-Oct-18

Note: Based on available sales caveats lodged from October 4, 2018. Source: URA REALIS/Colliers International Singapore Research (as at November 26, 2018).