



# 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.

17 Changi Business Park Central 1  
Singapore 486073

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.





### 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

- 6-storey business park building with basement carpark
- BCA Green Mark GoldPlus Award
- Green features: End-of-trip facilities, eco-friendly interior fittings and materials, motion-sensor lightings, toilets with water saving fittings and recycling corner

#### Floor Area

- Total NLA: Approx. 14,299 sqm

#### Typical Floor Plate

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

#### Floor Loading

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

#### Ceiling Height

- Level 1 and 2, Floor to Ceiling Board Height: 3.4 m  
- Floor to Soffit: 4.7 m
- Level 3 to 6, Floor to Ceiling Board Height: 2.8 m  
- Floor to Soffit: 4 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)
- Service lift: 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: \$88 per hour per AHU
- Chilled water supply is available (subject to terms and conditions)

#### Power Supply Allocation

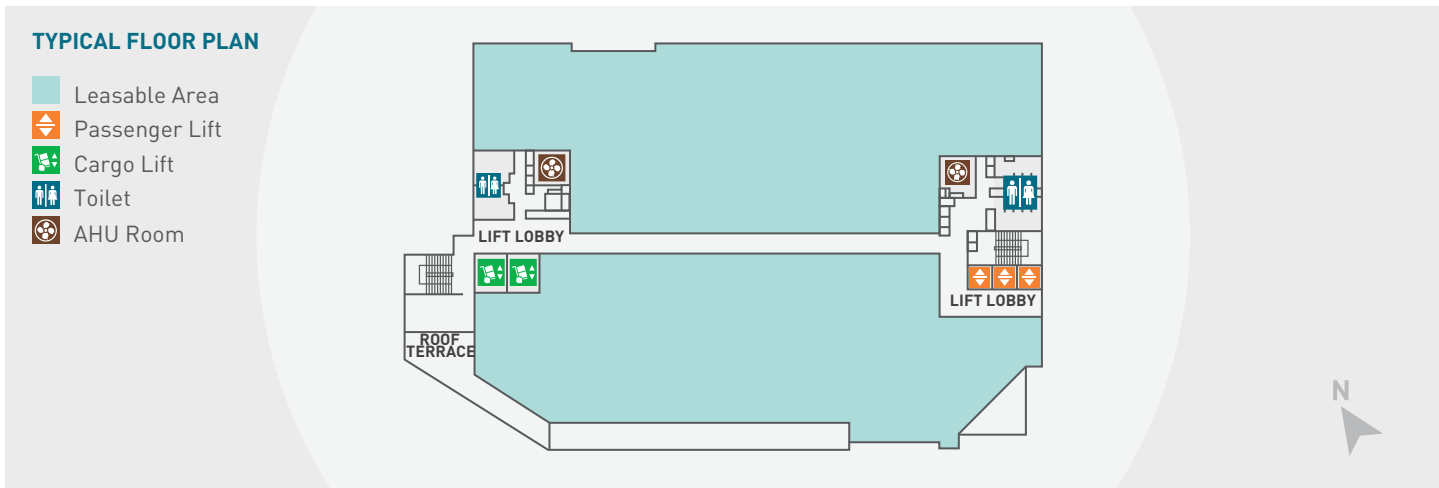
- Approx. 150 watts or 0.25 amps per sqm of lettable area (3-Phase)

#### 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



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