1 CHANGI BUSINESS PARK AVENUE 1

1 Changi Business Park Avenue 1 is located in the iconic Changi Business Park (CBP), home to the world's leading companies in the Financial Service and Technology, Research & Development, High-Technology, Software Design & Development sectors and industries.

Strategically situated near major expressways, and within walking distance to Expo MRT station, this multi-tenanted facility offers an ideal business environment for companies looking for premium business space in the suburbs.

1 Changi Business Park Avenue 1
Singapore 486058

CapitaLand

ACCESSIBILITY

- Easy access to Pan-Island Expressway and East Coast Parkway
- Walking distance to Expo MRT station and 20 minutes' drive to Central Business District
- Changi Business Park (CBP) is served by public bus service nos. 20, 47, 117, 118 and private buses to various estates in Singapore
- Sheltered pedestrian walkways connecting buildings in CBP

BUILDING SPECIFICATIONS

Type of Building

- 5-storey business park building with basement carpark
- BCA Green Mark Certified
- Green features: Motion-sensor lightings, toilets with water saving fittings and recycling corner

Floor Area

- Total NLA: Approx. 9,150 sqm

Typical Floor Plate

- 1st storey: Approx. 1,480 sqm
- 2nd - 4th storey: Approx. 2,120 sqm
- 5th storey: Approx. 1,992 sqm

Floor Loading

- 1st & 2nd storey: 5.0 to 15.0 kN/sqm
- 3rd & 4th storey: 5.0 to 10.0 kN/sqm
- 5th storey: 5.0 kN/sqm

Ceiling Height

- Floor to false ceiling
  - Level 1: Approx. 3,600 mm
  - Level 2 to Level 5: Approx. 2,800 mm

Column Grid

- Approx. 6.6 m x 7.5 m (min) to 10.8 m x 8.4 m (max)

Lifts

- Passenger lifts: 5 x 900 kg (13 persons)
- Service lift: 1 x 3,000 kg (37 persons)
  - Dimension: 2.3 m (W) x 2.2 m (D) x 2.7 m (H)
  - Lift car door size: 2.3 m (W) x 1.8 m (H)

Loading Bay Facilities

- 2 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 55
- Handicapped: Approx. 2
- Motorcycle: Approx. 9
- Parking lot allocation: 1 lot per 250 sqm leased

Air-conditioning System

- Provided from Mon to Fri (8am - 6pm) except for Sat, Sun & Public Holidays. CHarges apply outside of standard operating hours

Air-conditioning Charges

- After office hours: $88 per hour per AHU
- Chilled water supply is available (subject to terms and conditions)

Power Supply Allocation

- Approx. 45 watts or 0.25 amps per sqm of lettable area (3-Phase)

Provisions

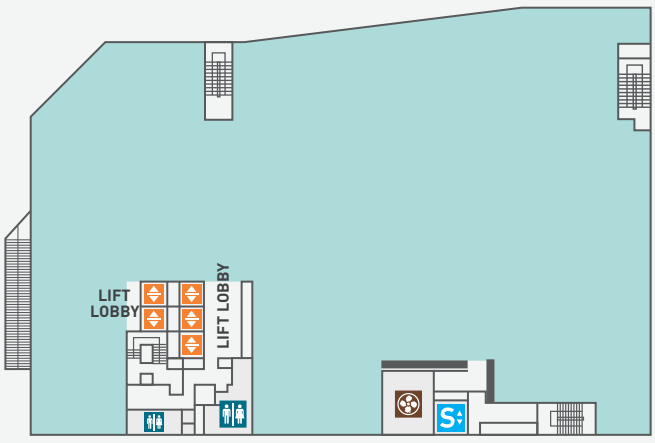
- Ceiling board and lighting
- Common wet pantry
- 24-hour security surveillance

Amenities

- Changi City Point: 20,000 sqm of retail and dining offerings
- Hotels/Service Residences: Park Avenue Changi Hotel and Capri by Fraser
- Other amenities within CBP: convention centre, clinics, childcare centres, supermarkets and etc

TYPICAL FLOOR PLAN

- Leasable Area
- Passenger Lift
- Service Lift
- Toilet
- AHU Room



Leasing Enquiries sg.marketing@capitaland.com 6508 8686 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

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