



3 Changi Business Park Vista

3 Changi Business Park Vista 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 to major expressways, and within walking distance to Singapore Expo MRT station, this 6-storey business park building offers a premium business space with an excellent address.

3 Changi Business Park Vista
Singapore 486051





ACCESSIBILITY

- Easy access to Pan-Island Expressway and East Coast Parkway
- Walking distance to Expo MRT station and 25 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

- 6-storey business park building with 2 of basement carpark

Floor Area

- Total NLA: Approx. 15,275 sqm

Typical Floor Plate

- 1st storey: Approx. 2,300 sqm
- 2nd storey: Approx. 2,485 sqm
- 3rd – 6th storey: Approx. 2,800 sqm

Floor Loading

- 1st storey: 20.0 kN/sqm
- 2nd storey: 7.5 kN/sqm
- 3rd – 6th storey: 4.0 kN/sqm

Ceiling Height

- Floor to slab soffit
 - 1st storey: 6.1 m
 - 2nd – 6th storey: 4.2 m
- Floor to false ceiling
 - 1st storey: 4.4 m
 - 2nd – 6th storey: 2.7 m (raised flooring)

Column Grid

- Approx. 10.2 m x 7.8 m

Lifts

- Passenger lifts: 3 x 1,150 kg (17 persons)
- Glass lift to basement carpark: 1 x 815 kg (12 persons)
- Cargo lifts: 2 x 2,500 kg
 - Cargo lift 1
 - Dimension: 2.7 m (W) x 3.0 m (D) x 2.9 m (H)
 - Lift car door size: 2.1 m (W) x 2.7 m (H)
 - Cargo lift 2
 - Dimension: 2.0 m (W) x 2.5 m (D) x 2.8 m (H)
 - Lift car door size: 1.8 m (W) x 2.5 m (H)

Loading Bay Facilities

- 1 loading/unloading bay

Parking Lots

- Car: Approx. 392
- Motorcycle: Approx. 17
- Parking lot allocation: 1 lot per 200 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. 150 watts or 0.25 amps per sqm of lettable area (3-Phase)

Provisions

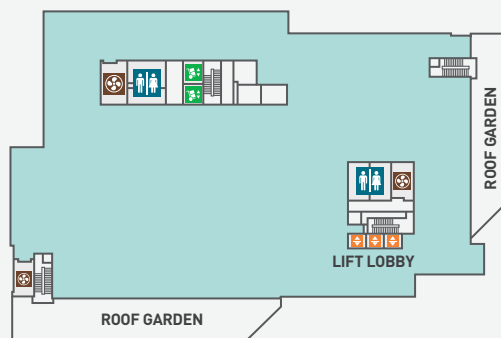
- Ceiling boards, lighting and raised flooring
- 24-hour security surveillance

Amenities

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

TYPICAL FLOOR PLAN

- Leasable Area
- ▲ Passenger Lift
- Cargo Lift
- Toilet
- AHU Room



Leasing Enquiries: 6508 8686 or sg.marketing@capitaland.com

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