



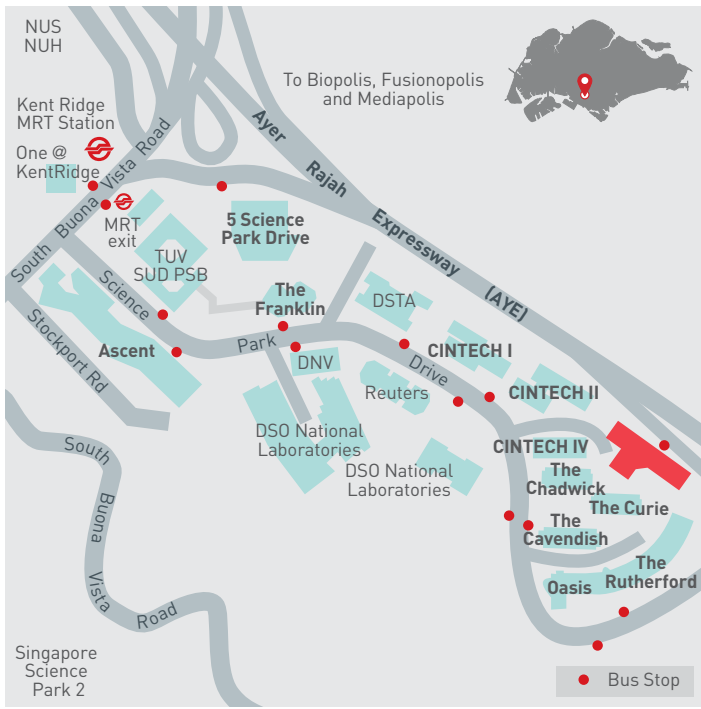
## CINTECH III

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Cintech III 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.

77 Science Park Drive  
Singapore Science Park 1  
Singapore 118256





#### Floor Area

- Total NLA: Approx. 8,394 sqm

#### Floor Loading

- 5.0 kN/sqm per floor

#### Ceiling Height

- Raised floor to false ceiling
  - 1st storey: 2.4 m
  - 2nd - 4th storey: 2.7 m

#### Lifts

- Passenger lifts: 2 x 1,000 kg (15 persons)
- Service lift: 1 x 2,500 kg
  - Dimension: 2.5 m (W) x 2.5 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. 98
- Motorcycle: Approx. 25
- 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. 47 watts or 0.08 amps per sqm of lettable area

#### Provisions

- Duct spaces at common areas
- 300 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 (Complimentary)

#### BUILDING SPECIFICATIONS

##### Type of Building

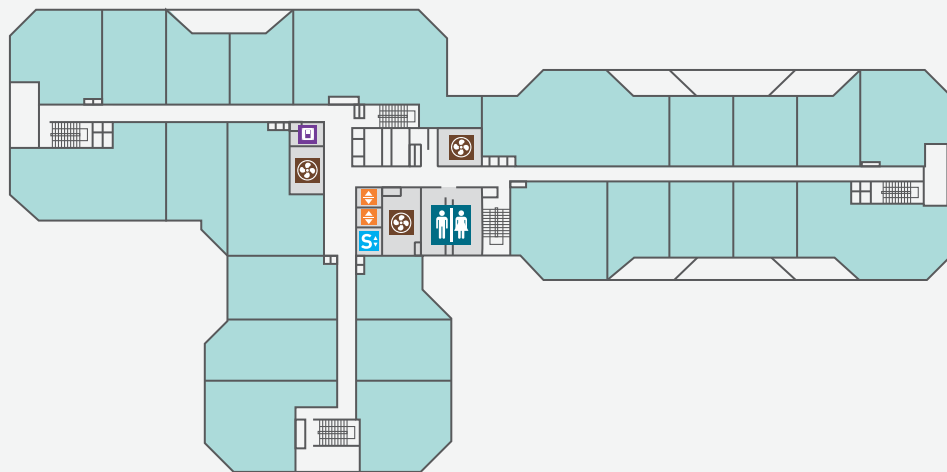
- 4-storey building with basement carpark

##### 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
- S Service Lift
- 🚻 Toilet
- 🌀 AHU Room
- 🔌 Switch Room



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