

# Singapore Office Market Review

## Rental Rates/Market Forecast

Many reports quote average ('mean') rental rates. These can be somewhat misleading, as an average rate of \$11.50 psf could reflect a range anywhere from \$9.00 psf to \$14.00 psf. A more accurate assessment is to look at the 'mode' rate, which represents the rental rate that appears most frequently in the market.

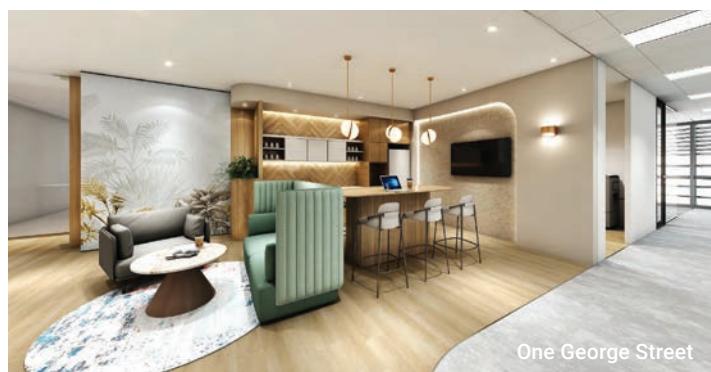
Currently, the mode rental rate for top Grade A buildings remains around \$14.00 per sq ft. Upper mid-range office space typically records mode rates of approximately \$11.50 per sq ft, while lower mid-range space is generally between \$8.00 and \$9.00 per sq ft.

We anticipate that **rental rates could rise by around 3% in 2026**, albeit within a much quieter office leasing market. While it is difficult to predict market cycles with certainty, historical trends provide some useful reference points. Previous periods of market disruption or slowdown include:

|             |   |
|-------------|---|
| <b>1992</b> | Black Wednesday   |
| <b>1997</b> | Asian Financial Crisis  |
| <b>2000</b> | Dot-com Bubble  |
| <b>2008</b> | Global Financial Crisis   |
| <b>2020</b> | Covid-19  |
| <b>2026</b> | Potential lagged impact from global economic uncertainty and higher-for-longer interest rates |

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**Units Fitted Out By Landlords**  
**Page 3**

# Office Rental Guide

## Official Asking Rates

\$\$ psf per month – inclusive of service charge  
2 January 2026

### Raffles Place/Downtown

|                                |                 |
|--------------------------------|-----------------|
| 6 Battery Road                 | \$13.50-\$14.00 |
| 6 Raffles Quay                 | Full            |
| 8 Robinson                     | \$11.00-\$12.50 |
| 18 Robinson                    | \$13.00-\$13.50 |
| 20 Collyer Quay                | \$11.30-\$13.50 |
| 55 Market Street               | \$11.00-\$12.00 |
| AIA Tower                      | Full            |
| Asia Square Tower 1            | \$14.00-\$15.50 |
| Asia Square Tower 2            | \$13.00-\$14.00 |
| Bank of China Building         | Full            |
| Bank of Singapore Centre       | TBA             |
| Bharat Building                | \$6.30-\$7.00   |
| BNI Tower                      | \$12.00-\$13.00 |
| CapitaGreen                    | \$13.00-\$13.50 |
| CapitaSpring                   | Full            |
| Capital Square                 | \$11.00-\$12.00 |
| Collyer Quay Centre            | \$9.50-\$11.50  |
| Far East Finance Building      | \$5.90          |
| Grace Global Raffles           | \$9.80          |
| Great Eastern Centre           | \$9.50          |
| Hong Leong Building            | \$9.50          |
| IOI Central Boulevard West Twr | \$14.60-\$17.50 |
| Marina One                     | \$13.00-\$15.00 |
| Maybank Tower                  | Full            |
| MBFC Tower 1, 2 & 3            | \$14.50         |
| MYP Centre                     | \$11.50-\$12.00 |
| OCBC Centre                    | \$12.00         |
| OCBC Centre East               | \$10.00         |
| OCBC Centre South              | \$9.00          |
| Ocean Financial Centre         | \$13.50         |
| One Finlayson Green            | \$8.80          |
| One George Street              | \$12.00-\$15.00 |
| One Marina Boulevard           | TBA             |
| One Raffles Place Tower 1      | \$11.80-\$13.50 |
| One Raffles Place Tower 2      | \$13.00         |
| One Raffles Quay Towers        | \$14.00         |
| OUE Bayfront                   | \$15.00         |
| PLUS                           | \$9.50-\$12.50  |
| Prudential Tower               | \$9.50-\$10.00  |
| Republic Plaza 1               | \$12.00-\$13.00 |
| Republic Plaza 2               | \$10.50         |
| Royal Group Building           | \$9.00          |
| Royal One Phillip              | \$9.50          |
| Samsung Hub                    | \$10.50-\$11.00 |
| Singapore Land Tower           | \$13.50         |
| The Arcade                     | TBA             |
| The House of Eden              | \$8.00-\$8.40   |
| UOB Plaza 1                    | \$12.00         |
| UOB Plaza 2                    | \$11.00         |

### Robinson Road/Shenton Way

|                       |                 |
|-----------------------|-----------------|
| 18 Cross Street       | \$12.00         |
| 39 Robinson Road      | \$12.00         |
| 61 Robinson Road      | \$10.30-\$12.00 |
| 71 Robinson Road      | \$12.00         |
| 80 Robinson Road      | \$8.50          |
| 108 Robinson Road     | TBA             |
| 112 Robinson          | \$9.00-\$11.00  |
| 120 Robinson Road     | \$8.50-\$10.50  |
| 137 Telok Ayer Street | \$8.10          |
| 135 Cecil Street      | \$5.85          |
| 137 Cecil Street      | TBA             |
| 150 Cecil Street      | \$6.50-\$8.50   |
| 158 Cecil Street      | \$8.00          |
| Afro Asia i-Mark      | \$10.20-\$10.50 |
| Bangkok Bank Building | \$6.50          |
| BEA Building          | Full            |
| Capital Tower         | \$12.00         |
| CapitaSky             | \$13.50-\$15.50 |
| Cecil Court           | \$6.50          |
| City House            | \$8.50          |
| ERH Building          | \$7.00-\$8.00   |

|                     |                 |
|---------------------|-----------------|
| Frasers Tower       | \$12.50-\$13.50 |
| GB Building         | \$6.80          |
| Keck Seng Tower     | \$6.00-\$7.30   |
| Manulife Tower      | \$11.00         |
| OUE Downtown 1 & 2  | \$10.00-\$10.50 |
| Robinson 77         | \$10.00         |
| SBF Centre          | \$10.00         |
| SGX Centre 1 & 2    | \$9.00-\$9.80   |
| Shenton House       | \$5.50          |
| SIF Building        | \$9.20          |
| Tahir Building      | \$8.50          |
| The Globe           | TBA             |
| The Octagon         | \$6.50-\$8.00   |
| Tokio Marine Centre | \$8.80          |
| Tong Eng Building   | \$5.90-\$6.70   |
| UIC Building        | \$11.50         |
| UOI Building        | Full            |
| YSY Building        | Full            |

### Tanjong Pagar

|                        |                 |
|------------------------|-----------------|
| 60 Anson Road          | \$11.30-\$13.50 |
| 78 Shenton Way Tower 1 | \$8.00-\$9.00   |
| 78 Shenton Way Tower 2 | \$8.60          |
| 79 Anson Road          | TBA             |
| 100AM                  | Full            |
| ABI Plaza              | \$7.80-\$9.00   |
| Anson House            | \$9.50          |
| Guoco Tower            | \$14.50         |
| International Plaza    | \$6.80-\$8.00   |
| Jit Poh Building       | \$6.80          |
| Keppel South Central   | \$12.00-\$14.50 |
| MAS Building           | Full            |
| Southpoint             | \$7.00          |
| Springleaf Tower       | \$8.50-\$10.50  |
| St Andrew's Centre     | Full            |
| Tanjong Pagar Complex  | TBA             |
| Twenty Anson           | \$11.50-\$13.00 |

### City Hall/Marina Centre/Beach Road

|                         |                 |
|-------------------------|-----------------|
| 11 Beach Road           | Full            |
| 25 North Bridge Road    | \$7.50          |
| 47 Hill Street          | \$8.50          |
| Beach Centre            | Full            |
| Bugis Junction Towers   | \$10.50         |
| Centennial Tower        | \$15.50-\$16.00 |
| Duo Tower               | \$12.50         |
| Funan                   | \$11.00         |
| Guoco Midtown           | TBA             |
| Lazada One              | \$8.00-\$10.00  |
| Millenia Tower          | \$12.00-\$16.00 |
| Odeon 331               | \$9.00          |
| Odeon 333               | Full            |
| OG Albert Complex       | \$6.80          |
| Parkview Square         | \$9.00-\$9.50   |
| Peninsula Plaza         | \$6.30-\$7.00   |
| Raffles City Tower      | \$10.00-\$13.50 |
| South Beach Tower       | \$14.50         |
| Suntec Towers 1-5       | \$9.60-\$12.00  |
| The Adelphi             | TBA             |
| The Concourse           | \$8.50          |
| The Gateway East & West | \$8.50-\$9.00   |

### Orchard Road/Dhoby Ghaut

|                        |               |
|------------------------|---------------|
| 15 Scotts Road         | TBA           |
| 51 Cuppage Road        | \$7.00-\$8.00 |
| Burlington Square      | TBA           |
| Fortune Centre         | \$6.50        |
| Forum                  | \$6.50-\$7.00 |
| Goldbell Towers        | \$9.20        |
| Haw Par Centre         | \$7.20-\$7.50 |
| Haw Par Glass Tower    | Full          |
| International Building | TBA           |
| Liat Towers            | Full          |
| Ngee Ann City          | \$12.00       |
| Orchard Building       | Full          |
| Orchard Gateway        | \$11.00       |
| Orchard Towers         | \$5.00        |
| Palais Renaissance     | Full          |
| Regency House          | Full          |
| Shaw Centre            | \$8.50        |
| Shaw House             | \$9.00        |

|                          |               |
|--------------------------|---------------|
| Singapore Pools Building | Full          |
| Sunshine Plaza           | Full          |
| The Bencoolen            | \$5.20        |
| The Heeren               | \$11.00       |
| Tong Building            | Full          |
| TripleOne Somerset       | \$9.00-\$9.50 |
| Visioncrest Orchard      | \$8.50-\$9.50 |
| Wheelock Place           | Full          |
| Wilkie Edge              | Full          |
| Winsland House I & II    | \$11.00       |
| Wisma Atria              | \$12.00       |

### Chinatown/River Valley Road

|                  |                |
|------------------|----------------|
| CES Centre       | \$5.80         |
| Chinatown Point  | \$7.00         |
| Great World City | \$9.30-\$9.60  |
| Havelock II      | \$8.00         |
| King's Centre    | \$8.00-\$9.20  |
| The Central      | \$9.80-\$11.00 |
| UE Square        | \$8.80         |
| Valley Point     | \$7.50         |

### Edge of CBD

|                    |               |
|--------------------|---------------|
| Alfa Centre        | Full          |
| Aperia*            | \$6.40-\$6.60 |
| Boon Siew Building | \$5.50-\$5.70 |
| Central Plaza      | \$7.90        |
| Goldhill Plaza     | \$5.80        |
| Newton 200         | Full          |
| Novena Square      | Full          |
| Rex House          | \$5.50        |
| SLF Building       | \$4.80        |
| United Square      | \$8.80        |

### East

|                              |               |
|------------------------------|---------------|
| AIA Tampines                 | Full          |
| ARC 380                      | TBA           |
| Asia Green Tower 1           | \$6.80        |
| Asia Green Tower 2           | Full          |
| Changi Business Park         | \$4.00+       |
| CPF Tampines                 | \$6.20        |
| ESR BizPark@Chai Chee*       | \$3.60-\$4.00 |
| Hiap Hoe Building            | Full          |
| Income@Tampines Junction     | Full          |
| NTUC Income Tampines Point   | \$6.50        |
| Parkway Parade               | TBA           |
| Paya Lebar Green North Tower | Full          |
| Paya Lebar Green South Tower | Full          |
| Paya Lebar Quarter           | \$9.80        |
| Paya Lebar Square            | \$6.56-\$7.15 |
| SingPost Centre              | \$7.50-\$8.50 |
| Starhub Green*               | \$4.90        |
| Tampines Plaza 1             | \$6.50        |
| Tampines Plaza 2             | \$6.50        |

### West/Others

|                                     |               |
|-------------------------------------|---------------|
| Alexandra Point                     | \$7.50        |
| Alexandra Techno Park*              | \$4.60-\$4.80 |
| ALICE@Mediapolis*                   | \$4.50-\$5.50 |
| Elementum                           | \$7.20-\$8.20 |
| Fragrance Empire Building           | \$7.40-\$8.00 |
| Harbourfront Tower 1                | \$8.20-\$8.70 |
| Harbourfront Tower 2                | \$7.70        |
| International Business Park Jurong* | \$4.00+       |
| JEM                                 | \$6.20        |
| Keppel Bay Tower                    | \$9.00-\$9.50 |
| Labrador Tower                      | \$9.50        |
| Mapletree Business City*            | \$7.30        |
| mTower                              | \$7.80        |
| Pacific Tech Centre*                | \$2.90        |
| Singapore Science Parks*            | \$3.95+       |
| The JTC Summit                      | \$5.30        |
| The Metropolis                      | \$8.90        |
| UE Biz Hub West                     | Full          |
| Vision Exchange                     | \$5.50-\$6.20 |
| Westgate Tower                      | \$8.50        |

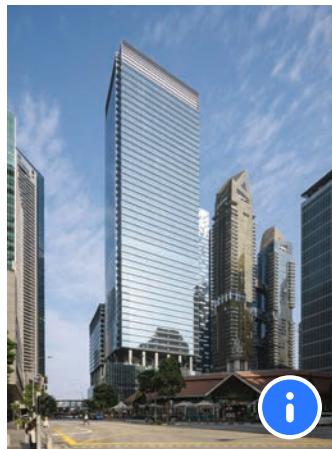
\*Business Park / B1 space

All rents quoted are asking rental rates and subject to change without prior notice  
In general allow around 10% discount for negotiations for best effective rate

# Units Fitted Out By Landlords

**\$12.30 – \$17.00+ psf**

All rents quoted are **Target Rates** and subject to change without notice  
S\$ per sq ft per month / **Inclusive of service charge**



**IOI Central Boulevard**

**Target \$17.00+ psf Fitted**

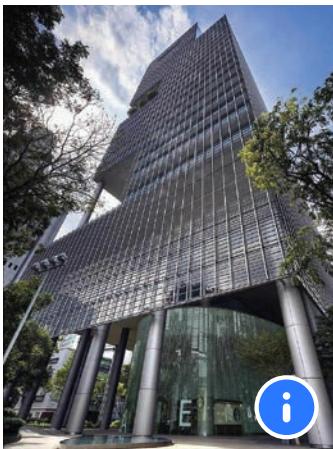
**Available Units**  
Fitted: 2,000 – 3,000 sq ft



**Keppel South Central**  
10 Hoe Chiang Road

**Target \$14.50 psf Fitted**

**Available Units**  
Fitted: 2,000 – 3,000 sq ft



**One George Street**

**Target \$14.00 psf Fitted**

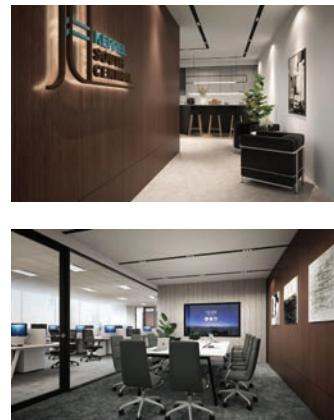
**Available Units**  
Fitted: 2,000 – 3,000 sq ft



**BNI Tower**  
30 Raffles Place

**Target \$12.30 psf Fitted**

**Available Units**  
Fitted: 1,500 – 3,000 sq ft



## Raffles Place Downtown

| Company                                  | To                             | From                   |
|--|--------------------------------|------------------------|
| <b>Fenghe Fund Management</b>            | 6 Battery Road                 | Expansion              |
| <b>EOS IT Solution</b>                   | Asia Square Tower 1            | New Set-up             |
| <b>Foxwood</b>                           | Asia Square Tower 1            | Expansion              |
| <b>BGN International</b>                 | Asia Square Tower 2            | Expansion              |
| <b>Vard Singapore</b>                    | Asia Square Tower 2            | Expansion              |
| <b>Daiichi Life</b>                      | Asia Square Tower 2            | Expansion              |
| <b>ARCC</b>                              | Bank of Singapore Centre       | New Branch             |
| <b>Airbnb</b>                            | CapitaGreen                    | 158 Cecil Street       |
| <b>Wotton &amp; Kearney Law</b>          | CapitaGreen                    | Business Centre        |
| <b>DP World Asia Pacific</b>             | Collyer Quay Centre            | Expansion              |
| <b>CHP Law</b>                           | Collyer Quay Centre            | PLUS                   |
| <b>SBM Management</b>                    | International Plaza            | One Finlayson Green    |
| <b>Jane Street Capital</b>               | IOI Central Boulevard West Twr | Ocean Financial Centre |
| <b>Testudo</b>                           | IOI Central Boulevard West Twr | New Set-up             |
| <b>Coller Capital</b>                    | IOI Central Boulevard West Twr | New Set-up             |
| <b>TrustCapital Advisors</b>             | IOI Central Boulevard West Twr | New Set-up             |
| <b>Falconvue</b>                         | IOI Central Boulevard West Twr | New Set-up             |
| <b>Regal Funds</b>                       | IOI Central Boulevard West Twr | UOB Plaza 2            |
| <b>Maywood Asset Management</b>          | IOI Central Boulevard West Twr | OUE Bayfront           |
| <b>Greystar Asia Pacific</b>             | IOI Central Boulevard West Twr | PLUS                   |
| <b>MSD</b>                               | IOI Central Boulevard West Twr | One North              |
| <b>Lioner International</b>              | One Raffles Place Tower 1      | SBF Center             |
| <b>Antalpah Technologies</b>             | One Raffles Place Tower 1      | Suntec Tower 2         |
| <b>Brunswick</b>                         | One Raffles Place Tower 2      | TBC                    |
| <b>Thai Airways</b>                      | Samsung Hub                    | The Globe              |
| <b>Corpay</b>                            | Samsung Hub                    | Expansion              |
| <b>Zhongtai International Securities</b> | Republic Plaza                 | Prudential Tower       |
| <b>Luther Law</b>                        | Republic Plaza                 | Bank of China Building |
| <b>Odgers Berndtson</b>                  | Republic Plaza                 | 158 Cecil Street       |

## Shenton Way Tanjong Pagar

| Company                                | To                   | From                 |
|--|----------------------|----------------------|
| <b>HLS Corporate Compliance</b>        | 61 Robinson Road     | Odeon 331            |
| <b>Wallem Shipping</b>                 | 112 Robinson Road    | 991 Alexandra        |
| <b>Microchip Technology</b>            | ABI Plaza            | Forum                |
| <b>Scorpio Asia</b>                    | Frasers Tower        | 6 Battery Road       |
| <b>Kotak Mahindra (UK)</b>             | Hong Leong Building  | Expansion            |
| <b>Competition &amp; Consumer Com.</b> | Keppel South Central | URA Centre           |
| <b>Wan Hai Shipping</b>                | Keppel South Central | 79 Anson Road        |
| <b>Rimini Street</b>                   | Keppel South Central | Business Centre      |
| <b>China Telecom</b>                   | SGX Centre 2         | One Marina Boulevard |
| <b>Rystad Energy</b>                   | UIC Building         | Suntec Tower 4       |

## City Hall Beach Road

| Company                    | To                 | From                           |
|----------------------------|--------------------|--------------------------------|
| <b>Adidas</b>              | Guoco Midtown      | Funan                          |
| <b>Milestone Systems</b>   | Odeon 331          | SingPost Centre                |
| <b>Vibrantium</b>          | Parkview Square    | Bank of Singapore Centre       |
| <b>Roc Tech</b>            | Raffles City Tower | PLUS                           |
| <b>4Fingers</b>            | Raffles City Tower | SingPost Centre                |
| <b>ServiceNow</b>          | South Beach Tower  | Suntec Tower 4                 |
| <b>Nutanix</b>             | South Beach Tower  | Suntec Tower 1                 |
| <b>Clifford Capital</b>    | South Beach Tower  | One Raffles Quay - North Tower |
| <b>KBC Bank</b>            | South Beach Tower  | Republic Plaza II              |
| <b>Amcor Flexible Asia</b> | South Beach Tower  | Duo Tower                      |
| <b>Live Nation</b>         | South Beach Tower  | Kings Centre                   |
| <b>Continental Tyres</b>   | The Concourse      | Boon Keng                      |

## Outside CBD

| Company                               | To                   | From                         |
|---------------------------------------|----------------------|------------------------------|
| <b>Wood Group/Amec/Foster Wheeler</b> | Alexandra Technopark | 991 Alexandra Road           |
| <b>Creative Technology</b>            | Alexandra Technopark | Int'l Business Park, Jurong  |
| <b>JCDecaux</b>                       | Harbourfront Tower 1 | Suntec Tower 3               |
| <b>Scientec Consulting</b>            | Harbourfront Tower 1 | Harbourfront Centre          |
| <b>Nihon Kohden</b>                   | Keppel Bay Tower     | Harbourfront Centre          |
| <b>Cognizant</b>                      | Nexus@One North      | Plaza 8 Changi Business Park |
| <b>Polo Ralph Lauren</b>              | Novena Square        | TBC                          |
| <b>Visa International</b>             | Paya Lebar Green     | SingPost Centre              |
| <b>Quahe Woo &amp; Palmer</b>         | SLF Building         | Haw Par Centre               |
| <b>Chariots Capital</b>               | Westgate             | TradeHub 21                  |

The supply situation in Singapore is quite the opposite of other major European and US financial centres, and even other APAC financial hubs such as Hong Kong and Sydney. These markets are currently experiencing a significant oversupply of office space, leading to a slump in rents. In contrast, supply in Singapore is the tightest it has been for years, which is having a knock-on effect on rental rates.

Some may argue that this could make Singapore less competitive. However, Singapore remains an important market in so many other respects that rising rental rates are something most businesses cannot avoid.

The only major development scheduled for completion in 2026 is **Shaw Tower** (TOP targeted for June/July), comprising approximately 450,000 sq ft (see Page 7). To date, there have been limited major pre-committments announced, with the exception of business centre operator The Great Room, which is understood to be leasing around 36,000 sq ft.

## New Commercial Developments

2026 – 2029

| Scheme   | Location      | Timing  | Office Size      |
|--|---------------|---------|------------------|
| <b>2026</b>                                      |               |         |                  |
| <b>Shaw Tower</b>                                | Beach Road    | Q2 2026 | 480,000          |
| <b>2028</b>                                      |               |         |                  |
| <b>31 Exeter Road (fka Com Centre)</b>           | Orchard       | Q2 2028 | 1,185,000        |
| <b>Clifford Centre</b>                           | Raffles Place | Q2 2028 | 492,000          |
| <b>8 Shenton Way</b>                             | Tanjong Pagar | Q3 2028 | 949,000          |
| <b>80 Anson Road (fka Fuji Xerox Tower)</b>      | Tanjong Pagar | Q3 2028 | 262,000          |
| <b>2028 Total</b>                                |               |         | <b>2,888,000</b> |
| <b>2029</b>                                      |               |         |                  |
| <b>The Golden Mile (fka Golden Mile Complex)</b> | Beach Road    | Q1 2029 | 400,000          |
| <b>GRAND TOTAL</b>                               |               |         | <b>3,768,000</b> |



Landlord Fitted Out Space  
BNI Tower, Raffles Place



Landlord Fitted Out Space  
IOI Central Boulevard

## Market Trends

Several trends in the market have emerged and likely to continue.

### 1 Lack of Office Space for Large Space Users

Large space users will find it increasingly difficult to source suitable space and may have to rely on stop-gap solutions, such as using 'swing space' or temporary space, until a new wave of supply comes on stream in 2028.

### 2 Landlord Fitted Out Space

There has been some resistance to rising rents and, as a result, demand has softened. Consequently, more landlords are becoming proactive in responding to increased demand for fitted out space. Many landlords are now offering to fit out space, providing tenants with fully fitted units on a "Plug In and Go" basis. These options typically involve a base gross rental, plus approximately \$2.00 per sq ft to amortise the cost of the fit-out works. See Page 3 for a summary of some of the most popular options in this category.

### 3 Business Centre / Serviced Office Consolidation

The consolidation of business centre and serviced office operators continues. Some operators are scaling down, including Ucommune at **Bugis Junction** and **Prudential Tower**, WeWork giving up space in **Manulife Tower** and **UE Square**, O2 at **Collyer Quay Centre**, and CityHub at **20 Collyer Quay**.

Other operators, however, continue to expand, such as ARCC leasing three floors in **Bank of Singapore Centre**, JustCo leasing several floors at **108 Robinson Road**, The Executive Centre expanding in **Ocean Financial Centre**, and The Work Project in **Asia Square Tower 2**.

More landlords are being proactive to meet a new demand for fitted out space.

\*Denotes Official Asking Rates: Negotiable (subject to contract)



## Keppel South Central

10 Hoe Chiang Road

|                  |  |
|------------------|--|
| Asking Rent      | <b>\$14.50 psf fitted / \$12.50 psf bare</b> |
| Available Space  | 2,500 – 21,000 sq ft                         |
| Nearest MRT      | Tanjong Pagar / Cantonment                   |
| Floor Plate Size | 21,000 sq ft                                 |
| Height           | 33-storeys                                   |
| Total Size       | 500,000 sq ft                                |



## 39 Robinson Road

|                  |  |
|------------------|--|
| Asking Rent      | <b>\$ TBC</b>                            |
| Available Space  | 2,500 – 7,800 sq ft                      |
| Nearest MRT      | Raffles Place / Shenton Way / Telok Ayer |
| Floor Plate Size | 7,800 sq ft                              |
| Height           | 22-storeys                               |
| Total Size       | 165,000 sq ft                            |



## 31 Exeter Road

|                  |  |
|------------------|--|
| Asking Rent      | <b>\$ TBC</b>                          |
| Available Space  | TBC                                    |
| Nearest MRT      | Somerset                               |
| Floor Plate Size | TBC                                    |
| Height           | 20-storeys                             |
| Total Size       | 1,200,000 sq ft (twin towers combined) |



## Clifford Centre

24 Raffles Place

|                  |   |
|------------------|---|
| Asking Rent      | <b>\$ TBC</b>                           |
| Available Space  | Units up to 15,000 sq ft (podium floor) |
| Nearest MRT      | Raffles Place                           |
| Floor Plate Size | 15,000 sq ft (podium) / 10,000 sq ft    |
| Height           | 29-storeys                              |
| Total Size       | 492,000 sq ft (offices)                 |

# Featured New Development

## Shaw Tower

**\*S\$14.50 per sq ft per month**  
**Inclusive of service charge**



100 Beach Road

**TOP: Q2 2026**

**Asking Rent: \$14.50\***

|                     |                       |
|---------------------|-----------------------|
| Available Units     | 6,000 – 20,000 sq ft  |
| Height              | 33-storeys            |
| Average Floor Plate | 18,000 – 20,000 sq ft |
| Office Space Total  | 450,000 sq ft         |
| Total Size          | 560,000 sq ft         |
| Nearest MRT         | Bugis                 |

- **Strategically located** in the urban rejuvenated Beach Road /Ophir-Rochor Corridor
- Excellent **MRT, Bus and Expressway** connectivity



Shaw Tower, the grand old dame of commercial property along Beach Road, is being transformed into a brand-new, state-of-the-art mixed-use development. The project will deliver approximately 450,000 sq ft of premium Grade A office space, alongside cultural and lifestyle features, with a total floor area of around 560,000 sq ft. The development will include indoor community spaces, an outdoor amphitheatre, as well as sky gardens and terraces.

The project forms part of the Urban Redevelopment Authority's wider plan to rejuvenate the Ophir/Rochor precinct. A key element of the scheme is its connectivity, linking to the adjoining mixed-use development at Guoco Midtown, as well as a bridge connection via South Beach Tower to Suntec City. Access to the development will be from Middle Road, rather than Beach Road as previously.

Sustainability is another key feature of the development, with the building designed to be digitally enabled and incorporating the following features:

- **Building data analysis systems**
- **Renewable power generation**
- **Smart lighting systems**
- **Active chilled beams**
- **Designated BCA Green Mark**

The 33-storey (approximately 200-metre-tall) office tower is scheduled for completion in late 2025. The architects are Aedas, the project manager is Lendlease, and the developer is the Sir Run Run Shaw Charitable Trust (Hong Kong).

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**CORPORATE LOCATIONS**

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| <b>\$\$\$</b><br>Raffles Place   | <b>Latest Rental Rates</b><br>Updated daily   | <b>\$\$</b><br>Telok Ayer   | <b>New to Singapore?</b>  |
| One Raffles Place Tower 1  |   | 80 Robinson Road  | Check out our Office District Guide   |
| 3,300 sq ft  |   | 3,200 sq ft   | Covering ALL districts, from Raffles Place to Edge of CBD, Orchard, East and West |
| \$13.50 per sq ft  |   | \$8.50 per sq ft  |   |
| \$44,550 per month   |   | \$27,200 per month  |   |
|  35-39 pax |   |  30-32 pax   |   |
|            |   |    |   |
| 1 manager room, 38 workstations, 10 hot desks  |   | Fitted unit with MD room, 29 workstations and a boardroom   |   |
| 10-pax board room, 5-pax meeting room  |   | 3 minute walk to Telok Ayer MRT station   |   |
| <a href="#">More information</a>   |   | <a href="#">More information</a>  |   |
| <b>\$\$</b><br>Somerset  | <b>\$\$\$\$</b><br>Downtown   | <b>\$</b><br>Havelock Road  |   |
| 51 Cuppage Road  | Marina One West Tower   | King's Centre   |   |
|           | 3,600 sq ft<br>\$15.00 per sq ft<br>\$54,000 per month<br> 24-32 pax | 10,080 sq ft<br>\$8.00 per sq ft<br>\$80,640 per month<br> 70-80 pax |   |
|  |   |   |   |

## Some Recent Clients

| Company                | Relocated to          | From                        |
|------------------------|-----------------------|-----------------------------|
| CHP Law                | Collyer Quay Centre   | PLUS                        |
| Creative Technology    | Alexandra Technopark  | International Business Park |
| EOS IT Solutions       | Asia Square Tower 1   | New Set-up                  |
| JCDecaux               | Harbourfront Tower 1  | Suntec Tower 3              |
| Lioner International   | One Raffles Place     | SBF Center                  |
| Microchip Technology   | ABI Plaza             | Forum                       |
| MONFX                  | One George Street     | Business Centre             |
| Nihon Kohden           | Keppel Bay Tower      | Harbourfront Centre         |
| Northcroft Consultants | Peninsula Plaza       | MND Building                |
| Testudo                | IOI Central Boulevard | New Set-up                  |
| Wotton & Kearney       | CapitaGreen           | Business Centre             |

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