



# ONE@CHANGI CITY

One@Changi City is located in the heart of the Changi Business Park (CBP), home to the world's leading companies in the Financial Service and Technology, Research & Development, High-Technology, Software Design & Development sectors and industries.

ONE@Changi City is part of a 4.7 hectares integrated development comprising Changi City Point mall and Capri by Fraser. It is linked to the East-West MRT line and Downtown MRT line, making it highly accessible.

The bold façade design with full height glass windows and lush greenery at the terrace gardens makes it a landmark.

With the largest modular floor plate at 8,000 sqm over 9-storeys, ONE@Changi City offers companies maximum efficiency in space planning and usage.

1 Changi Business Park Central 1  
Singapore 486036





### ACCESSIBILITY

- Easy access to Pan-Island Expressway and East Coast Parkway
- Walking distance to Expo MRT station and 20 minutes' drive to Central Business District
- Changi Business Park (CBP) is served by public bus service nos. 20, 47, 117, 118 and private buses to various estates in Singapore
- Sheltered pedestrian walkways connecting buildings in the CBP

### Shuttle Bus Services

- Subsidised JTC shuttle bus services to and from:
  - Expo and Tanah Merah MRT stations
  - Tampines MRT station & Bedok Central (during lunch hours)

### BUILDING SPECIFICATIONS

#### Type of Building

- 9-storey business park space with flexible unit layouts and sky terrace garden on the 3rd, 5th and 7th storeys

#### Floor Area

- Total NLA: Approx. 61,980 sqm

#### Typical Floor Plate

- 1st & 2nd storey: Approx. 3,660 sqm
- 3rd - 8th storey: Approx. 7,981 sqm
- 9th storey: Approx. 4,377 sqm

### Floor Loading

- Basement: 2.5 kN/sqm
- 1st - 8th storey: 5.0 kN/sqm
- 9th storey: 5.0 kN/sqm for Business Park Space  
5.0 - 7.5 kN/sqm for M&E Space

### Ceiling Height

- Floor to false ceiling
  - 1st storey: 4.2 m
  - 2nd - 9th storey: 2.8 m (raised floor to false ceiling)
- Floor to floor
  - 1st storey: 6.0 m
  - 2nd - 9th storey: 4.5 m

### Column Grid

- Approx. 8.4 m x 18 m

### Lifts

- Passenger lifts: 8 x 1,630 kg (24 persons) at each tower
- Carpark lifts: 2 x 1,020 kg (15 persons) at each tower
- Service lift: 1 x 3,000 kg at each tower
  - Dimension: 2.2 m (W) x 2.6 m (D) x 2.6 m (H)
  - Lift car door size: 2.0 m (W) x 2.6 m (H)

### Loading Bay Facilities

- 3 loading/unloading bays with dock levellers

### Parking Lots

- Car: Approx. 285
- Lorry: Approx. 6
- Motorcycle: Approx. 81
- Parking allocation: 1 lot per 250 sqm leased

### Air-conditioning System

- Centralised water-cooled chilled water system
- Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays

### Air-conditioning Charges

- \$40 per AHU/hr outside standard operating hours (minimum 2 AHUs)
- Chilled water supply is available (subject to terms & conditions)

### Power Supply Allocation

- Approx. 150 watts or 0.25 amps per sqm of lettable area (3-Phase)

### Provisions

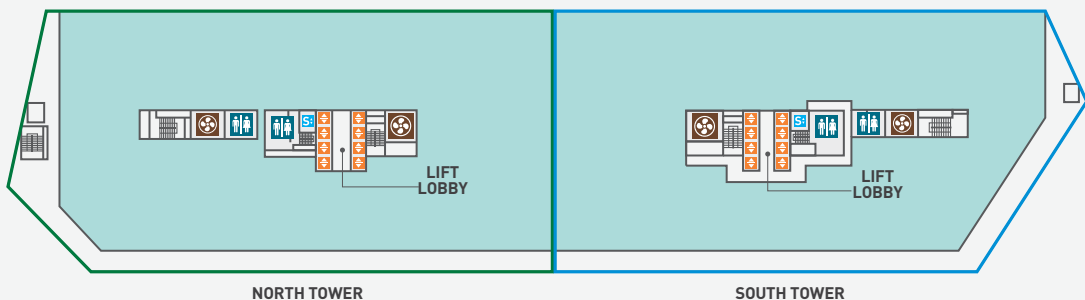
- Ceiling board, lighting and raised flooring

### Amenities

- Changi City Point: 20,000 sqm of retail and dining offerings
- Hotels/Service Residences: Park Avenue Changi Hotel and Capri by Fraser
- Other amenities within CBP: convention centre, clinics, childcare centres, supermarkets and etc

### TYPICAL FLOOR PLAN

- Leasable Area
- ⬆️ Passenger Lift
- Ⓢ Service Lift
- 🚻 Toilet
- 🌀 AHU Room



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