



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-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

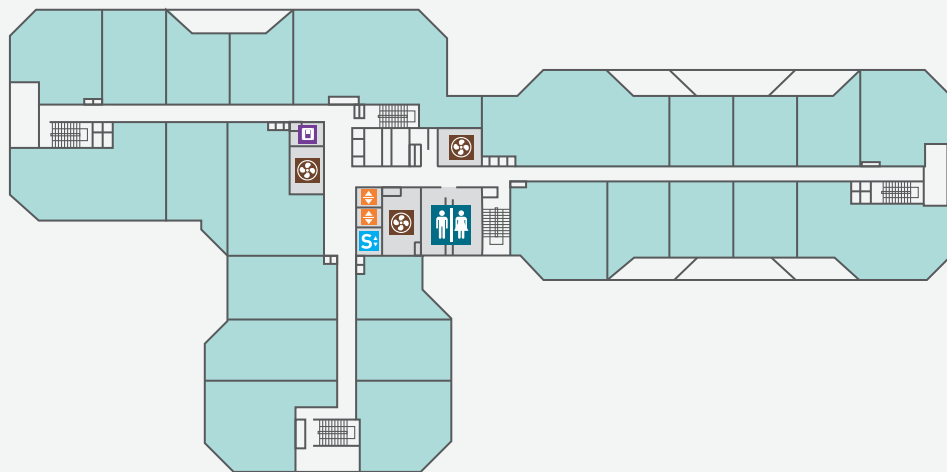
- 4-storey building with basement carpark

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



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

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