



# 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





### 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

### Shuttle Bus Services

- Subsidised JTC shuttle bus services to and from:
  - Expo and Tanah Merah MRT stations
  - Tampines MRT station & Bedok Central (during lunch hours)

### BUILDING SPECIFICATIONS

#### Type of Building

- 5-storey business park building with basement carpark

#### Floor Area

- Total NLA: Approx. 8,903 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
  - 1st storey: Approx. 3.2 m
  - 2nd - 4th storey: Approx. 3.0 m
  - 5th storey: Approx. 2.8 m

### 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 standard operating hours

### Air-conditioning Charges

- After office hours: \$80 per hour per AHU
- Chilled water supply is available (subject to terms & 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: 6508 8686 or [sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com)

### Disclaimer

The Developer makes no representations or warranties, conditions, undertakings or terms either expressed or implied as to the condition, quality, accuracy, fitness for purpose, completeness of the information contained herein or that such information will be accurate, up to date, or free from error. All art renderings and pictures herein are artist's impressions only and all specifications stated herein are subject to re-survey and approval from the relevant authorities. The information and specifications contained herein do not form part of an offer or a contract and neither the Developer nor their appointed Marketing Agents can be held for any inaccuracies, changes, losses or damages arising therefrom.