

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
One Raffles Quay North & South Towers	1 Raffles Quay	\$12.50 - \$13.50

Shenton Way / Tanjong Pagar		
80 Robinson Road	80 Robinson Road	\$8.00
Robinson Point	39 Robinson Road	\$8.00 - \$8.50
Mapletree Anson	60 Anson Road	\$9.50

City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$9.00 - \$10.00
Odeon Towers	331 North Bridge Road	\$8.50
The Gateway	150/152 Beach Road	\$7.50 - \$7.80

Orchard Road		
Visioncrest Commercial	103 Penang Road	\$9.50
TripleOne Somerset	111 Somerset Road	\$8.50
UE Square	83 Clemenceau Avenue	\$8.00

City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
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 Jan 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	\$1.30

Notes: All rents stated are in per sq ft/month. All rents are as of Jan 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 (ground floor)
North		
Woodlands Spectrum I	2 Woodlands Sector 1	\$1.50
Woodlands Spectrum II	209/211 Woodlands Avenue 9	\$1.40 - \$1.60

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of Jan 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	\$4.80
Starhub Green	67 Ubi Ave 1	\$4.80
Aperia	8, 10, 12 Kallang Avenue	\$6.00 - \$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	\$5.00

Notes: All rents stated are in per sq ft/month. All rents are as of Jan 2019. Source: Colliers International Singapore.

TRANSACTION DATA

Strata warehouse space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
OXLEY BIZHUB	61 Ubi Road 1 #04-23	60 Yrs From 15/11/2010	1,593	\$830,000	\$521	21-Dec-18

North						
CARROS CENTRE	60 Jalan Lam Huat #03-02	Freehold	1,733	\$1,429,260	\$825	28-Dec-18

Note: Based on available sales caveats lodged in December 2018. Source: URA REALIS/Colliers International Singapore Research (as at 25 January 2019).

Strata office space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
REGENCY SUITES	38 Kim Tian Road #06-09	Freehold	1,001	\$1,609,000	\$1,607	17-Dec-18
THE CENTRAL	8 Eu Tong Sen Street #20-85	99 Yrs From 02/01/2001	926	\$2,222,400	\$2,401	19-Dec-18
HIGH STREET PLAZA	77 High Street #03-06	999 Yrs From 11/06/1827	775	\$1,580,000	\$2,039	20-Dec-18
HIGH STREET CENTRE	1 North Bridge Road #18-03	99 Yrs From 02/06/1969	549	\$960,750	\$1,750	21-Dec-18
SULTAN PLAZA	100 Jalan Sultan #02-44	99 Yrs From 02/05/1978	527	\$738,416	\$1,400	21-Dec-18
PAYA LEBAR SQUARE	60 Paya Lebar Road #12-40	99 Yrs From 25/07/2011	506	\$1,000,000	\$1,977	21-Dec-18
THE CENTRAL	8 Eu Tong Sen Street #18-92	99 Yrs From 02/01/2001	883	\$2,869,750	\$3,251	26-Dec-18
THE PLAZA	7500A Beach Road #04-310	99 Yrs From 03/09/1968	312	\$362,000	\$1,160	27-Dec-18
N.A.	36 Armenian Street #04-02	99 Yrs From 21/09/2007	1,604	\$3,300,000	\$2,058	27-Dec-18

Note: Note: Based on available sales caveats lodged from December 17, 2018. Source: URA REALIS/Colliers International Singapore Research (as at January 25, 2019).

Strata factory space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED	UNIT PRICE	CONTRACT
Central						
ZERVEX	8 Ubi Road 2 #04-01	60 Yrs From 30/06/2008	1,163	\$500,000	\$430	19-Dec-18
CT HUB 2	114 Lavender Street #05-55	63 Yrs From 12/01/2012	969	\$895,000	\$924	19-Dec-18
CITITECH INDUSTRIAL BUILDING	629 Aljunied Road #07-04	Freehold	2,034	\$1,475,000	\$725	19-Dec-18
WINTech CENTRE	6 Ubi Road 1 #04-07	60 Yrs From 05/07/1997	1,087	\$420,000	\$386	19-Dec-18
CT HUB 2	114 Lavender Street #09-56	63 Yrs From 12/01/2012	1,109	\$960,000	\$866	20-Dec-18
UBI TECHPARK	10 Ubi Crescent #04-87	60 Yrs From 05/07/1997	1,798	\$780,888	\$434	20-Dec-18
MIDVIEW CITY	18 Sin Ming Lane #07-13	60 Yrs From 23/01/2008	1,292	\$580,000	\$449	20-Dec-18
FRONTIER	50 Ubi Avenue 3 #01-23	60 Yrs From 04/01/1999	3,864	\$1,200,000	\$311	21-Dec-18
MIDVIEW CITY	28 Sin Ming Lane #06-140	60 Yrs From 23/01/2008	1,464	\$700,000	\$478	21-Dec-18
VERTEX	33 Ubi Avenue 3 #08-26	60 Yrs From 01/01/2007	1,561	\$720,000	\$461	21-Dec-18
MUN HEAN INDUSTRIAL BUILDING	53 Kim Keat Road #03-02	Freehold	4,069	\$3,336,580	\$820	21-Dec-18
VERTEX	33 Ubi Avenue 3 #04-46	60 Yrs From 01/01/2007	2,185	\$960,000	\$439	26-Dec-18
CT HUB 2	114 Lavender Street #08-87	63 Yrs From 12/01/2012	969	\$830,000	\$857	28-Dec-18

East						
KB INDUSTRIAL BUILDING	10 Kaki Bukit Road 1 #03-26	60 Yrs From 09/01/1995	4,542	\$1,500,000	\$330	26-Dec-18

North East						
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #02-21	60 Yrs From 01/01/2007	1,227	\$580,000	\$473	18-Dec-18
FIRST CENTRE	50 Serangoon North Avenue 4 #06-11	60 Yrs From 23/04/2007	1,378	\$558,000	\$405	26-Dec-18

North						
WOODLANDS BIZHUB	190 Woodlands Industrial Park E5 #06-10	57 Yrs From 09/04/2011	1,399	\$470,000	\$336	18-Dec-18
NORTH SPRING BIZHUB	9 Yishun Industrial Street 1 #05-79	60 Yrs From 01/02/2011	1,593	\$650,000	\$408	20-Dec-18
NORTH LINK BUILDING	10 Admiralty Street #06-18	60 Yrs From 09/10/1999	5,188	\$828,000	\$160	20-Dec-18

West						
ENTERPRISE 10	12R Enterprise Road	30 Yrs From 12/06/2007	7,029	\$925,000	\$132	18-Dec-18
TUAS LOT	50 Tuas Avenue 11 #03-08	30 Yrs From 15/02/2008	2,282	\$340,000	\$149	21-Dec-18
PIONEER POINT	5 Soon Lee Street #05-40	30 Yrs From 17/10/2011	958	\$255,000	\$266	21-Dec-18
WCEGA TOWER	21 Bukit Batok Crescent #05-83	60 Yrs From 13/03/1997	969	\$388,000	\$401	21-Dec-18
ALPHA INDUSTRIAL BUILDING	7 Toh Guan Road East #06-01	60 Yrs From 01/12/1997	2,540	\$880,000	\$346	26-Dec-18
PANTECH BUSINESS HUB	192 Pandan Loop #06-24	99 Yrs From 27/01/1984	1,216	\$482,800	\$397	26-Dec-18
LAM SOON INDUSTRIAL BUILDING	63 Hillview Avenue #08-05	Freehold	2,336	\$1,350,000	\$578	26-Dec-18
KEWALRAM HILLVIEW	120 Hillview Avenue #05-08	999 Yrs From 12/10/1885	2,799	\$1,540,000	\$550	26-Dec-18
WCEGA TOWER	21 Bukit Batok Crescent #11-74	60 Yrs From 13/03/1997	969	\$405,000	\$418	28-Dec-18
THE ELITIST	25 Bukit Batok Crescent #03-07	60 Yrs From 13/03/1997	915	\$490,000	\$536	28-Dec-18

Note: Based on available sales caveats lodged from December 18, 2018. Source: URA REALIS/Colliers International Singapore Research (as at 25 January 2019).