



TECHQUEST

Located within International Business Park, Techquest is a newly refurbished building with new reception, drop-off point for companies looking for a more modern and corporation image.

7 International Business Park
Singapore 609919





Floor Loading

- 1st - 2nd storey: 10.0 kN/sqm
- 3rd storey: 7.5 kN/sqm
- 4th - 5th storey: 4.0 kN/sqm

Ceiling Height

- Floor to floor
 - Basement: 3.5 m
 - 1st - 3rd storey: 5.0 m
 - 4th storey: 3.7 m
 - 5th storey: 2.6 to 4.6 m

Lifts

- Passenger lift: 1 x 750 kg (11 Persons)
- Cargo lifts: 2 x 2,500 kg
 - Dimension: 2.38 m (W) x 2.39 m (D) x 2.3 m (H)
 - Lift car door size: 1.8 m (W) x 2.3 m (H)

Loading Bay Facilities

- 3 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 58
- Parking lot allocation: 1 lot per 200 sqm leased

Air-conditioning System

- Central air-con system from Mon to Fri (8am to 5.30pm) and on Sat (8am to 1pm) except Public Holidays

Air-conditioning Charges

- Applicable after office hours
 - Weekday (after 5.30pm), Saturday (after 1pm), Sunday & Public Holidays: \$40 per AHU, subject to 2 AHUs

Power Supply Allocation

- Approx. 182 watts or 0.31 amps per sqm of lettable area

Provisions

- Closed circuit TV system

Amenities

- Proximity to developments such as JCube, JEM, Westgate, Big Box, the Devan Nair Institute for Employment & Employability and Genting Hotel Jurong

ACCESSIBILITY

- Located next to Jurong Lake District, a commercial hub with a vibrant mix of office, retail, residential, hotel and entertainment
- Within 5 minutes' drive to Jurong East MRT station
- 5 minutes' drive from Ayer Rajah Expressway (AYE)
- 15 minutes' drive to City and 30 minutes' drive to Singapore Changi Airport via AYE

Shuttle Bus Services

- Provided by JTC to Jurong East MRT station

BUILDING SPECIFICATIONS

Type of Building

- 5-storey building with 1 level of basement car park

Floor Area

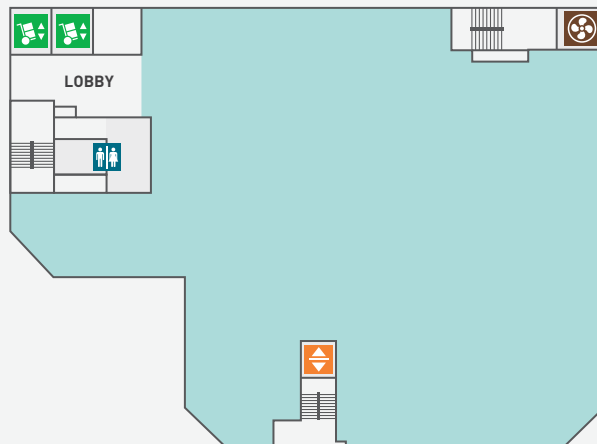
- Total NLA: Approx. 6,723 sqm

Typical Floor Plate

- 1st storey: Approx. 2,656 sqm
- 2nd storey: Approx. 2,252 sqm
- 3rd storey: Approx. 1,337 sqm
- 4th - 5th storey: Approx. 1,333 sqm

TYPICAL FLOOR PLAN

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



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

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