



# CINTECH I

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Cintech I is a functional and space efficient building for IT-related activities. Units come fitted with false ceiling, central air-conditioning with/without raised flooring and lighting.

73 Science Park Drive  
Singapore Science Park 1  
Singapore 118254





**Floor Area**

- Total NLA: Approx. 10,529 sqm

**Floor Loading**

- 5.0 kN/sqm per floor

**Ceiling Height**

- Raised floor to false ceiling: 2.7 m

**Lifts**

- Passenger lifts: 2 x 1,000 kg (15 persons)
- Service lift: 1 x 2,500 kg
  - Dimension: 2.3 m (W) x 2.2 m (D) x 2.2 m (H)
  - Lift car door size: 1.8 m (W) x 2.1 m (H)

**Loading Bay Facilities**

- 2 loading/unloading bays

**Parking Lots**

- Car: Approx. 157
- Motorcycle: Approx. 18
- Parking lot allocation: 1 lot per 100 sqm leased

**Air-conditioning System**

- IT unit: Mon to Fri (8am-6pm) and on Sat (8am-1pm) except Sun and Public Holidays

**Power Supply Allocation**

- Approx. 9 watts or 0.01 amps per sqm of lettable area

**Provisions**

- Duct spaces at common areas
- 150 mm raised floor system with access floor panel for every storey
- Heat & smoke detectors

**Amenities**

- Meeting rooms, auditorium and fitness centre at Oasis
- Food and Beverage outlets available at Ascent, Cintech I, Oasis and One@KentRidge
- Retail shops and supermarket at One@KentRidge

**ACCESSIBILITY**

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

**Shuttle Bus Services**

- Conveniently located outside Cintech I
  - To Singapore Science Park 1 & 2, NUS and Kent Ridge MRT station (\$0.40 per trip)

**BUILDING SPECIFICATIONS**

**Type of Building**

- 4-storey building with basement carpark

**Type of Premises**

- IT unit:
  - Unit fitted with false ceiling, central air-conditioning, raised flooring and lighting. Ideal for software development and IT set-ups

**TYPICAL FLOOR PLAN**

- Leasable Area
- Passenger Lift
- Service Lift
- Toilet
- AHU Room
- Switch Room



Leasing Enquiries [sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com) 6508 8686 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

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