

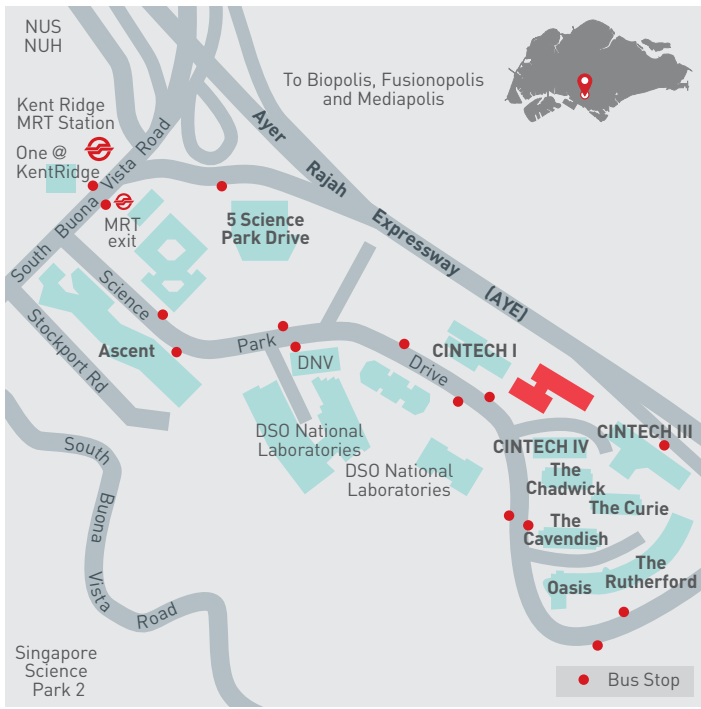


CINTECH II

Cintech II 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.

75 Science Park Drive
Singapore Science Park 1
Singapore 118255





Floor Area

- Total NLA: Approx. 7,915 sqm

Floor Loading

- 5.0 kN/sqm per floor

Ceiling Height

- Raised floor to false ceiling: 2.8 m

Lifts

- Passenger lifts: 2 x 1,000 kg (15 persons)
- Service lift: 1 x 2,500 kg
 - Dimension: 2.5 m (W) x 2.4 m (D) x 2.0 m (H)
 - Lift car door size: 2.1 m (W) x 1.8 m (H)

Loading Bay Facilities

- 3 loading/unloading bays

Parking Lots

- Car: Approx. 36
- Motorcycle: Approx. 8
- Parking lot allocation: 1 lot per 100 sqm leased

Air-conditioning System

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

Power Supply Allocation

- Approx. 3 watts or 0.005 amps per sqm of lettable area

Provisions

- Duct spaces at common areas
- 600 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 in the building as well as available at Ascent, 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 Cintelch I
 - To Singapore Science Park 1 & 2, NUS and Kent Ridge MRT station (\$0.40 per trip)

BUILDING SPECIFICATIONS

Type of Building

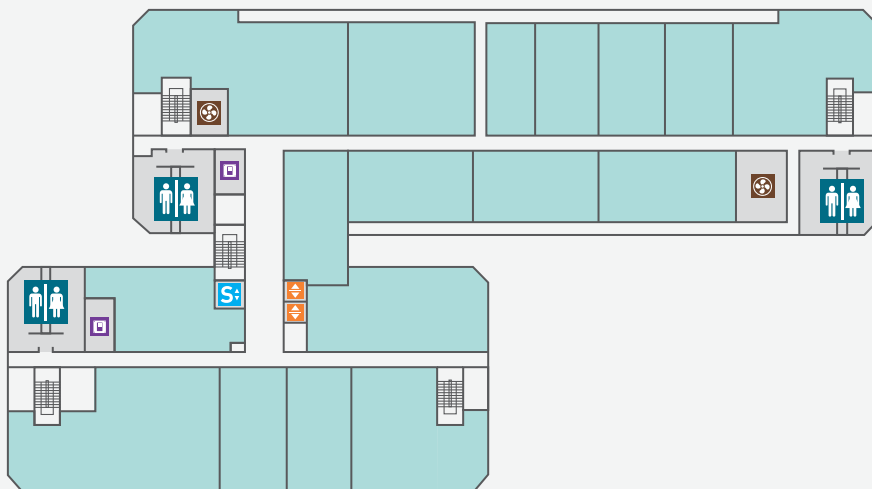
- 3-storey building with basement carpark

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
- S Service Lift
- ♂♀ Toilet
- ⊞ AHU Room
- ⊞ Switch Room



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

Disclaimer

The Developer makes no representations or warranties, conditions, undertakings or terms either expressed or implied as to the condition, quality, accuracy, fitness for purpose, completeness of the information contained herein or that such information will be accurate, up to date, or free from error. All art renderings and pictures herein are artist's impressions only and all specifications stated herein are subject to re-survey and approval from the relevant authorities. The information and specifications contained herein do not form part of an offer or a contract and neither the Developer nor their appointed Marketing Agents can be held for any inaccuracies, changes, losses or damages arising therefrom.