

ASKING RENTAL GUIDE

Office space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
Raffles Place / New Downtown		
One Raffles Place Towers 1 & 2	1 Raffles Place	\$8.00 - \$9.90
PWC Building	8 Cross Street	\$9.50
Samsung Hub	3 Church Street	\$9.50 - \$10.00
Tanjong Pagar / Shenton Way		
Robinson Point	39 Robinson Road	\$8.30 - \$8.50
Mapletree Anson	60 Anson Road	\$8.70
Anson House	72 Anson Road	\$8.00
Marina / City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$8.00 - \$10.00
The Concourse	300 Beach Road	\$8.00
The Gateway	150/152 Beach Road	\$8.00
Orchard Road		
51 Cuppage Road (Formerly known as Starhub Centre)	51 Cuppage Road	\$8.00
UE Square	83 Clemenceau Avenue	\$7.50 - \$8.00
Visioncrest	103 Penang Road	\$9.00 - \$9.50
City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
Novena Square Towers A & B	238A/B Thomson Road	\$8.50
PSA Building	460 Alexandra Road	\$6.80 - \$7.60

Notes: All rents stated are in per sq ft/month. All rents are as of Q2 2016. Source: Colliers International Singapore

Warehouse/logistics space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
West		
Penjuru Logistics Hub	34 Penjuru Lane	\$1.20 - \$1.40

Notes: All rents stated are in per sq ft/month. All rents are as of August 2016. 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
Nexus@one-north	1 & 3 Fusionopolis Link	\$5.80
Nucleos	21 Biopolis Road	\$4.95
Aperia	8, 10, 12 Kallang Avenue	\$5.90-\$6.91
East		
Akzonobel House	3 Changi Business Park Vista	\$4.00
Honeywell	17 Changi Business Park Central 1	\$4.50
The Signature	51 Changi Business Park Central 2	\$3.70-\$4.20
North / Northeast		
-	33/35 Marsiling Industrial Estate Road 3	\$2.40
-	6 Serangoon North Avenue 5	\$2.50-\$2.60
West		
Icon@IBP	3A International Business Park	\$4.30
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 August 2016. 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	201-211 Woodlands Avenue 9	\$1.60

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of August 2016. Source: Colliers International Singapore

TRANSACTION DATA

For the full list of transactions please go to www.btinvest.com.sg

Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
BUKIT TIMAH SHOPPING CENTRE	170 Upper Bukit Timah Road #01-31/32/33	999 Yrs From 17/12/1883	646	\$2,360,000	\$3,654	31-Aug-16
THE ADELPHI	1 Coleman Street #08-06/07/08/09	999 Yrs From 12/05/1828	8,751	\$20,700,000	\$2,365	30-Aug-16
THE PLAZA	7500A Beach Road #13-302	99 Yrs From 03/09/1968	721	\$1,074,290	\$1,490	25-Aug-16
INTERNATIONAL PLAZA	10 Anson Road #18-21/22/23	99 Yrs From 02/06/1970	1,410	\$2,430,000	\$1,723	24-Aug-16
BALESTIER POINT	279 Balestier Road #02-02	Freehold	291	\$600,000	\$2,064	23-Aug-16
North						
WOODS SQUARE	12 Woodlands Square #04-65	99 Yrs From 15/07/2014	560	\$985,125	\$1,760	30-Aug-16
WOODS SQUARE	12 Woodlands Square #02-68	99 Yrs From 15/07/2014	560	\$1,052,286	\$1,880	23-Aug-16
VISION EXCHANGE	2 Venture Drive #15-09	99 Yrs From 10/06/2013	1,539	\$3,160,000	\$2,053	29-Aug-16

Note: Note: Based on available sales caveats lodged from August 23, 2016. Source: Urban Redevelopment Authority/Colliers International Singapore Research

Strata factory space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
OXLEY BIZHUB	69 Ubi Road 1 #06-30/31	60 Yrs From 15/11/2010	1,916	\$1,200,000	\$626	30-Aug-16
AMTECH BUILDING	159 Sin Ming Road #06-04	Freehold	6,189	\$3,403,950	\$550	29-Aug-16
AMTECH BUILDING	159 Sin Ming Road #06-03	Freehold	5,500	\$3,025,000	\$550	29-Aug-16
AZ @ PAYA LEBAR	140 Paya Lebar Road #07-16	Freehold	1,206	\$1,500,000	\$1,244	29-Aug-16
GOLD PINE INDUSTRIAL BUILDING	126 Joo Seng Road #06-11	Freehold	1,302	\$700,000	\$537	29-Aug-16
HENDERSON INDUSTRIAL PARK	211 Henderson Road #14-04	Freehold	5,662	\$3,651,990	\$645	29-Aug-16
MAYFAIR INDUSTRIAL BUILDING	51 Jalan Pemimpin #01-05	999 Yrs From 06/07/1885	1,389	\$1,070,000	\$771	25-Aug-16
ZERVEX	8 Ubi Road 2 #03-04	60 Yrs From 30/06/2008	1,141	\$525,000	\$460	24-Aug-16
East						
SYNERGY @ KB	25 Kaki Bukit Road 4 #05-79	30 Yrs From 20/01/2012	1,130	\$460,000	\$407	31-Aug-16
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #04-09	60 Yrs From 15/12/2010	3,078	\$910,000	\$296	24-Aug-16
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #01-13	60 Yrs From 15/12/2010	2,110	\$1,300,000	\$616	24-Aug-16
North East						
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #01-10	60 Yrs From 01/01/2007	1,948	\$1,130,000	\$580	25-Aug-16
TAGORE 8	421 Tagore Industrial Avenue #02-02	Freehold	3,401	\$1,929,726	\$567	25-Aug-16
North						
ARK@GAMBAS	7 Gambas Crescent #09-02	60 Yrs From 20/02/2012	1,604	\$680,000	\$424	31-Aug-16
ARK@GAMBAS	7 Gambas Crescent #09-01	60 Yrs From 20/02/2012	1,604	\$690,000	\$430	31-Aug-16
ARK@GAMBAS	7 Gambas Crescent #03-09	60 Yrs From 20/02/2012	1,970	\$758,000	\$385	30-Aug-16
8B @ ADMIRALTY	8B Admiralty Street #01-10	60 Yrs From 09/10/2000	3,498	\$1,200,000	\$343	24-Aug-16
NORTH SPRING BIZHUB	11 Yishun Industrial Street 1 #01-114	60 Yrs From 01/02/2011	1,539	\$838,000	\$544	24-Aug-16
West						
WCEGA PLAZA	1 Bukit Batok Crescent #09-38	60 Yrs From 13/03/1997	2,433	\$620,000	\$255	30-Aug-16

Note: Based on available sales caveats lodged from August 23, 2016. Source: Urban Redevelopment Authority/Colliers International Singapore Research

TRANSACTION DATA

Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
ORION @ PAYA LEBAR	160 Paya Lebar Road #07-03	Freehold	1,711	\$1,380,000	\$806	05-Aug-16
ZERVEX	8 Ubi Road 2 #07-25	60 Yrs From 30/06/2008	1,130	\$615,000	\$544	02-Aug-16
East						
GORDON WAREHOUSE BUILDING	9 Kaki Bukit Road 2 #01-04	60 Yrs From 25/07/1981	1,744	\$740,000	\$424	19-Aug-16
West						
I.BIZ CENTRE	32 Old Toh Tuck Road #02-10	30 Yrs From 29/06/2011	1,625	\$498,466	\$307	05-Aug-16

Note: Note: Note: Based on available sales caveats lodged from August 2016. Source: Urban Redevelopment Authority/Colliers International Singapore Research