

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
20 Collyer Quay	20 Collyer Quay	\$10.50 - \$11.50
Shenton Way / Tanjong Pagar		
80 Robinson Road	80 Robinson Road	\$8.50
Robinson Point	39 Robinson Road	\$8.00 - \$8.50
71 Robinson	71 Robinson Road	\$10.50

City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$9.50 - \$12.00
Bugis Junction Towers	230 Victoria Street	\$9.50
The Concourse	300 Beach Road	\$8.00

Orchard Road		
Wheelock Place	501 Orchard Road	\$9.00 - \$11.50
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 September 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 September 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	\$1.50 - \$1.60

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of September 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 September 2019. Source: Colliers International Singapore.

TRANSACTION DATA

Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
CHINATOWN POINT	133 New Bridge Road #16-08	99 Yrs From 12/11/1980	1,055	\$1,757,630	\$1,666	15-Aug-19
SOUTHBANK	883 North Bridge Road #05-03	99 Yrs From 27/01/2006	527	\$868,000	\$1,646	19-Aug-19
THE PLAZA	7500A Beach Road #09-315	99 Yrs From 03/09/1968	398	\$630,000	\$1,582	21-Aug-19
THE CENTRAL	8 Eu Tong Sen Street #14-91	99 Yrs From 02/01/2001	883	\$2,657,830	\$3,011	26-Aug-19
GOLDHILL SHOPPING CENTRE	181A Thomson Road	999 Yrs From 01/01/1970	1,206	\$1,150,000	\$954	29-Aug-19
THE CENTRAL	8 Eu Tong Sen Street #12-95	99 Yrs From 02/01/2001	883	\$2,649,000	\$3,001	30-Aug-19
THE CENTRAL	8 Eu Tong Sen Street #12-94	99 Yrs From 02/01/2001	883	\$2,649,000	\$3,001	30-Aug-19

North						
WOODS SQUARE	12 Woodlands Square #04-84	99 Yrs From 15/07/2014	560	\$1,041,858	\$1,861	23-Aug-19

Note: Based on available sales caveats lodged from August 13, 2019. Source: URA REALIS/Colliers International Singapore Research (as at September 19, 2019)

Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
OXLEY BIZHUB	61 Ubi Road 1 #02-38	60 Yrs From 15/11/2010	1,001	\$550,000	\$549	07-Aug-19

East						
GORDON WAREHOUSE BUILDING	9 Kaki Bukit Road 2 #02-23	60 Yrs From 25/07/1981	5,640	\$1,280,000	\$227	02-Aug-19

Note: Based on available sales caveats lodged from August 13, 2019. Source: URA REALIS/Colliers International Singapore Research (as at September 19, 2019)

Strata factory space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
APEX @ HENDERSON	201 Henderson Road #06-09/10	Freehold	6,415	\$5,138,000	\$801	14-Aug-19
REDHILL FORUM	16 Jalan Kilang Timor #02-05	99 Yrs From 01/01/1961	915	\$460,000	\$503	15-Aug-19
OXLEY BIZHUB 2	62 Ubi Road 1 #04-17	60 Yrs From 10/06/2011	1,023	\$617,500	\$604	16-Aug-19
TRIVEX	8 Burn Road #07-04	60 Yrs From 20/05/2008	1,023	\$650,000	\$636	19-Aug-19
MIDVIEW CITY	26 Sin Ming Lane #06-124	60 Yrs From 23/01/2008	1,432	\$688,000	\$481	20-Aug-19
EVERICH INDUSTRIAL BUILDING	81 Genting Lane #06-06	Freehold	3,100	\$1,643,000	\$530	21-Aug-19
CT HUB 2	114 Lavender Street #09-50	63 Yrs From 12/01/2012	1,141	\$1,060,000	\$929	27-Aug-19

East						
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #03-50	60 Yrs From 15/12/2010	3,078	\$1,200,000	\$390	15-Aug-19
SHUN LI INDUSTRIAL PARK	61 Kaki Bukit Avenue 1 #02-42	60 Yrs From 30/10/1996	2,336	\$908,000	\$389	16-Aug-19
EUNOS TECHNOLINK	7 Kaki Bukit Road 1 #05-03	60 Yrs From 09/07/1996	5,414	\$2,720,000	\$502	19-Aug-19
ARK@KB	68 Kaki Bukit Avenue 6 #02-19	30 Yrs From 17/09/2012	2,669	\$580,000	\$217	27-Aug-19

North East						
NOVELTY TECHPOINT	27 New Industrial Road #06-02	Freehold	3,089	\$1,908,000	\$618	14-Aug-19

North						
INNOVATION PLACE	29 Mandai Estate #04-01	Freehold	1,690	\$702,228	\$416	13-Aug-19
WOODLANDS EAST INDUSTRIAL ESTATE	22 Woodlands Link #01-29	30 Yrs From 01/12/1997	3,229	\$245,000	\$76	14-Aug-19
MANDAI FOODLINK	5 Mandai Link #05-04	30 Yrs From 28/10/2013	2,723	\$1,100,000	\$404	15-Aug-19
ADMIRALTY INDUSTRIAL PARK	23 Woodlands Industrial Park E1 #06-02	60 Yrs From 09/01/1995	1,722	\$338,888	\$197	16-Aug-19
INNOVATION PLACE	29 Mandai Estate #07-12	Freehold	1,539	\$730,000	\$474	19-Aug-19
MANDAI FOODLINK	5 Mandai Link #05-08	30 Yrs From 28/10/2013	1,851	\$900,000	\$486	20-Aug-19
NORTH SPRING BIZHUB	11 Yishun Industrial Street 1 #03-114	60 Yrs From 01/02/2011	1,539	\$672,000	\$437	26-Aug-19

West						
PIONEER POINT	5 Soon Lee Street #05-42	30 Yrs From 17/10/2011	1,076	\$245,000	\$228	13-Aug-19
PIONEER JUNCTION	3 Soon Lee Street #03-23	30 Yrs From 07/03/2011	1,098	\$280,000	\$255	13-Aug-19
ENTERPRISE 10	16H Enterprise Road	30 Yrs From 12/06/2007	7,890	\$930,000	\$118	13-Aug-19
TRADEHUB 21	18 Boon Lay Way #07-137	60 Yrs From 10/12/2003	1,722	\$800,000	\$465	15-Aug-19
ENTERPRISE HUB	48 Toh Guan Road East #02-102	60 Yrs From 01/12/1997	4,101	\$955,000	\$233	15-Aug-19
WEST CONNECT BUILDING	10 Buroh Street #06-12	30 Yrs From 29/04/2013	1,733	\$380,000	\$219	16-Aug-19
THE ELITIST	25 Bukit Batok Crescent #04-03	60 Yrs From 13/03/1997	883	\$500,000	\$566	19-Aug-19
UNITY CENTRE	51 Bukit Batok Crescent #01-02	60 Yrs From 13/03/1997	4,306	\$1,200,000	\$279	21-Aug-19
PIONEER POINT	5 Soon Lee Street #06-15	30 Yrs From 17/10/2011	1,001	\$300,000	\$300	23-Aug-19

Note: Based on available sales caveats lodged from August 13, 2019. Source: URA REALIS/Colliers International Singapore Research (as at September 19, 2019)