



ICON@IBP

ICON@IBP is an energy-efficient building with distinctive and stylish architecture, complete with a retail podium with foodcourt, cafes, convenience shop and childcare services.

Located within the International Business Park, ICON@IBP is in the neighbourhood of high-tech companies like Acer, Creative Technologies and Sony. It provides an ideal environment for businesses engaged in information technology, software development, research and development, high-tech manufacturing, laboratory testing and data processing activities.

3A International Business Park
Singapore 609935





Floor Loading

- 1st storey: 7.5 kN/sqm
- 6th - 8th storey: 7.5 kN/sqm
- 9th - 12th storey: 5.0 kN/sqm
- Car park decks: 2.5 kN/sqm
- Roof: 5.0 kN/sqm

Ceiling Height

- Floor to false ceiling
 - 1st storey: 4.3 m
 - 6th - 12th storey: 3.2 m

Column Grid

- Approx 10.0 m x 14.0 m

Lifts

- Passenger lifts: 6 x 1,350 kg (20 persons) (Serving 1st, 6th - 12th storey)
2 x 1,000 kg (15 persons) (Serving 1st - 4th storey & carpark)
- Service lifts: 2 x 3,000 kg
 - Dimension: 2.5m (W) x 2.3m (D) x 3.0m (H)
 - Lift car door size: 1.8m (W) x 2.6m (H)

Loading Bay Facilities

- 7 loading/unloading bays
- 5 nos. of 13.6-ton hydraulic dock levellers

Parking Lots

- Car: Approx. 420 (including open surface lots)
- Lorry: Approx. 7
- Parking lot allocation: 1 lot per 200 sqm leased

Air-conditioning System

- Centralised water-cooled chiller system from Mon to Fri (8am - 6pm) and Sat (8am - 1pm) except Public Holidays

Power Supply Allocation

- Approx. 150 VA or 0.217 amps per sqm of lettable area

Provisions

- Sprinkler system
- Telephone facilities from SingTel/Starhub/CATV can be tapped from risers at each level
- Floor traps for wet pantry connection available in each unit (based on proposed multi-tenanted layout)

Amenities

- Childcare centre, convenience shop, clinic, cafeteria and food court
- Adjacent to West Coast Park Connector Network

ACCESSIBILITY

- Within 5 minutes' drive to Jurong East MRT station and from Ayer Rajah Expressway
- 15 minutes' drive to City and 30 minutes' drive to Singapore Changi Airport

Shuttle Bus Service

- Provided by JTC to Jurong East MRT station

BUILDING SPECIFICATIONS

Type of Building

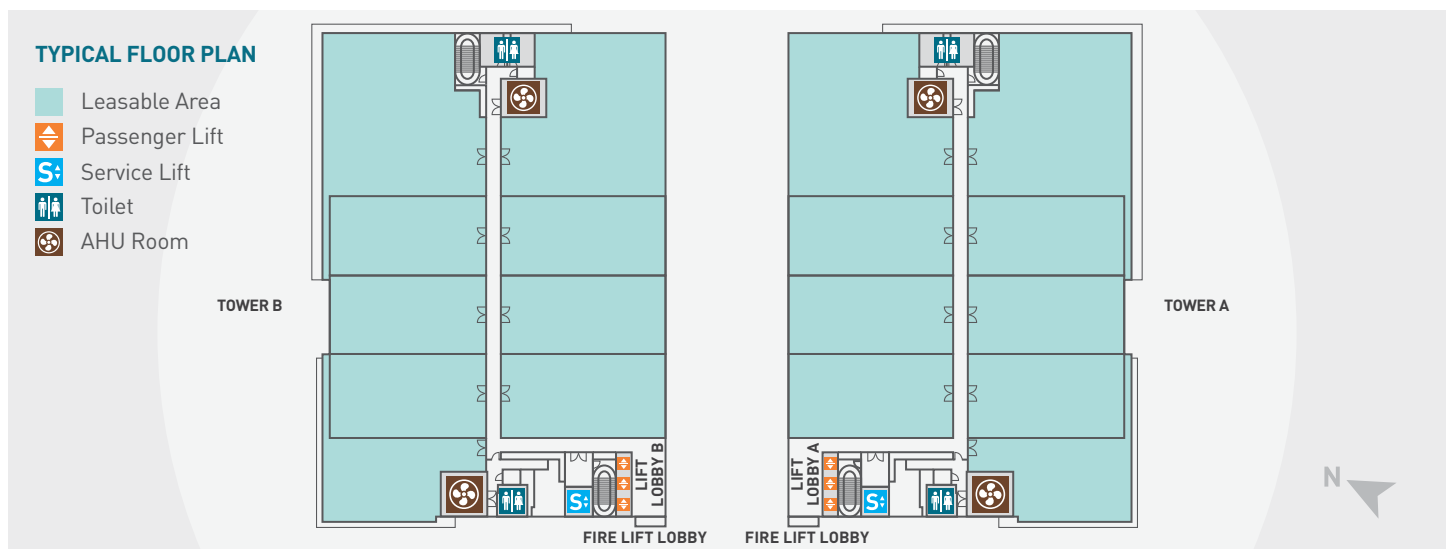
- 12-storey business park building with flexible unit layouts, beautiful landscapes and ample car park lots
- Childcare, F&B and retail outlets located on the ground floor
- Easily accessible by public transport and in proximity to hotel, shopping malls and neighbourhood amenities

Floor Area

- Total NLA: Approx. 33,105 sqm

Typical Floor Plate at Tower A and Tower B

- 1st storey: From approx. 110 sqm
- 6th - 12th storey: From approx. 130 to 2,500 sqm
- Tower A & B connected by link-bridge at 10th and 11th storey



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

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