

ASKING RENTAL GUIDE

Office space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
Raffles Place / New Downtown		
Republic Plaza I	9 Raffles Place	\$9.00 - \$11.80
One Raffles Place Towers 1 & 2	1 Raffles Place	\$10.50 - \$11.50
8 Cross Street	8 Cross Street	\$9.50

Shenton Way / Tanjong Pagar		
80 Robinson	80 Robinson Road	\$7.50
Robinson Point	39 Robinson Road	\$8.00 - \$8.30
Mapletree Anson	60 Anson Road	\$8.80

City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$9.50 - \$10.00
The Concourse	300 Beach Road	\$7.80
The Gateway	150/152 Beach Road	\$7.50 - \$7.80

Orchard Road		
Visioncrest Commercial	103 Penang Road	\$9.00
51 Cuppage Road (Formerly known as Starhub Centre)	51 Cuppage Road	\$7.50
	83 Clemenceau Avenue	\$7.50 - \$8.00
UE Square		

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	\$6.30 - \$7.80

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

Warehouse/logistics space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
West		
–	20 Gul Way	\$1.20 - \$1.40
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 May 2018. 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	\$1.60 - \$1.70

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of May 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	\$4.95 - \$6.50
Starhub Green	67 Ubi Ave 1	\$4.50
Aperia	8, 10, 12 Kallang Avenue	\$5.90 - \$6.91

East		
Viva Business Park	750/A-E Chai Chee Road	\$3.00 - \$3.80
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	\$3.70 - \$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

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

TRANSACTION DATA

Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
BALMORAL PLAZA	271 Bukit Timah Road #03-03	Freehold	560	\$1,450,000	\$2,591	20-Apr-18
THE CENTRAL	8 Eu Tong Sen Street #18-94/95/96/97	99 Yrs From 02/01/2001	4,133	\$12,500,000	\$3,024	20-Apr-18
INTERNATIONAL PLAZA	10 Anson Road #10-18	99 Yrs From 02/06/1970	474	\$920,000	\$1,943	23-Apr-18
ORCHARD TOWERS	1 Claymore Drive #02-17	Freehold	258	\$800,000	\$3,097	23-Apr-18
PENINSULA PLAZA	111 North Bridge Road #12-05/06	999 Yrs From 29/10/1829	2,766	\$5,255,400	\$1,900	25-Apr-18
ORCHARD PLAZA	150 Orchard Road #08-02	99 Yrs From 02/06/1977	581	\$980,000	\$1,686	26-Apr-18
PEK CHUAN BUILDING	116 Lavender Street #02-05	99 Yrs From 02/05/1978	1,313	\$1,250,000	\$952	26-Apr-18
GOLDHILL PLAZA	1 Goldhill Plaza #01-27	999 Yrs From 25/07/1972	915	\$4,000,000	\$4,372	26-Apr-18
SUNTEC CITY	7 Temasek Boulevard #07-01	99 Yrs From 01/03/1989	1,550	\$3,642,500	\$2,350	27-Apr-18
CENTRIUM SQUARE	320 Serangoon Road #12-05	Freehold	614	\$1,610,200	\$2,624	27-Apr-18
FORTUNE CENTRE	190 Middle Road #17-03	99 Yrs From 18/10/1980	1,668	\$2,390,000	\$1,432	30-Apr-18
NORTH BRIDGE CENTRE	420 North Bridge Road #06-36	998 Yrs From 25/01/1827	205	\$434,583	\$2,125	30-Apr-18
NORTH BRIDGE CENTRE	420 North Bridge Road #06-38	998 Yrs From 25/01/1827	667	\$1,418,140	\$2,125	30-Apr-18
NORTH BRIDGE CENTRE	420 North Bridge Road #06-39	998 Yrs From 25/01/1827	409	\$869,188	\$2,125	30-Apr-18
NORTH BRIDGE CENTRE	420 North Bridge Road #06-40	998 Yrs From 25/01/1827	603	\$1,280,907	\$2,125	30-Apr-18
GOLDEN MILE COMPLEX	5001 Beach Road #07-59	99 Yrs From 04/08/1969	205	\$335,000	\$1,638	30-Apr-18

West						
VISION EXCHANGE	2 Venture Drive #14-03	99 Yrs From 10/06/2013	517	\$1,284,000	\$2,485	23-Apr-18

Note: Based on available sales caveats lodged from April 20, 2018. Source: URA REALIS/Colliers International Singapore Research (as at 24 May 2018).

TRANSACTION DATA

Strata factory space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
PAN MALAYAN WAREHOUSE	169 Ubi Avenue 4	60 Yrs From 08/11/1982	7,675	\$2,418,888	\$315	11-Apr-18
GOLDEN WALL FLATTED FACTORY	2 Jalan Rajah #05-06	Freehold	1,421	\$1,130,000	\$795	13-Apr-18
MIDVIEW CITY	26 Sin Ming Lane #08-111	60 Yrs From 23/01/2008	1,496	\$623,000	\$416	16-Apr-18
PAYA UBI INDUSTRIAL PARK	53 Ubi Avenue 1 #06-18 ETC	60 Yrs From 10/03/1997	6,308	\$1,500,000	\$238	19-Apr-18
SINDO INDUSTRIAL BUILDING	66 Tannery Lane #02-03	60 Yrs From 16/06/1980	2,734	\$485,000	\$177	20-Apr-18
MIDVIEW CITY	28 Sin Ming Lane #04-135	60 Yrs From 23/01/2008	1,421	\$560,747	\$395	20-Apr-18
UB. ONE	81 Ubi Avenue 4 #08-13	60 Yrs From 31/12/2008	926	\$600,000	\$648	23-Apr-18
MACTECH BUILDING	2 Kallang Pudding Road #06-16	Freehold	1,216	\$850,000	\$699	25-Apr-18
ENTERPRISE INDUSTRIAL BUILDING	46 Lorong 17 Geylang #07-02/03 ETC	Freehold	13,250	\$7,100,000	\$536	27-Apr-18
LHK BUILDING	701 Sims Drive #01-06/06A	Freehold	2,325	\$1,511,900	\$650	30-Apr-18
KEWALRAM HOUSE	8 Jalan Kilang Timor #01-08	99 Yrs From 01/01/1961	4,295	\$2,240,000	\$522	30-Apr-18
East						
EUNOS TECHNOLINK	9 Kaki Bukit Road 1 #03-11	60 Yrs From 09/07/1996	2,766	\$1,268,000	\$458	18-Apr-18
North East						
SING INDUSTRIAL COMPLEX	32 Ang Mo Kio Industrial Park 2 #04-06	60 Yrs From 18/10/1982	1,227	\$276,075	\$225	18-Apr-18
SING INDUSTRIAL COMPLEX	32 Ang Mo Kio Industrial Park 2 #04-05	60 Yrs From 18/10/1982	1,227	\$263,805	\$215	27-Apr-18
North						
PROXIMA@GAMBAS	50 Gambas Crescent #10-22	30 Yrs From 25/11/2014	1,841	\$428,000	\$233	11-Apr-18
WOODLANDS HORIZON	31 Woodlands Close #06-34	60 Yrs From 29/02/2012	1,711	\$720,000	\$421	11-Apr-18
M-SPACE	6D Mandai Estate #09-12	Freehold	1,206	\$830,000	\$688	11-Apr-18
HARVEST @ WOODLANDS	280 Woodlands Industrial Park E5 #05-17	60 Yrs From 05/10/2009	1,905	\$710,000	\$373	13-Apr-18
NORTH LINK BUILDING	10 Admiralty Street #02-22	60 Yrs From 09/10/1999	5,188	\$880,000	\$170	16-Apr-18
NORTH LINK BUILDING	10 Admiralty Street #02-21	60 Yrs From 09/10/1999	5,188	\$880,000	\$170	16-Apr-18
INNOVATION PLACE	27 Mandai Estate #06-04	Freehold	1,270	\$660,000	\$520	16-Apr-18
PROXIMA@GAMBAS	50 Gambas Crescent #10-20	30 Yrs From 25/11/2014	1,841	\$428,000	\$233	17-Apr-18
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #07-11	60 Yrs From 09/10/2000	2,852	\$1,200,000	\$421	17-Apr-18
ADMIRALTY INDUSTRIAL PARK	38 Woodlands Industrial Park E1 #07-08	60 Yrs From 09/01/1995	2,992	\$650,000	\$217	18-Apr-18
ADMIRALTY INDUSTRIAL PARK	38 Woodlands Industrial Park E1 #07-07	60 Yrs From 09/01/1995	2,992	\$650,000	\$217	18-Apr-18
PRIMZ BIZHUB	21 Woodlands Close #05-39	60 Yrs From 27/09/2011	1,206	\$480,000	\$398	19-Apr-18
NORDIX	25 Woodlands Industrial Park E2	60 Yrs From 25/09/2006	7,319	\$2,780,000	\$380	20-Apr-18
NORTH VIEW BIZHUB	6 Yishun Industrial Street 1 #07-04	30 Yrs From 28/12/2012	1,755	\$398,000	\$227	20-Apr-18
HARVEST @ WOODLANDS	280 Woodlands Industrial Park E5 #05-10	60 Yrs From 05/10/2009	1,905	\$830,000	\$436	24-Apr-18
WIN 5	15 Yishun Industrial Street 1 #06-14/15	30 Yrs From 05/12/2012	3,444	\$800,000	\$232	25-Apr-18
PRIMZ BIZHUB	21 Woodlands Close #05-36	60 Yrs From 27/09/2011	1,152	\$470,000	\$408	30-Apr-18
West						
ENTERPRISE HUB	42 Toh Guan Road East #01-82	60 Yrs From 01/12/1997	7,459	\$1,820,000	\$244	13-Apr-18
WCEGA PLAZA	1 Bukit Batok Crescent #05-24	60 Yrs From 13/03/1997	2,562	\$600,000	\$234	17-Apr-18
8 @ TRADEHUB 21	8 Boon Lay Way #11-06	60 Yrs From 10/12/2003	1,841	\$882,000	\$479	19-Apr-18
T99	9 Tuas South Avenue 10 #04-04	30 Yrs From 18/06/2013	7,825	\$2,000,000	\$256	20-Apr-18
TUAS LOT	50 Tuas Avenue 11 #03-01	30 Yrs From 15/02/2008	2,723	\$408,888	\$150	20-Apr-18
PIONEER CENTRE	1 Soon Lee Street #03-48	30 Yrs From 10/03/2010	1,507	\$325,000	\$216	27-Apr-18
WEST CONNECT BUILDING	10 Buroh Street #07-15	30 Yrs From 29/04/2013	1,733	\$399,000	\$230	27-Apr-18
TRADEHUB 21	18 Boon Lay Way #10-122	60 Yrs From 10/12/2003	1,259	\$613,888	\$487	27-Apr-18

Note: Based on available sales caveats lodged from April 11, 2018. Source: URA REALIS/Colliers International Singapore Research (as at 24 May 2018).

Strata warehouse space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
SHARELY WAREHOUSE BUILDING						
UB. ONE	51 Tannery Lane #03-01	Freehold	1,270	\$698,000	\$550	03-Apr-18
GENTING WAREHOUSE	81 Ubi Avenue 4 #02-10	60 Yrs From 31/12/2008	1,302	\$748,000	\$574	04-Apr-18
VERTEX	45 Genting Lane #02-02	Freehold	3,197	\$1,700,000	\$532	06-Apr-18
JOO SENG WAREHOUSE	33 Ubi Avenue 3 #01-20	60 Yrs From 01/01/2007	6,114	\$3,400,000	\$556	20-Apr-18
	1 Upper Aljunied Link #06-02	Freehold	2,110	\$1,200,000	\$569	30-Apr-18
North						
PANTECH BUSINESS HUB	196 Pandan Loop #01-10	99 Yrs From 27/01/1984	1,862	\$1,016,500	\$546	18-Apr-18

Note: Based on available sales caveats lodged in April 2018.