



## 17 Changi Business Park Central 1

17 Changi Business Park Central 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 major expressways, and within walking distance to Expo MRT station and Changi City Point retail mall, this 6-storey business park building offers a premium business space with an excellent address.

17 Changi Business Park Central 1  
Singapore 486073





#### Floor Loading

- 1st & 2nd storey: 7.5 kN/sqm
- 3rd - 6th storey: 5.0 kN/sqm

#### Ceiling Height

- Floor to false ceiling
- 1st - 6th storey: 2.8 m

#### Column Grid

- Approx. 10.8 m x 9.0 m to 10.8 m x 12.0 m

#### Lifts

- Passenger lifts: 3 x 1,350 kg (20 persons)
- Cargo lifts: 2 x 3,000 kg
  - 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)

#### Loading Bay Facilities

- 2 loading/unloading bays with dock levellers

#### Parking Lots

- Car: Approx. 187
- Motorcycle: Approx. 14
- 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

#### 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

- Common wet pantry (near the toilet behind passenger lift)
- Ceiling board and lighting
- 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

#### 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

- 6-storey business park building with basement carpark

##### Floor Area

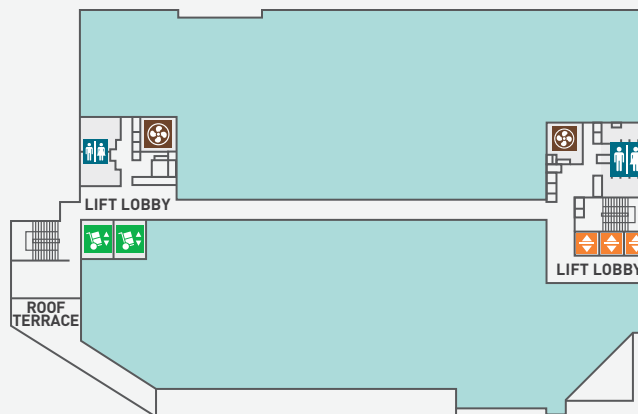
- Total NLA: Approx. 14,488 sqm

##### Typical Floor Plate

- 1st storey: Approx. 2,268 sqm
- 2nd - 6th storey: Approx. 2,536 sqm

#### TYPICAL FLOOR PLAN

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



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