

ASKING RENTAL GUIDE

Office space		
	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
BUILDING NAME		
Raffles Place / New Downtown	9 Raffles Place	\$9.00 - \$11.00
Republic Plaza I	1 Raffles Place	\$10.00 - \$11.50
One Raffles Place Towers 1&2	8 Cross Street	\$9.50
PWC Building	30 Cecil Street	\$8.50
Prudential Tower		
Shenton Way / Tanjong Pagar	80 Robinson Road	\$7.50
80 Robinson	39 Robinson Road	\$8.00 - \$8.30
Robinson Point	60 Anson Road	\$8.80
Mapletree Anson		
Marina / City Hall / Beach Road	5/6/7/8/9 Temasek Boulevard	\$9.50 - \$10.00
Suntec Towers	300 Beach Road	\$7.80
The Concourse	150/152 Beach Road	\$7.50 - \$7.80
The Gateway		
Orchard Road	103 Penang Road	\$9.00
Visioncrest Commercial	51 Cuppage Road	\$7.50
51 Cuppage Road (Formerly known as Starhub Centre)	83 Clemenceau Avenue	\$7.50 - \$8.00
UE Square		
City Fringe	1/3 Harbourfront Place	\$6.90 - \$7.50
Harbourfront Towers 1 & 2	238A/B Thomson Road	\$8.00 - \$8.50
Novena Square Towers A & B	460 Alexandra Road	\$6.30 - \$7.60

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

Warehouse/logistics space		
	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
West		
–	20 Gul Way	\$1.20 - \$1.40
Mapletree Pioneer Logistics Hub	76 Pioneer Road	\$1.30 - \$1.50
Westcom	1 Tuas South Avenue 6	\$1.30

Notes: All rents stated are in per sq ft/month. All rents are as of March 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						
INTERNATIONAL PLAZA	10 Anson Road #29-02A	99 Yrs From 02/06/1970	474	\$865,000	\$1,826	06-Feb-18
PEACE CENTRE/MANSIONS	1 Sophia Road #06-31	99 Yrs From 02/06/1970	1,345	\$1,360,000	\$1,011	07-Feb-18
ST MICHAEL'S PLACE	1 Jalan Taman #04-01/02 ETC	Freehold	12,788	\$16,000,000	\$1,251	08-Feb-18
PEACE CENTRE/MANSIONS	1 Sophia Road #06-22	99 Yrs From 02/06/1970	990	\$1,020,000	\$1,030	08-Feb-18
SUNSHINE PLAZA	91 Bencoolen Street #05-05	99 Yrs From 19/03/1997	667	\$1,300,650	\$1,949	09-Feb-18
HIGH STREET CENTRE	1 North Bridge Road #24-07	99 Yrs From 02/06/1969	549	\$892,000	\$1,625	12-Feb-18
BUKIT TIMAH SHOPPING CENTRE	170 Upper Bukit Timah Road #03-48	999 Yrs From 17/12/1883	151	\$570,000	\$3,782	12-Feb-18
INTERNATIONAL PLAZA	10 Anson Road #21-02/02A/03/03A	99 Yrs From 02/06/1970	1,873	\$3,250,000	\$1,735	12-Feb-18
SBF CENTER	160 Robinson Road #18-03	99 Yrs From 21/12/2011	753	\$2,300,000	\$3,053	13-Feb-18
PRUDENTIAL TOWER	30 Cecil Street #16-01/02/03/04	99 Yrs From 15/01/1996	5,102	\$13,612,136	\$2,668	15-Feb-18
MAXWELL HOUSE	20 Maxwell Road #05-02	99 Yrs From 02/06/1969	269	\$442,500	\$1,644	19-Feb-18
PEOPLE'S PARK CENTRE	101A Upper Cross Street #08-20	99 Yrs From 02/06/1970	474	\$600,000	\$1,267	20-Feb-18
SOUTHBANK	883 North Bridge Road #09-02	99 Yrs From 27/01/2006	883	\$1,280,000	\$1,450	21-Feb-18
INTERNATIONAL PLAZA	10 Anson Road #29-03	99 Yrs From 02/06/1970	474	\$886,000	\$1,871	22-Feb-18
GOLDEN MILE TOWER	6001 Beach Road #02-04	99 Yrs From 09/06/1969	409	\$550,000	\$1,345	26-Feb-18
PAYA LEBAR SQUARE	60 Paya Lebar Road #07-20	99 Yrs From 25/07/2011	1,259	\$2,600,000	\$2,064	27-Feb-18
PAYA LEBAR SQUARE	60 Paya Lebar Road #12-14/15	99 Yrs From 25/07/2011	1,087	\$2,364,485	\$2,175	28-Feb-18
North East						
HOUGANG GREEN SHOPPING MALL	21 Hougang Street 51 #02-23	99 Yrs From 01/12/1994	366	\$1,060,000	\$2,896	05-Feb-18
West						
VISION EXCHANGE	2 Venture Drive #20-01to14	99 Yrs From 10/06/2013	10,775	\$25,561,000	\$2,372	19-Feb-18
VISION EXCHANGE	2 Venture Drive #15-21	99 Yrs From 10/06/2013	840	\$1,966,000	\$2,342	20-Feb-18
VISION EXCHANGE	2 Venture Drive #15-22	99 Yrs From 10/06/2013	1,442	\$3,077,000	\$2,133	20-Feb-18

Note: Based on available sales caveats lodged from February 5, 2018. Source: URA REALIS/Colliers International Singapore Research (as at 22 March 2018).

Factory space/food factory space		
	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 March 2018.

Source: Colliers International Singapore

Asking Rental Guide for Space in Science Parks/Business Parks/High-Specifications Industrial Buildings		
	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 - \$5.50
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	\$4.10
Nordic European Centre	3 International Business Park	\$4.40
Acer Building	29 International Business Park	\$4.20

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

Strata factory space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
D'CENTENNIAL	100 Lorong 23 Geylang #08-01	Freehold	2,131	\$1,550,000	\$727	06-Feb-18
MIDVIEW CITY	20 Sin Ming Lane #05-64	60 Yrs From 23/01/2008	1,496	\$703,000	\$470	07-Feb-18
OXLEY BIZHUB 2	62 Ubi Road 1 #06-06	60 Yrs From 10/06/2011	1,023	\$585,000	\$572	08-Feb-18
ENTERPRISE INDUSTRIAL BUILDING	46 Lorong 17 Geylang #07-04	Freehold	1,808	\$1,200,000	\$664	08-Feb-18
UBI TECHPARK	10 Ubi Crescent #07-41	60 Yrs From 05/07/1997	1,249	\$543,315	\$435	12-Feb-18
E-CENTRE @ REDHILL	3791 Jalan Bukit Merah #10-11	99 Yrs From 01/07/1962	1,324	\$920,000	\$695	13-Feb-18
ZERVEX	8 Ubi Road 2 #03-14	60 Yrs From 30/06/2008	1,184	\$557,800	\$471	19-Feb-18
VALIANT INDUSTRIAL BUILDING	30 Kallang Pudding Road #04-07	Freehold	3,477	\$1,910,000	\$549	20-Feb-18
VERTEX	33 Ubi Avenue 3 #08-58	60 Yrs From 01/01/2007	1,464	\$650,000	\$444	20-Feb-18
E-CENTRE @ REDHILL	3791 Jalan Bukit Merah #09-12	99 Yrs From 01/07/1962	990	\$628,000	\$634	21-Feb-18
MAPEX	37 Jalan Pemimpin #06-11	Freehold	1,636	\$1,975,000	\$1,207	22-Feb-18
HENDERSON INDUSTRIAL PARK	219 Henderson Road #03-02	Freehold	2,077	\$1,453,900	\$700	23-Feb-18
MACTECH BUILDING	2 Kallang Pudding Road #09-05	Freehold	1,141	\$820,000	\$719	23-Feb-18
BIZLINK CENTRE	59 Ubi Avenue 1 #04-02	60 Yrs From 10/03/1997	1,109	\$430,000	\$388	23-Feb-18
VERTEX	33 Ubi Avenue 3 #08-09	60 Yrs From 01/01/2007	1,464	\$760,000	\$519	28-Feb-18
UBI TECHPARK	10 Ubi Crescent #05-82	60 Yrs From 05/07/1997	1,970	\$817,550	\$415	28-Feb-18
UBI TECHPARK	10 Ubi Crescent #05-79	60 Yrs From 05/07/1997	2,314	\$960,310	\$415	28-Feb-18
UBI TECHPARK	10 Ubi Crescent #05-81	60 Yrs From 05/07/1997	2,250	\$933,750	\$415	28-Feb-18

East						
ENTREPRENEUR BUSINESS CENTRE	18 Kaki Bukit Road 3 #03-17	60 Yrs From 09/01/1995	2,282	\$570,000	\$250	08-Feb-18
SHUN LI INDUSTRIAL PARK	177 Kaki Bukit Avenue 1	60 Yrs From 30/10/1996	8,891	\$2,750,000	\$309	12-Feb-18
SHUN LI INDUSTRIAL PARK	179 Kaki Bukit Avenue 1	60 Yrs From 30/10/1996	8,891	\$2,900,000	\$326	12-Feb-18
ENTERPRISE ONE	1 Kaki Bukit Road 1 #02-10	60 Yrs From 09/07/1996	2,174	\$888,888	\$409	21-Feb-18
ENTERPRISE ONE	1 Kaki Bukit Road 1 #02-09	60 Yrs From 09/07/1996	2,174	\$888,888	\$409	21-Feb-18
SYNERGY @ KB	25 Kaki Bukit Road 4 #03-65	30 Yrs From 20/01/2012	1,819	\$580,000	\$319	22-Feb-18

North East						
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #08-48	60 Yrs From 01/01/2007	775	\$400,000	\$516	21-Feb-18

North						
WOODLANDS HORIZON	31 Woodlands Close #05-30	60 Yrs From 29/02/2012	1,722	\$703,500	\$408	12-Feb-18
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #01-05	60 Yrs From 09/10/2000	5,995	\$2,900,000	\$484	14-Feb-18
NORTH LINK BUILDING	10 Admiralty Street #02-36	60 Yrs From 09/10/1999	5,188	\$845,000	\$163	19-Feb-18
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #06-18	60 Yrs From 09/10/2000	3,821	\$1,710,000	\$448	20-Feb-18
A'POSH BIZHUB	1 Yishun Industrial Street 1 #07-26/27	60 Yrs From 26/08/2010	2,056	\$980,000	\$477	26-Feb-18
WOODLANDS 11	11 Woodlands Close #08-37	60 Yrs From 05/07/2010	1,830	\$630,000	\$344	26-Feb-18
WOODLANDS EAST INDUSTRIAL ESTATE	22 Woodlands Link #02-46	30 Yrs From 01/05/1997	3,143	\$240,000	\$76	27-Feb-18
8B @ ADMIRALTY	8B Admiralty Street #06-15	60 Yrs From 09/10/2000	1,636	\$547,390	\$335	27-Feb-18

West						
PIONEER POINT	5 Soon Lee Street #02-15	30 Yrs From 17/10/2011	1,001	\$380,000	\$380	02-Feb-18
THE SPIRE	10 Bukit Batok Crescent #10-08	60 Yrs From 13/03/1997	1,539	\$694,800	\$451	08-Feb-18
TOH GUAN CENTRE	21 Toh Guan Road East #08-16	60 Yrs From 01/12/1997	1,076	\$425,000	\$395	09-Feb-18
ENTERPRISE CENTRE	20 Bukit Batok Crescent #07-15	60 Yrs From 13/03/1997	3,853	\$980,000	\$254	13-Feb-18
ISPACE	7 Soon Lee Street #02-12	30 Yrs From 05/03/2012	1,701	\$570,000	\$335	14-Feb-18
ENTERPRISE HUB	48 Toh Guan Road East #07-141	60 Yrs From 01/12/1997	3,584	\$880,000	\$246	14-Feb-18
THE SPLENDOUR	31 Bukit Batok Crescent #01-14	60 Yrs From 13/03/1997	8,665	\$2,180,000	\$252	19-Feb-18
PANTECH BUSINESS HUB	196 Pandan Loop #01-14	99 Yrs From 27/01/1984	1,163	\$620,000	\$533	20-Feb-18
WCEGA TOWER	21 Bukit Batok Crescent #28-76	60 Yrs From 13/03/1997	1,076	\$510,000	\$474	21-Feb-18
PIONEER CENTRE	1 Soon Lee Street #05-22	30 Yrs From 10/03/2010	1,485	\$315,000	\$212	21-Feb-18
WEST CONNECT BUILDING	10 Buroh Street #07-11/12	30 Yrs From 29/04/2013	3,498	\$804,950	\$230	23-Feb-18
PIONEER CENTRE	1 Soon Lee Street #05-07	30 Yrs From 10/03/2010	1,496	\$330,000	\$221	27-Feb-18
PIONEER CENTRE	1 Soon Lee Street #05-06	30 Yrs From 10/03/2010	1,485	\$330,000	\$222	28-Feb-18

Note: Based on available sales caveats lodged in February 2018. Source: URA REALIS/Colliers International Singapore Research (as at 22 March 2018).

Strata warehouse space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
VERTEX	33 Ubi Avenue 3 #01-27	60 Yrs From 01/01/2007	4,715	\$2,900,000	\$615	09-Feb-18
VERTEX	33 Ubi Avenue 3 #01-24	60 Yrs From 01/01/2007	2,885	\$1,650,000	\$572	28-Feb-18
OXLEY BIZHUB	65 Ubi Road 1 #04-42	60 Yrs From 15/11/2010	1,894	\$1,018,168	\$537	28-Feb-18
North						
CARROS CENTRE	60 Jalan Lam Huat #03-08	Freehold	2,917	\$2,479,450	\$850	13-Feb-18
CARROS CENTRE	60 Jalan Lam Huat #05-39/40	Freehold	4,219	\$3,568,266	\$846	21-Feb-18

Note: Based on available sales caveats lodged in February 2018. Source: URA REALIS/Colliers International Singapore Research (as at 29 January 2018).