

ASKING RENTAL GUIDE

Office space – Q1 2017

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
Raffles Place / New Downtown		
One Raffles Place Towers 1 & 2	1 Raffles Place	\$9.00 - \$10.50
PWC Building	8 Cross Street	\$9.50
Samsung Hub	3 Church Street	\$8.50
Tanjong Pagar / Shenton Way		
Robinson Point	39 Robinson Road	\$8.00 - \$8.30
Mapletree Anson	60 Anson Road	\$8.70
Marina / City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$8.00 - \$10.00
The Concourse	300 Beach Road	\$7.80
The Gateway	150/152 Beach Road	\$7.50
Orchard Road		
51 Cuppage Road	51 Cuppage Road	\$7.50
(Formerly known as Starhub Centre)		
UE Square	83 Clemenceau Avenue	\$7.00 - \$7.50
City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
Novena Square Towers A & B	238A/B Thomson Road	\$7.80
PSA Building	460 Alexandra Road	\$6.30 - \$7.60

Notes: All rents stated are in per sq ft/month. All rents are as of Q1 2017. Source: Colliers International Singapore.

Warehouse/logistics space

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
West		
-	20 Gul Way	\$1.20
Enterprise Logistics Centre	21 Tuas View Place	\$1.60
Megahub	146 Gul Circle	\$1.20

Notes: All rents stated are in per sq ft/month. All rents are as of May 2017. 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
Solaris	1 Fusionopolis Walk	\$6.50
Nucleos	21 Biopolis Road	\$4.95 - \$6.50
Aperia	8, 10, 12 Kallang Avenue	\$5.90-\$6.91
East		
Viva Business Park	750/A-E Chai Chee Road	\$3.00 - \$5.50
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-\$5.00
North / Northeast		
-	6 Serangoon North Avenue 5	\$2.50
West		
Icon@IBP	3A International Business Park	\$4.30
Nordic European Centre	3 International Business Park	\$4.80
Acer Building	29 International Business Park	\$4.30

Notes: All rents stated are in per sq ft/month. All rents are as of May 2017. 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	207/209 Woodlands Avenue 9	\$1.70
	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 May 2017. Source: Colliers International Singapore

TRANSACTION DATA

Strata factory space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
E-CENTRE @ REDHILL	3791 Jalan Bukit Merah #10-18	99 Yrs From 01/07/1962	958	\$666,000	\$695	12-Apr-17
TRIVEX	8 Burn Road #13-02	60 Yrs From 20/05/2008	969	\$630,000	\$650	12-Apr-17
ARCSPIRE	124 Lorong 23 Geylang #04-01	Freehold	1,119	\$780,000	\$697	13-Apr-17
UBI TECHPARK	10 Ubi Crescent #05-85	60 Yrs From 05/07/1997	1,109	\$435,000	\$392	17-Apr-17
M38	38 Jalan Pemimpin #01-05	Freehold	2,842	\$2,050,000	\$721	18-Apr-17
NOVELTY BIZCENTRE	18 Howard Road #06-09	Freehold	1,130	\$965,000	\$854	20-Apr-17
CT HUB 2	114 Lavender Street #10-82	99 Yrs From 14/01/1976	958	\$870,000	\$908	24-Apr-17
M38	38 Jalan Pemimpin #01-06	Freehold	3,229	\$2,300,000	\$712	28-Apr-17
East						
KB INDUSTRIAL BUILDING	10 Kaki Bukit Road 1 #03-27	60 Yrs From 09/01/1995	4,542	\$1,480,000	\$326	19-Apr-17
North East						
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #09-57	60 Yrs From 01/01/2007	1,173	\$535,000	\$456	19-Apr-17
TAGORE 8	421 Tagore Industrial Avenue #04-05	Freehold	3,111	\$1,782,510	\$573	20-Apr-17
9 @ TAGORE	9 Tagore Lane #02-19	Freehold	3,165	\$1,300,000	\$411	25-Apr-17
North						
NORDCOM TWO	2 Gambas Crescent #01-01/02	30 Yrs From 20/01/2014	4,435	\$1,858,000	\$419	18-Apr-17
NORTH LINK BUILDING	10 Admiralty Street #05-19	60 Yrs From 09/10/1999	5,188	\$838,000	\$162	20-Apr-17
WOODLANDS INDUSTRIAL XCHANGE	71 Woodlands Avenue 10 #02-03	30 Yrs From 29/04/2013	1,722	\$715,000	\$415	24-Apr-17
WOODLANDS INDUSTRIAL XCHANGE	71 Woodlands Avenue 10 #02-02	30 Yrs From 29/04/2013	1,722	\$715,000	\$415	24-Apr-17
NORTH POINT BIZHUB	2 Yishun Industrial Street 1 #04-22	57 Yrs From 18/09/2012	2,562	\$600,000	\$234	26-Apr-17
West						
PIONEER POINT	5 Soon Lee Street #02-06	30 Yrs From 17/10/2011	1,066	\$370,000	\$347	12-Apr-17
TUAS BAY INDUSTRIAL CENTRE	64 Tuas South Avenue 2	60 Yrs From 08/04/2000	6,125	\$1,400,000	\$229	13-Apr-17
ENTERPRISE HUB	48 Toh Guan Road East #04-123	60 Yrs From 01/12/1997	4,166	\$1,170,000	\$281	19-Apr-17
ISPACE	7 Soon Lee Street #01-41	30 Yrs From 05/03/2012	1,733	\$575,000	\$332	20-Apr-17
PIONEER CENTRE	1 Soon Lee Street #05-14	30 Yrs From 10/03/2010	1,722	\$405,000	\$235	21-Apr-17
ISPACE	7 Soon Lee Street #02-13	30 Yrs From 05/03/2012	1,948	\$515,000	\$264	24-Apr-17
ENTERPRISE HUB	48 Toh Guan Road East #01-120	60 Yrs From 01/12/1997	4,090	\$1,250,000	\$306	27-Apr-17
WCEGA TOWER	21 Bukit Batok Crescent #22-76/77	60 Yrs From 13/03/1997	2,120	\$852,000	\$402	27-Apr-17
WCEGA TOWER	21 Bukit Batok Crescent #22-75	60 Yrs From 13/03/1997	1,970	\$790,000	\$401	27-Apr-17
TCH TECHCENTRE	71 Toh Guan Road East #05-01	60 Yrs From 01/12/1997	1,808	\$630,000	\$348	28-Apr-17

Note: Based on available sales caveats lodged from April 12, 2017. Source: URA REALIS/Colliers International Singapore Research (as at 25 May 2017).

Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
PENINSULA PLAZA	111 North Bridge Road #05-26	999 Yrs From 29/10/1829	344	\$800,000	\$2,323	13-Apr-17
SBF CENTER	160 Robinson Road #13-07/08/09	99 Yrs From 21/12/2011	1,970	\$5,463,975	\$2,774	17-Apr-17
SUNTEC CITY	7 Temasek Boulevard #22-03	99 Yrs From 01/03/1989	3,897	\$8,134,000	\$2,087	18-Apr-17
PAYA LEBAR SQUARE	60 Paya Lebar Road #12-38	99 Yrs From 25/07/2011	947	\$1,800,000	\$1,900	18-Apr-17
GOLDEN MILE COMPLEX	5001 Beach Road #01-12	99 Yrs From 04/08/1969	409	\$1,200,000	\$2,934	19-Apr-17
THE CENTRAL	8 Eu Tong Sen Street #15-90	99 Yrs From 02/01/2001	1,206	\$3,316,500	\$2,751	20-Apr-17
TANGLIN SHOPPING CENTRE	19 Tanglin Road #12-01	Freehold	1,701	\$3,840,000	\$2,258	21-Apr-17
FORTUNE CENTRE	190 Middle Road #10-05	99 Yrs From 18/10/1980	1,356	\$1,970,000	\$1,453	21-Apr-17
LE SHANTIER	519 Balestier Road #02-03	Freehold	969	\$950,000	\$981	26-Apr-17
THE PLAZA	7500A Beach Road #13-301	99 Yrs From 03/09/1968	1,313	\$1,962,000	\$1,494	27-Apr-17
HIGH STREET CENTRE	1 North Bridge Road #21-05	99 Yrs From 02/06/1969	1,001	\$1,850,000	\$1,848	28-Apr-17
HIGH STREET CENTRE	1 North Bridge Road #21-04	99 Yrs From 02/06/1969	549	\$900,000	\$1,639	28-Apr-17
PAYA LEBAR SQUARE	60 Paya Lebar Road #13-38	99 Yrs From 25/07/2011	947	\$1,838,000	\$1,940	28-Apr-17
GOLDHILL PLAZA	1 Goldhill Plaza #03-27	999 Yrs From 28/07/1973	1,184	\$2,080,000	\$1,757	28-Apr-17
North						
WOODS SQUARE	12 Woodlands Square #06-66	99 Yrs From 15/07/2014	560	\$983,000	\$1,756	19-Apr-17
WOODS SQUARE	12 Woodlands Square #04-71	99 Yrs From 15/07/2014	560	\$968,000	\$1,729	21-Apr-17
West						
VISION EXCHANGE	2 Venture Drive #08-08	99 Yrs From 10/06/2013	1,389	\$2,820,000	\$2,031	12-Apr-17

Note: Based on available sales caveats lodged from April 12, 2017. Source: URA REALIS/Colliers International Singapore Research (as at 25 May 2017).

Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
JOO SENG WAREHOUSE	1 Upper Aljunied Link #02-03	Freehold	2,056	\$1,150,000	\$559	12-Apr-17
East						
RUBY WAREHOUSE	8 Kaki Bukit Road 2 #03-06	60 Yrs From 07/12/1981	1,496	\$395,000	\$264	26-Apr-17
GORDON WAREHOUSE BUILDING	9 Kaki Bukit Road 2 #04-21	60 Yrs From 25/07/1981	5,307	\$1,150,000	\$217	27-Apr-17
GORDON WAREHOUSE BUILDING	9 Kaki Bukit Road 2 #03-28	60 Yrs From 25/07/1981	1,722	\$438,000	\$254	28-Apr-17

Note: Note: Based on available sales caveats lodged from April 12, 2017. Source: URA REALIS/Colliers International Singapore Research (as at 25 May 2017).