

# ASKING RENTAL GUIDE

## Office space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
Raffles Place / New Downtown		
<b>Asia Square Tower 1</b>	8 Marina View	\$12.50 - \$13.50
<b>One Marina Boulevard</b>	1 Marina Boulevard	\$10.50 - \$11.50
<b>18 Robinson</b>	18 Robinson Road	\$11.00 - \$12.00

Shenton Way / Tanjong Pagar		
<b>Mapletree Anson</b>	60 Anson Road	\$9.00 - \$10.00
<b>77 Robinson</b>	77 Robinson Road	\$8.00 - \$8.50
<b>Fuji Xerox Towers</b>	80 Anson Road	\$7.80 - \$8.80

City Hall / Beach Road		
<b>Millenia Tower</b>	1 Temasek Avenue	\$12.00 - \$13.00
<b>Parkview Square</b>	230 Victoria Street	\$8.50 - \$9.50
<b>The Gateway East</b>	152 Beach Road	\$7.20 - \$8.50

Orchard Road		
<b>The Heeren</b>	260 Orchard Road	\$9.50 - \$11.00
<b>Winsland House I</b>	3 Killiney Road	\$9.00 - \$10.00
<b>Visioncrest Commercial</b>	103 Penang Road	\$8.30 - \$9.50

City Fringe		
<b>Keppel Bay Tower</b>	1 Harbourfront Avenue	\$8.00 - \$10.00
<b>Novena Square</b>	10 Sinaran Drive	\$7.00 - \$8.50
<b>Great World City</b>	1 Kim Seng Promenade	\$6.80 - \$7.80

Notes: All rents stated are in per sq ft/month. All rents are as of November 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)
<b>Mapletree Pioneer Logistics Hub</b>	76 Pioneer Road	\$1.30
<b>Westcom</b>	1 Tuas South Avenue 6	\$1.10

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

## Factory space/food factory space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
East		
<b>Tampines Biz-Hub</b>	11 Tampines Street 92	\$1.80 - \$2.50

North		
<b>Woodlands Spectrum I</b>	2 Woodlands Sector 1	\$1.50
<b>Woodlands Spectrum II</b>	209/211 Woodlands Avenue 9	\$1.50 - \$1.60

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of November 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		
<b>The Kendall</b>	50 Science Park Road	\$4.50
<b>Nucleos</b>	21 Biopolis Road	\$5.50 - \$6.50
<b>Alexandra Technopark</b>	438A/438B/438C Alexandra Road	\$5.00
<b>Starhub Green</b>	67 Ubi Ave 1	\$4.80 - \$5.00
<b>Aperia</b>	8, 10, 12 Kallang Avenue	\$5.90 - \$6.80

East		
<b>Viva Business Park</b>	750/A-E Chai Chee Road	\$3.00 - \$3.70
<b>AkzoNobel House</b>	3 Changi Business Park Vista	\$4.50
<b>Honeywell</b>	17 Changi Business Park Central 1	\$4.50
<b>The Signature</b>	51 Changi Business Park Central 2	\$4.20 - \$5.50

West		
<b>Icon@IBP</b>	3A International Business Park	\$3.95
<b>Nordic European Centre</b>	3 International Business Park	\$4.40
<b>Acer Building</b>	29 International Business Park	\$4.20

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

# TRANSACTION DATA

## Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
<b>CENTRIUM SQUARE</b>	320 Serangoon Road #11-03	Freehold	570	\$1,480,000	\$2,594	17-Oct-19
<b>PAYA LEBAR SQUARE</b>	60 Paya Lebar Road #08-31	99 Yrs From 25/07/2011	506	\$992,000	\$1,961	17-Oct-19
<b>TANGLIN SHOPPING CENTRE</b>	19 Tanglin Road #06-53	Freehold	344	\$975,000	\$2,831	18-Oct-19
<b>PENINSULA PLAZA</b>	111 North Bridge Road #12-02	999 Yrs From 29/10/1829	1,485	\$2,821,500	\$1,899	18-Oct-19
<b>CHINATOWN POINT</b>	133 New Bridge Road #16-05	99 Yrs From 12/11/1980	721	\$1,261,682	\$1,749	23-Oct-19
<b>CROWN AT ROBINSON</b>	140 Robinson Road #09-01	Freehold	1,141	\$3,794,966	\$3,326	24-Oct-19
<b>INTERNATIONAL PLAZA</b>	10 Anson Road #29-06/06A/06B	99 Yrs From 02/06/1970	2,357	\$4,290,000	\$1,820	24-Oct-19
<b>SOHO LIFE</b>	216 Joo Chiat Road #05-25	Freehold	344	\$500,000	\$1,452	25-Oct-19
<b>LUCKY PLAZA</b>	304 Orchard Road #04-99	Freehold	183	\$1,238,000	\$6,765	30-Oct-19

North						
<b>WOODS SQUARE</b>	12 Woodlands Square #04-84	99 Yrs From 15/07/2014	646	\$1,178,950	\$1,825	30-Oct-19

West						
<b>VISION EXCHANGE</b>	2 Venture Drive #09-01	99 Yrs From 10/06/2013	441	\$934,579	\$2,118	29-Oct-19

Note: Based on available sales caveats lodged from October 17, 2019. Source: URA REALIS/Colliers International Singapore Research (as at November 29, 2019)

## Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
<b>NOVELTY BIZCENTRE</b>	18 Howard Road #02-05	Freehold	1,216	\$1,310,000	\$1,077	30-Oct-19
<b>VERTEX</b>	33 Ubi Avenue 3 #02-33	60 Yrs From 01/01/2007	2,239	\$1,050,000	\$469	31-Oct-19

North East						
<b>LINK@AMK</b>	3 Ang Mo Kio Street 62 #01-49	60 Yrs From 28/06/2011	7,911	\$3,800,000	\$480	18-Oct-19
<b>TAGORE BUILDING</b>	6 Tagore Drive #03-12	Freehold	1,227	\$719,800	\$587	31-Oct-19

Note: Based on available sales caveats lodged from October 17, 2019. Source: URA REALIS/Colliers International Singapore Research (as at November 29, 2019)

## Strata factory space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
<b>HENDERSON INDUSTRIAL PARK</b>	203 Henderson Road #03-03	Freehold	4,370	\$2,613,260	\$598	17-Oct-19
<b>MIDVIEW CITY</b>	18 Sin Ming Lane #03-14	60 Yrs From 23/01/2008	1,679	\$780,000	\$465	21-Oct-19
<b>ELITE INDUSTRIAL BUILDING I</b>	32 Kallang Pudding Road #01-01	Freehold	1,098	\$858,000	\$781	21-Oct-19
<b>ZERVEX</b>	8 Ubi Road 2 #05-19	60 Yrs From 30/06/2008	1,130	\$525,000	\$465	22-Oct-19
<b>PEMIMPIN INDUSTRIAL BUILDING</b>	63 Jalan Pemimpin #05-01	999 Yrs From 06/07/1885	1,313	\$840,000	\$640	22-Oct-19
<b>MIDVIEW CITY</b>	24 Sin Ming Lane #05-94	60 Yrs From 23/01/2008	1,421	\$700,000	\$493	24-Oct-19
<b>VERTEX</b>	33 Ubi Avenue 3 #07-13	60 Yrs From 01/01/2007	1,485	\$677,168	\$456	25-Oct-19
<b>MIDVIEW CITY</b>	20 Sin Ming Lane #05-63	60 Yrs From 23/01/2008	1,496	\$700,000	\$468	25-Oct-19
<b>BIZLINK CENTRE</b>	59 Ubi Avenue 1 #06-03	60 Yrs From 10/03/1997	1,109	\$420,000	\$379	29-Oct-19
<b>UBI TECHPARK</b>	10 Ubi Crescent #01-36	60 Yrs From 05/07/1997	1,711	\$880,000	\$514	29-Oct-19

East						
<b>EMPIRE TECHNOCENTRE</b>	30 Kaki Bukit Road 3 #02-11	60 Yrs From 09/01/1995	1,636	\$580,000	\$354	18-Oct-19

North East						
<b>NORTHSTAR @ AMK</b>	7030 Ang Mo Kio Avenue 5 #08-90	60 Yrs From 01/01/2007	1,141	\$486,000	\$426	29-Oct-19

North						
<b>NORTH LINK BUILDING</b>	10 Admiralty Street #03-57	60 Yrs From 09/10/1999	5,188	\$850,000	\$164	17-Oct-19
<b>M-SPACE</b>	6D Mandai Estate #05-05	Freehold	1,292	\$900,000	\$697	18-Oct-19
<b>MEGA@WOODLANDS</b>	39 Woodlands Close #05-44/45/46	30 Yrs From 29/09/2014	6,082	\$1,637,000	\$269	21-Oct-19
<b>NORTH POINT BIZHUB</b>	2 Yishun Industrial Street 1 #08-31	57 Yrs From 18/09/2012	1,604	\$585,000	\$365	21-Oct-19
<b>HARVEST @ WOODLANDS</b>	280 Woodlands Industrial Park E5 #05-32	60 Yrs From 05/10/2009	3,261	\$1,150,000	\$353	23-Oct-19
<b>HIANGKIE INDUSTRIAL BUILDING</b>	27 Woodlands Industrial Park E1 #04-04	60 Yrs From 09/01/1995	1,938	\$251,878	\$130	29-Oct-19
<b>MEGA@WOODLANDS</b>	39 Woodlands Close #08-46	30 Yrs From 29/09/2014	1,765	\$436,000	\$247	29-Oct-19
<b>NORTH POINT BIZHUB</b>	2 Yishun Industrial Street 1 #05-13	57 Yrs From 18/09/2012	2,648	\$638,800	\$241	30-Oct-19
<b>WOODLANDS 11</b>	11 Woodlands Close #09-13	60 Yrs From 05/07/2010	1,938	\$680,000	\$351	31-Oct-19

West						
<b>WEST CONNECT BUILDING</b>	10 Buroh Street #06-46	30 Yrs From 29/04/2013	2,820	\$691,200	\$245	17-Oct-19
<b>PANTECH BUSINESS HUB</b>	192 Pandan Loop #07-18	99 Yrs From 27/01/1984	1,636	\$550,000	\$336	18-Oct-19
<b>ENTERPRISE HUB</b>	48 Toh Guan Road East #02-137	60 Yrs From 01/12/1997	4,607	\$1,128,000	\$245	25-Oct-19
<b>WCEGA TOWER</b>	21 Bukit Batok Crescent #09-84	60 Yrs From 13/03/1997	1,184	\$430,000	\$363	30-Oct-19
<b>PIONEER POINT</b>	5 Soon Lee Street #05-48	30 Yrs From 17/10/2011	969	\$260,000	\$268	30-Oct-19
<b>TRADEHUB 21</b>	18 Boon Lay Way #03-112	60 Yrs From 10/12/2003	1,485	\$697,950	\$470	31-Oct-19
<b>TUAS LOT</b>	50 Tuas Avenue 11 #01-38	30 Yrs From 15/02/2008	4,908	\$556,400	\$113	31-Oct-19

Note: Based on available sales caveats lodged from October 17, 2019. Source: URA REALIS/Colliers International Singapore Research (as at November 29, 2019)