



## CINTECH III

---

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-3pm) 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 (\$0.40 per trip)

#### BUILDING SPECIFICATIONS

##### Type of Building

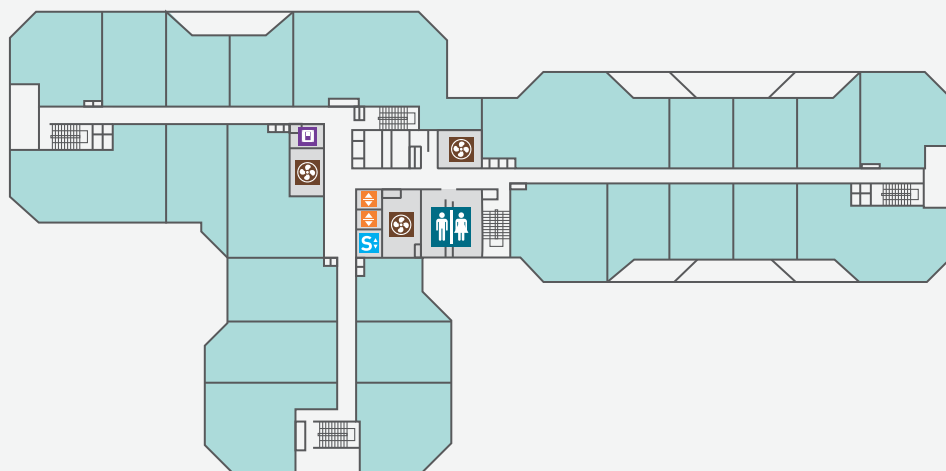
- 4-storey building with basement carpark

##### 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)

#### 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.