



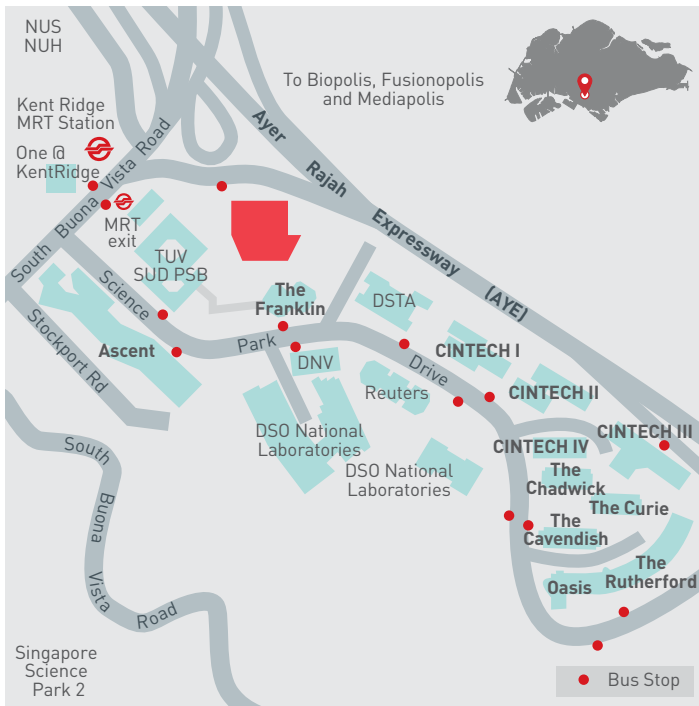
5 SCIENCE PARK DRIVE

5 Science Park Drive is designed for future-economy businesses and talents. It integrates larger floor plates, collaborative workspaces, and more business and lifestyle amenities. It is also the first of the next generation of buildings in Singapore Science Park, which is being redeveloped to provide users enhanced connectivity and spaces for collaboration and interaction.

5 Science Park Drive is located in the heart of the lushly landscaped Singapore Science Park, Asia's most prestigious address for R&D and technology. Singapore Science Park combines a high-tech community with collaborative initiatives such as thebridge, NUS Enterprise and AIRmaker. 5 Science Park Drive is nestled amidst this backdrop of more than 300 MNCs, local companies and research organisations in the Science Park, and is directly adjacent to Kent Ridge MRT station and just one MRT stop from one-north.

5 Science Park Drive
Singapore Science Park 1
Singapore 118265





ACCESSIBILITY

- Walking distance to Kent Ridge MRT station
- 5 minutes' drive from National University of Singapore (NUS)
- 15 minutes' drive from Central Business District
- 5 minutes' walk to bus stop with bus service no. 92 and Science Park shuttle bus services

Shuttle Bus Services

- To Singapore Science Parks 1 and 2, NUS and Kent Ridge MRT station (Complimentary)

BUILDING SPECIFICATIONS

Type of Building

- 6-storey premium Business Park building with a business lounge, landscaped central garden and a café
- Green Mark Certification: BCA Platinum Award (Target)

Floor Area

- Total NLA: Approx. 21,969 sqm

Typical Floor Plate

- 1st storey: Approx. 2,508 sqm
- 2nd storey: Approx. 3,609 sqm
- 3rd storey: Approx. 2,947 sqm
- 4th - 6th storey: Approx. 4,114 sqm

Floor Loading

- 1st storey: 10.0 kN/sqm
- 2nd – 6th storey: 5.0 kN/sqm
- Roof: 2.5 kN/sqm & 7.5 kN/sqm (plinth)

Ceiling Height

- Raised floor to false ceiling clear height
 - 1st storey: 4.15 m
 - 2nd – 6th storey: 3.0 m

Column Grid

- 1st – 6th storey: Approx. 9.6 m x 20.0 m

Lifts

- Passenger lifts: 4 x 1,630 kg (24 persons)
- Passenger cum firemen lifts: 2 x 1,630 kg (24 persons)
- Car park lifts: 2 x 1,020 kg (15 persons)
- Service lift: 1 x 3,000 kg
 - Dimension: 2.0 m (W) x 2.9 m (D) x 2.8 m (H)
 - Lift car door size: 2.0 m (W) x 2.6 m (H)

Loading Bay Facilities

- 3 loading/unloading bays

Parking Lots

- Car: Approx. 205
- Handicapped: Approx. 3
- Motorcycle: Approx. 18
- Bicycle: Approx. 62
- Parking lot allocation: 1 lot per 550 sqm leased

Air-conditioning System

- Centralised water-cooled chilled water system
- Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays

Power Supply Allocation

- Business park space: Approx. 85 watts per sqm of lettable area (3-Phase)

Provisions

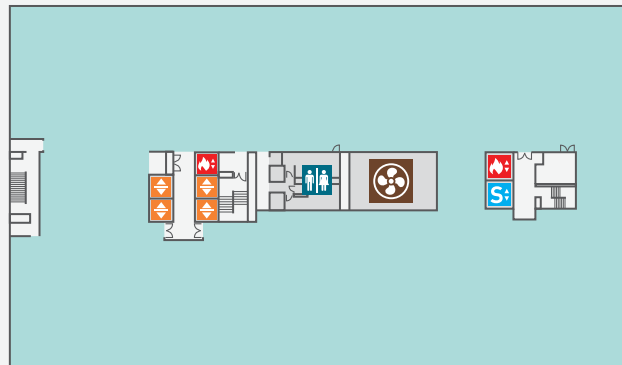
- Floor traps and knock out panel available on each level of business park space
- General lighting for business park space at an average of 500 lux
- Automatic fire alarm and sprinkler system
- Anti-pass back feature for building security system
- Contactless proximity smart car system at turnstiles

Amenities

- Secured area for bicycle parking and shower facility on 1st storey
- Café at 3rd storey
- Meeting rooms, auditorium and fitness centre with swimming pool at Oasis
- Food and Beverage outlets at Ascent, Cintech I, Oasis and One@KentRidge
- Retail shops and supermarket at One@KentRidge

TYPICAL FLOOR PLAN

- Leasable Area
- ⬆️ Passenger Lift
- Ⓢ Service Lift
- 🔥 Firemen Lift
- ⊕ AHU Room



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

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