



CINTECH IV

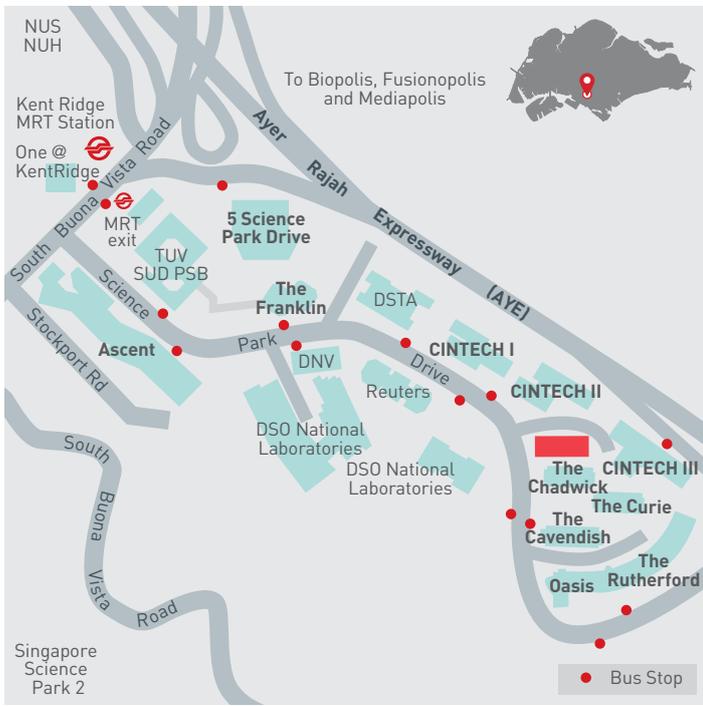
Located in Singapore Science Park 1, Cintech IV is a building providing both bare shell condition and fitted units with false ceiling, central air conditioning with/without raised flooring and lighting for maximum flexibility and cost efficiency.

They are ideal for businesses ranging from wet laboratories to software development, IT services and even data centres.

Well-connected via the Ayer Rajah Expressway and with Kent Ridge MRT station at its doorstep, Singapore Science Park 1 is easily accessible for the working community. Tenants are also able to enjoy the wide range of amenities such as restaurants, cafes, food court, childcare, gym, swimming pool, functions rooms and auditorium within the park.

79 Science Park Drive
Singapore Science Park 1
Singapore 118264





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

- 6-storey building with basement carpark

Type of Premises

- Research unit: Bare unit ideal for any R&D activities from wet laboratory to software development and IT set-ups

Floor Area

- Total NLA: Approx. 10,199 sqm

Floor Loading

- 1st storey: 10.0 kN/sqm
- 2nd - 6th storey: 5.0 kN/sqm

Ceiling Height

- Floor to slab soffit height
 - 1st storey: 4.0 m
 - 2nd - 6th storey: 3.8 m

Lifts

- Passenger lifts: 3 x 1,020 kg (15 persons)
- Service lift: 1 x 2,515 kg
 - Dimension: 2.9 m (W) x 2.4 m (D) x 2.4 m (H)
 - Lift car door size: 2.5 m (W) x 1.9 m (H)

Parking Lots

- Car: Approx. 74
- Parking lot allocation: 1 lot per 100 sqm leased

Power Supply Allocation

- Approx. 37 watts or 0.06 amps per sqm of lettable area

Provisions

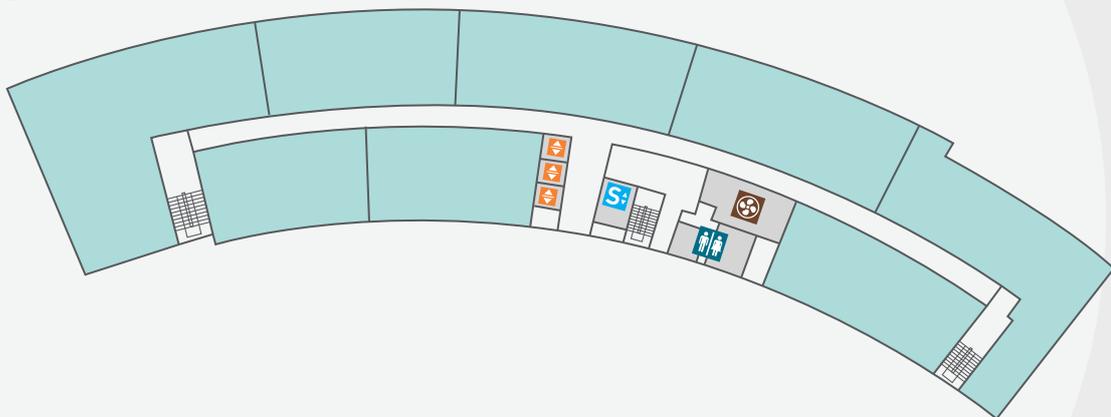
- Basic CCTV system will be provided at the main entrance and lift lobby of level 1
- Card access reader shall be provided at all entrance doors into lift lobbies at 1st storey and basement

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

TYPICAL FLOOR PLAN

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



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

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