

Q2 2026

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Singapore Office Market Review

Highlights

- **Office tenants are likely to face particularly challenging conditions in 2026 and 2027**, with limited new supply, reduced choice and a need to watch how the Iran conflict affects inflation, confidence and leasing demand.
- **Shaw Tower** and **39 Robinson Road** are the only major new completions, so tenants may need to be more flexible on location to secure the right space.
- Flight to quality remains strong, with **IOI Central Boulevard Tower** continuing to attract major occupiers and filling up quickly.
- **Rental rates have edged up again**, with Grade A rents now just above \$14.00 psf and further growth of 2.5% to 3% still expected in 2026.
- **Leasing activity remains strongest in the CBD**, especially around Tanjong Pagar, as displaced tenants from redevelopment projects continue to reshape demand.

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The information in this publication should be regarded as a general guide only. Whilst every care is taken in its preparation, no representation is made or responsibility accepted for its accuracy or completeness. The rentals mentioned are neither asking rentals nor rentals agreed by property owners, but only represent the writers views on estimated rentals and is intended as reference only.

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Office Rental Guide

Official Asking Rates

S\$ psf per month – inclusive of service charge

1 April 2026

Raffles Place/ Downtown

| | |
|--------------------------------|-----------------|
| 6 Battery Road | \$13.50-\$14.50 |
| 6 Raffles Quay | \$8.00 |
| 8 Robinson | \$11.00-\$12.50 |
| 18 Robinson | \$13.00-\$13.50 |
| 20 Collyer Quay | \$10.80-\$13.60 |
| 55 Market Street | \$11.00-\$12.00 |
| AIA Tower | Full |
| Asia Square Tower 1 | \$14.00-\$15.50 |
| Asia Square Tower 2 | \$14.00-\$15.50 |
| Bank of China Building | \$9.60 |
| Bank of Singapore Centre | TBA |
| Bharat Building | \$7.00 |
| BNI Tower | \$12.00-\$14.00 |
| CapitaGreen | \$13.00-\$13.50 |
| CapitaSpring | Full |
| Capital Square | \$11.00-\$12.00 |
| Collyer Quay Centre | \$10.50-\$12.50 |
| Far East Finance Building | \$6.00 |
| Grace Global Raffles | \$9.80 |
| Great Eastern Centre | \$9.50 |
| Hong Leong Building | \$9.50 |
| IOI Central Boulevard West Twr | \$14.80-\$18.50 |
| Marina One | \$13.00-\$15.50 |
| 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 | \$13.00 |
| One Raffles Place Tower 1 | \$11.00-\$13.50 |
| One Raffles Place Tower 2 | \$13.00 |
| One Raffles Quay Towers | \$14.00-\$14.50 |
| OUE Bayfront | \$15.00-\$15.50 |
| PLUS | \$9.50-\$13.00 |
| Prudential Tower | \$9.00-\$10.00 |
| Republic Plaza 1 | \$12.00-\$14.50 |
| Republic Plaza 2 | \$10.50 |
| Royal Group Building | \$9.00 |
| Royal One Phillip | \$9.50 |
| Samsung Hub | \$9.80-\$11.00 |
| Singapore Land Tower | \$13.00-\$13.50 |
| The Arcade | TBA |
| The House of Eden | \$8.80 |
| 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 | \$8.00-\$11.50 |
| 71 Robinson Road | \$10.50-\$11.50 |
| 80 Robinson Road | \$8.50 |
| 108 Robinson Road | Full |
| 112 Robinson | \$9.00-\$11.00 |
| 120 Robinson Road | \$9.00-\$11.00 |
| 137 Telok Ayer Street | \$8.00 |
| 135 Cecil Street | \$6.80 |
| 137 Cecil Street | TBA |
| 150 Cecil Street | \$6.50-\$8.00 |
| 158 Cecil Street | \$8.00 |
| Afro Asia i-Mark | Full |
| Bangkok Bank Building | \$6.50 |
| BEA Building | TBA |
| 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 | \$6.50-\$7.50 |
| Manulife Tower | \$11.00 |
| OUE Downtown 1 & 2 | \$10.00-\$10.50 |
| Robinson 77 | \$10.00-\$10.80 |
| SBF Centre | \$10.00-\$10.85 |
| SGX Centre 1 & 2 | \$9.50 |
| Shenton House | \$5.50 |
| SIF Building | \$9.20 |
| Tahir Building | \$8.50 |
| The Globe | TBA |
| The Octagon | \$7.00-\$8.00 |
| Tokio Marine Centre | \$8.80 |
| Tong Eng Building | \$6.50 |
| UIC Building | \$11.50 |
| UOI Building | \$8.00 |
| 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 | \$8.00-\$8.50 |
| Anson House | \$9.50 |
| Guoco Tower | \$14.00-\$14.50 |
| International Plaza | \$6.00-\$7.78 |
| Jit Poh Building | \$6.80 |
| Keppel South Central | \$12.00-\$14.50 |
| MAS Building | Full |
| Southpoint | \$6.00-\$7.50 |
| Springleaf Tower | \$8.50-\$9.50 |
| 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 | \$11.00 |
| 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 | \$6.20-\$7.00 |
| Raffles City Tower | \$10.50-\$13.50 |
| Shaw Tower | \$14.50 |
| South Beach Tower | \$13.50-\$14.00 |
| Suntec Towers 1-5 | \$9.00-\$12.80 |
| 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 | TBA |
| Forum | \$6.50-\$7.00 |
| Goldbell Towers | \$9.20-\$9.30 |
| Haw Par Centre | \$7.20 |
| Haw Par Glass Tower | Full |
| International Building | Full |
| 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 | Full |
| The Heeren | \$10.80 |
| Tong Building | Full |
| TripleOne Somerset | \$9.00-\$9.50 |
| Visioncrest Orchard | \$9.80-\$10.50 |
| Wheelock Place | Full |
| Wilkie Edge | Full |
| Winsland House I & II | \$10.00-\$11.00 |
| Wisma Atria | \$12.00 |

Chinatown/ River Valley Road

| | |
|------------------|-----------------|
| CES Centre | \$5.80 |
| Chinatown Point | TBA |
| Great World City | \$9.30-\$9.60 |
| Havelock II | \$8.00 |
| King's Centre | \$8.50-\$9.20 |
| The Central | \$10.00-\$11.36 |
| UE Square | \$8.70-\$9.00 |
| Valley Point | \$7.50 |

Edge of CBD

| | |
|--------------------|---------------|
| Alfa Centre | Full |
| Aperia* | \$6.40-\$6.60 |
| Boon Siew Building | \$5.50-\$6.00 |
| Central Plaza | \$7.90 |
| Goldhill Plaza | \$5.80 |
| Newton 200 | \$9.50 |
| Novena Square | TBA |
| Rex House | \$5.50 |
| SLF Building | \$4.80 |
| United Square | \$8.80 |

East

| | |
|------------------------------|---------------|
| AIA Tampines | Full |
| ARC 380 | \$7.00-\$7.40 |
| Asia Green Tower 1 | \$6.80 |
| Asia Green Tower 2 | Full |
| Changi Business Park | \$4.00+ |
| CPF Tampines | \$6.40 |
| ESR BizPark@Chai Chee* | \$3.80-\$4.00 |
| Hiap Hoe Building | Full |
| Income@Tampines Junction | Full |
| NTUC Income Tampines Point | \$6.50 |
| Parkway Parade | \$7.80 |
| Paya Lebar Green North Tower | Full |
| Paya Lebar Green South Tower | Full |
| Paya Lebar Quarter | \$9.80 |
| Paya Lebar Square | \$6.78-\$7.63 |
| SingPost Centre | \$7.00-\$8.50 |
| Starhub Green* | \$4.90 |
| Tampines Plaza 1 | \$6.50 |
| Tampines Plaza 2 | Full |

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-\$8.00 |
| mTower | \$7.80-\$9.00 |
| Pacific Tech Centre* | \$2.90 |
| Singapore Science Parks* | \$3.95+ |
| The JTC Summit | \$5.30 |
| The Metropolis | \$9.20 |
| 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

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**CORPORATE
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Featured Development **Shaw Tower**

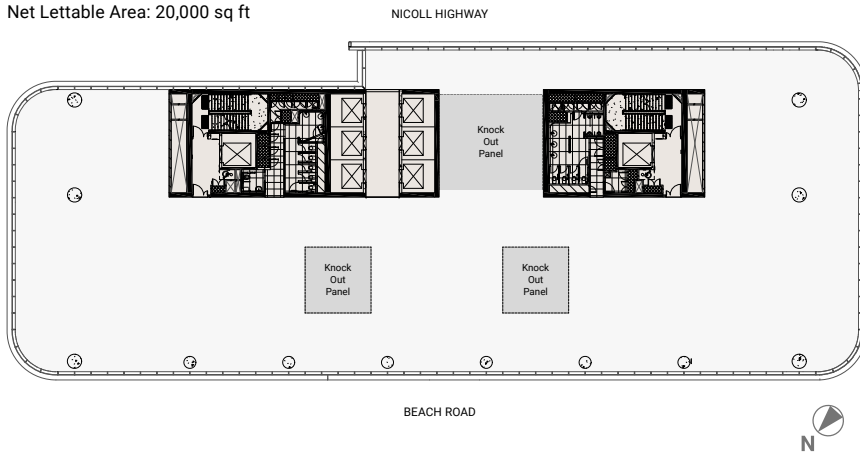
100 Beach Road

*Per sq ft per month **Inclusive of service charge**



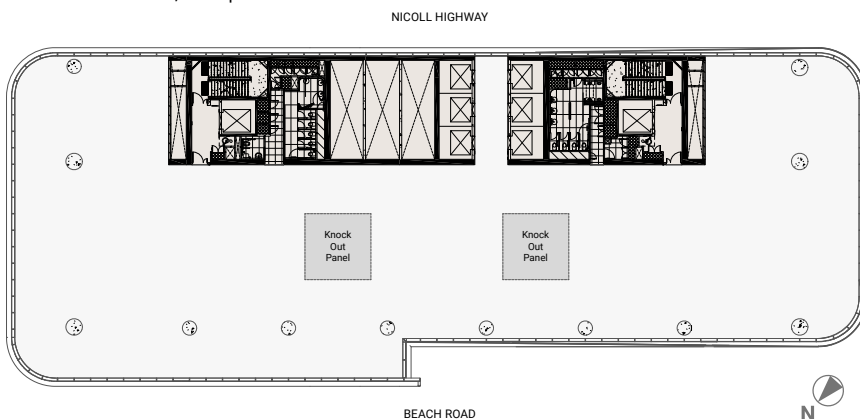
High Zone

Net Lettable Area: 20,000 sq ft



Low Zone

Net Lettable Area: 18,000 sq ft



Asking Rent: \$14.50*

TOP: July 2026

| | |
|---------------------|-----------------------|
| 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 |

Shaw Tower is nearing completion as a major new mixed-use project that will bring high-quality Grade A office space to the Beach Road area, alongside a stronger lifestyle and community offering and excellent **MRT, bus** and **expressway** links.

Positioned within the wider rejuvenation of the **Ophir/Rochor** precinct, the development will also benefit from direct links to neighbouring schemes including **Guoco Midtown, South Beach Tower** and **Suntec City**.

Sustainability and **smart building** features are also central to the project, reinforcing its appeal to occupiers seeking modern, well-located and future-ready office space.

Supply

The next two years, 2026 and 2027, are likely to be particularly challenging for tenants seeking new office space, simply because of the lack of supply and limited choice. This is when occupiers will need the most informed advice, not only to identify the obvious options, but also to uncover the less visible opportunities in the market. Corporate Locations believes that where there is challenge, there is also opportunity.

Tenants may need to be more flexible on location in order to secure the quality of space they require within budget. Apart from **Shaw Tower** (450,000 sq ft, TOP July 2026), the only other major source of new supply will be **39 Robinson Road**, formerly Robinson Point (165,000 sq ft, TOP estimated December 2026). Other buildings currently offering some of the widest choice of available space include **Keppel South Central**, **One George Street** and **Capital Square**.

2026 and 2027 are likely to be particularly challenging years for tenants, with limited new supply and reduced choice across the market.



Click for More Info



Our Selection



Best Value for Money



In Demand



Premium Choice



Best Upper /Mid-range Option

Trends

Most of the tenants that needed to relocate from **HarbourFront Centre** and **79 Anson Road** as a result of redevelopment have now secured new premises. Mapletree has been particularly successful in retaining many of the HarbourFront Centre occupiers within its own portfolio, most notably at **HarbourFront Tower 1** and **mTower**.

A flight to quality also continues, as companies remain focused on attracting and retaining the best staff. **IOI Central Boulevard Tower** remains one of the most sought-after options in this category and continues to perform strongly.

A flight to quality remains firmly in place, with well-located, higher-quality buildings continuing to attract the strongest demand.

Rentals / Forecasts

Mode rental rates for top Grade A buildings have edged up over the last quarter to just above **\$14.00 per sq ft**. For upper mid-range office space, mode rates remain in the **\$11.50 to \$12.00 per sq ft** range, although there is now less room for negotiation. Lower mid-range office space is currently sitting between **\$8.50 and \$9.50 per sq ft**.

We still expect rents to rise by around **2.5% to 3% during 2026**. The increase might have been greater, but cautious demand has helped keep growth in check.

Over the next few months, the market will also need to watch the wider geopolitical situation, including the Iran crisis, as higher energy costs and weaker business confidence could add to inflationary pressure and weigh on occupier sentiment if instability persists.

Rents are still expected to rise in 2026, but cautious demand and geopolitical uncertainty may help restrain sharper growth.

Our Recommended Buildings Explained


Our recommended office buildings on the following pages have not all been included for the same reason.

Some stand out for premium quality, some for value, and some for their broad appeal in the current market. The icons on the left are intended as a quick guide to why each building has been selected and the type of tenant it may best suit.

If you would like to explore more buildings within a particular category, contact Corporate Locations to request a customised summary of available options tailored to your requirements.

*Denotes estimated target **bottom line effective rates**

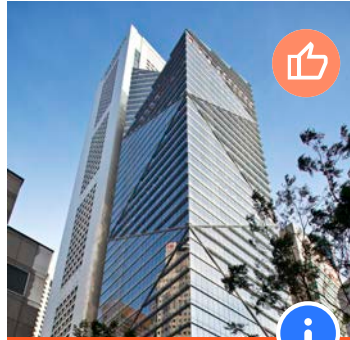
Raffles Place



\$13.00 psf*

Ocean Financial Centre
11 Collyer Quay

Units: 1,163 – 26,781 sq ft

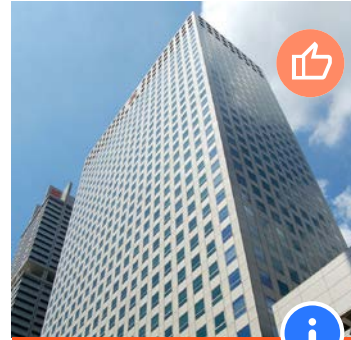


\$12.50 psf*

One Raffles Place Tower 2
1 Raffles Place

Units: 1,798 – 5,360 sq ft

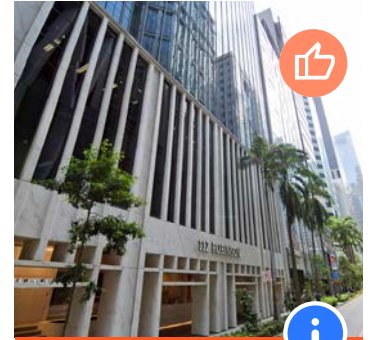
Shenton Way/Tanjong Pagar



\$9.00+ psf*

OUE Downtown 2
6 Shenton Way

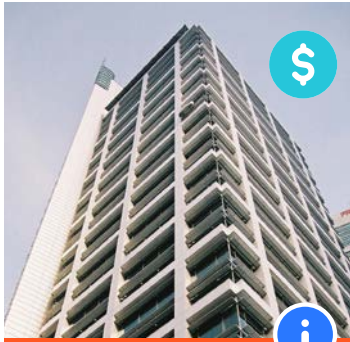
Units: 1,851 – 16,263 sq ft



\$8.50 – \$10.50*

112 Robinson Road
Robinson Road

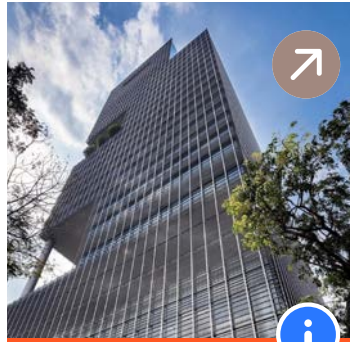
Units: 1,916 – 5,583 sq ft



\$10.00 psf*

Samsung Hub
3 Church Street

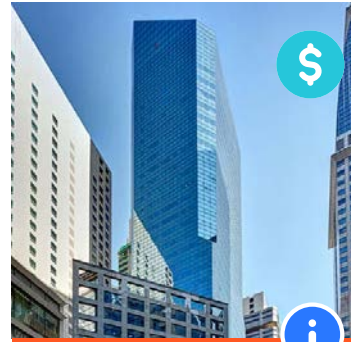
Units: 2,626 – 6,092 sq ft



\$11.50 psf*

One George Street
1 George Street

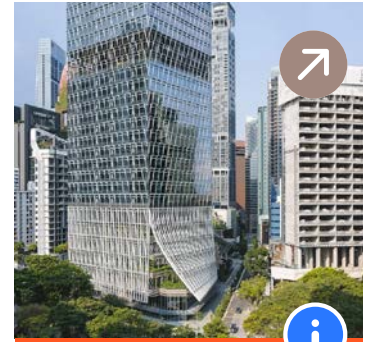
Units: 2,218 – 26,781 sq ft



\$9.00+ psf*

Robinson 77
77 Robinson Road

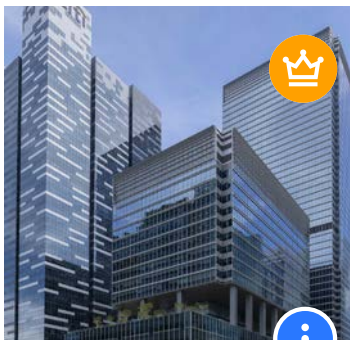
Units: 1,453 – 12,000 sq ft



\$11.50 – \$12.50*

Keppel South Central
10 Hoe Chiang Road

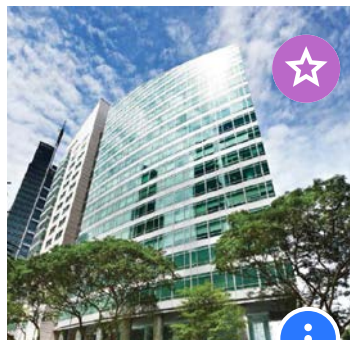
Units: 1,576 – 14,000 sq ft



\$14.50+ psf*

IOI Central Boulevard Tower
2 Central Boulevard

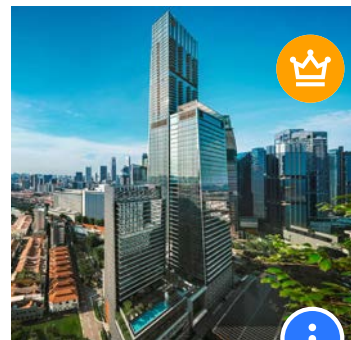
Units: 1,410 – 21,869 sq ft



\$11.00 psf*

Capital Square
23 Church Street

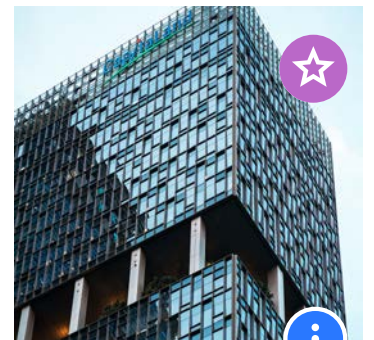
Units: 4,475 – 30,000 sq ft



\$13.00 psf*

Guoco Tower
1 Wallich Street

Units: 1,483 – 18,331 sq ft



\$12.50 psf*

CapitaSky
79 Robinson Road

Units: 2,339 – 25,300 sq ft

Raffles Place /Downtown

| <i>Company</i> | <i>To</i> | <i>From</i> |
|---------------------------------------|-----------------------------|------------------------|
| Bridgewater Associates | 18 Cross Street | Tahir Building |
| IDC Singapore | 18 Cross Street | Business centre |
| FMC Agro Singapore | 18 Cross Street | Expansion |
| Flow Digital Infrastructure | 18 Cross Street | New set-up |
| 360 One Capital | Hong Leong Building | Asia Square Tower 2 |
| Virtu Financial | IOI Central Boulevard Tower | 1557 Keppel Road |
| FlexM Global | IOI Central Boulevard Tower | New set-up |
| AM Best | Manulife Tower | 6 Battery Road |
| Crane Capital (8M Real Estate) | Manulife Tower | Shophouse |
| MonFX | One George Street | Business centre |
| Kroll | One Raffles Place Tower 1 | Ocean Financial Centre |
| Rimkus | One Raffles Place Tower 1 | Business centre |
| Smartly IO Solutions | PLUS | One Raffles Place |
| First Plus | Samsung Hub | Asia Square Tower 1 |
| Titanium Law | Samsung Hub | Prudential Tower |
| Alpadis | Samsung Hub | One George Street |

Shenton Way /Tanjong Pagar

| <i>Company</i> | <i>To</i> | <i>From</i> |
|------------------------------|----------------------|---------------------|
| CUE Digital | 61 Robinson Road | Tahir Building |
| Fiji Water | 78 Shenton Way | Expansion |
| Drydel Shipping | 80 Robinson Road | Asia Square Tower 2 |
| Meratus International | ABI Plaza | TBC |
| Vesync Singapore | ABI Plaza | TBC |
| NTUC First Campus | Hong Leong Building | Mountbatten Square |
| HK Marine | Hub Synergy Point | TBC |
| Dong Fang Offshore | Hub Synergy Point | New set-up |
| Acheron | Hub Synergy Point | Suntec Tower 1 |
| Japan Travel Bureau | Keppel South Central | 79 Anson Road |
| Ato Partners | Harbourfront Tower 2 | SBF Centre |
| ADM Promotion | UIC Building | Anson House |

City Hall /Beach Road

| <i>Company</i> | <i>To</i> | <i>From</i> |
|--------------------------------------|-------------------|--------------------------|
| Northcroft Consultants | Peninsula Plaza | MND Building |
| Nexus Commodities | South Beach Tower | New set-up |
| XStar Technology | Suntec Tower 1 | Expansion |
| Digital Edge | Suntec Tower 3 | Expansion |
| First Resources | Suntec Tower 3 | Suntec Tower 1 |
| Oil States | Suntec Tower 3 | Harbourfront Centre |
| Alpha X Technology | Suntec Tower 3 | Suntec Tower 4 |
| Hoegh Evi Asia | Suntec Tower 4 | Springleaf Tower |
| Espire Consulting (Molor Pro) | Suntec Tower 3 | Suntec Tower 3 |
| Ascendence Wealth | The Concourse | United Square |
| DHR Global | The Concourse | Bank of Singapore Centre |
| Landi International | The Gateway | Expansion |
| Hey Sara Accounting | The Gateway | Peninsula Plaza |

Demand

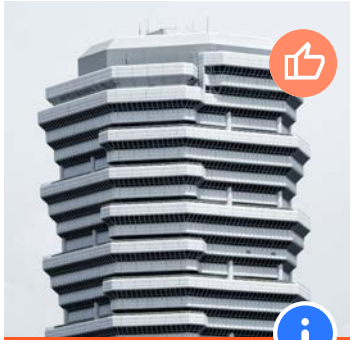
Most office leasing activity still takes place within the CBD / Financial District, largely because this is where occupiers have the widest choice of buildings. Activity has been brisk in the Tanjong Pagar area, where tenants displaced by the redevelopment of 79 Anson Road have needed to secure new premises.

Keppel South Central and **Hub Synergy Point** have been among the main beneficiaries of this movement, while **ABI Plaza** has also seen good activity.

IOI Central Boulevard Tower remains the leading choice for firms pursuing a flight to quality, although the development is filling up quickly. Recent blockbuster deals include Franklin Templeton taking 1½ floors after relocating from Suntec Tower 1, and Virtu Finance leasing a full floor following its move from 1557 Keppel.

*Denotes estimated target **bottom line effective rates**

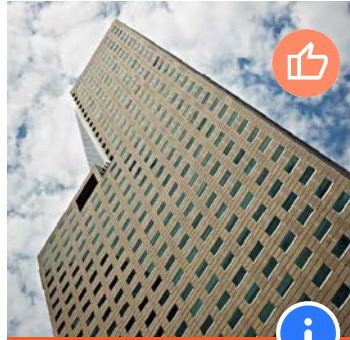
Marina Centre/Beach Road



\$7.50 psf*

The Concourse
300 Beach Road

Units: 1,270 – 12,497 sq ft

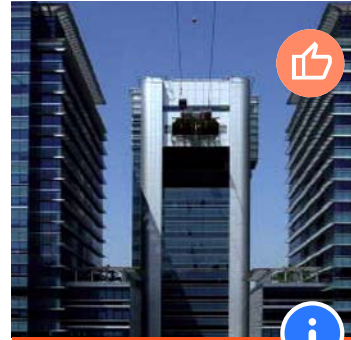


\$11.00 psf*

Suntec City Towers
Temasek Boulevard

Units: 1,400 – 12,497 sq ft

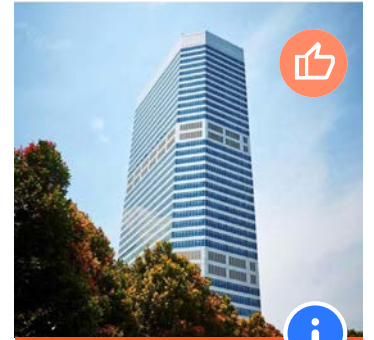
Economy / Decentralized Locations



\$7.20 psf*

Harbourfront Tower 2
3 Harbourfront Place

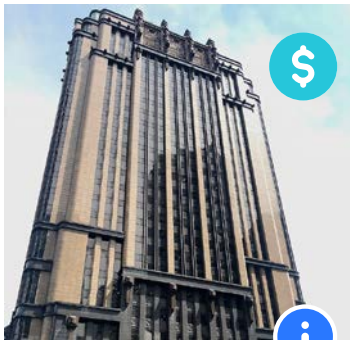
Units: 2,949 – 10,893 sq ft



\$7.20 psf*

mTower
460 Alexandra Road

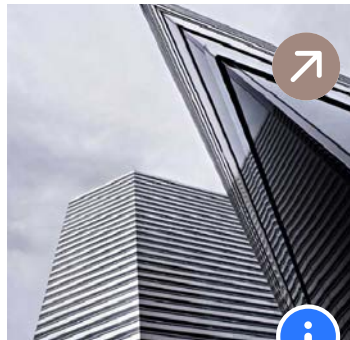
Units: 3,000 – 15,651 sq ft



\$7.50 - \$8.50 psf*

Parkview Square
600 North Bridge Road

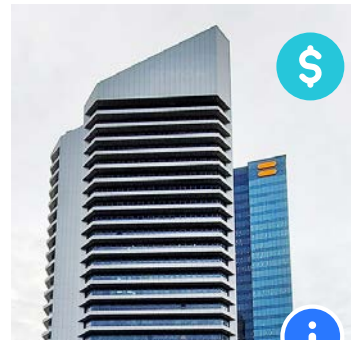
Units: 1,185 – 8,242 sq ft



\$8.00 psf*

The Gateway East/West
300 Beach Road

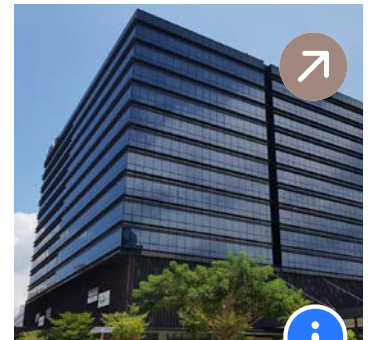
Units: 1,000 – 11,882 sq ft



\$7.00+ psf*

Fragrance Empire Building
456 Alexandra Road

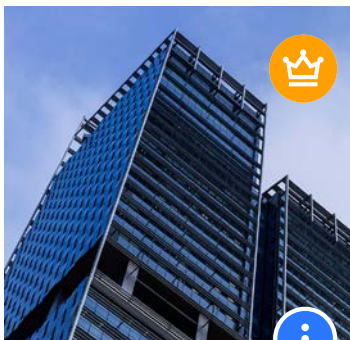
Units: 1,755 – 10,441 sq ft



\$7.00 psf*

Paya Lebar Square
60 Paya Lebar Road

Units: 1,000 – 1,500 sq ft



\$13.50 psf*

South Beach Tower
38 Beach Road

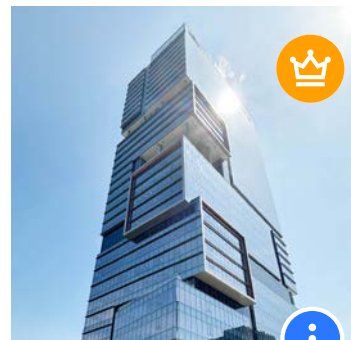
Units: 5,258 – 18,436 sq ft



\$12.00 psf*

Duo Tower
3 Fraser Street

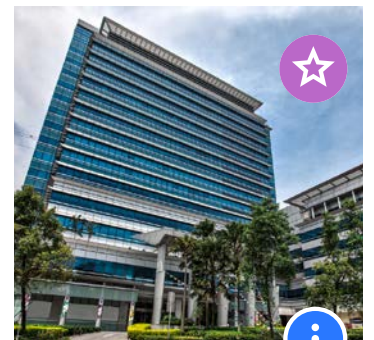
Units: 2,347 – 26,490 sq ft



\$8.50 psf*

Labrador Tower
1 Pasir Panjang Road

Units: 3,367 – 26,438 sq ft

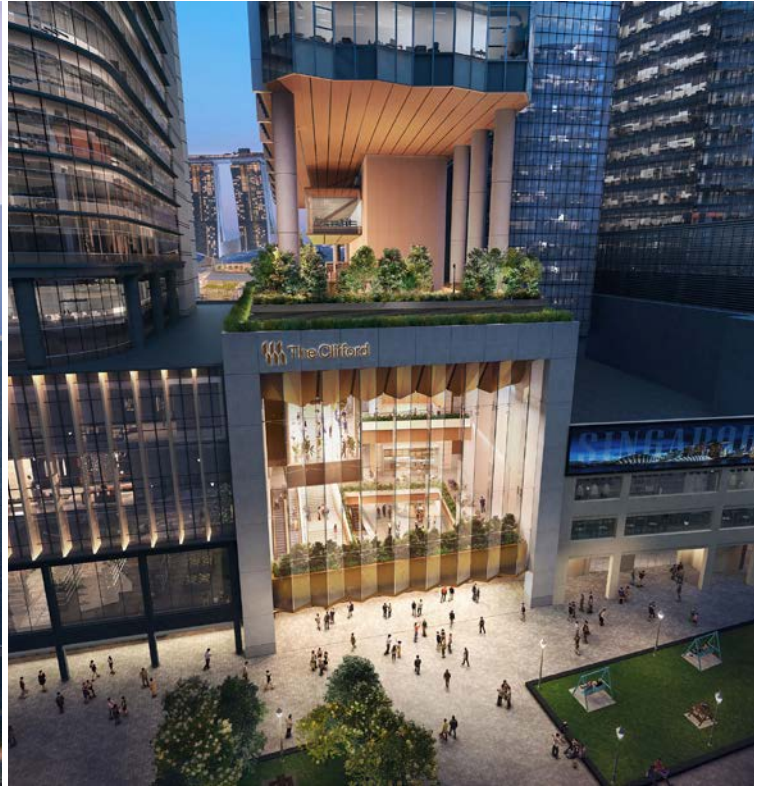
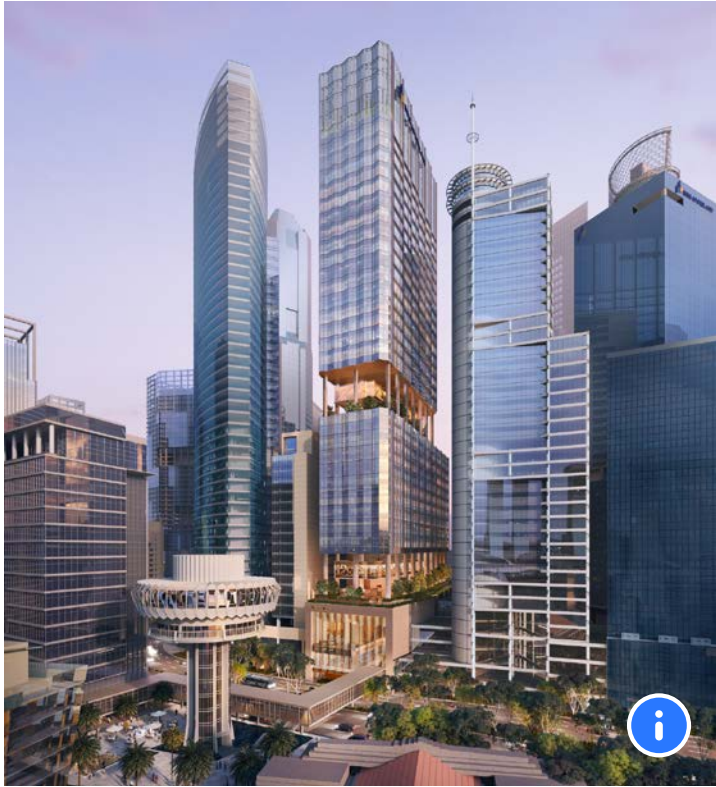


\$8.25 psf*

Keppel Bay Tower
1 Harbourfront Avenue

Units: 2,971 – 19,946 sq ft

24 Raffles Place



Key Facts and Features

| | |
|------------------------------|---|
| Developer | Singapore Land Group |
| Construction Period | 2023 – 2028 |
| Total Gross Floor Area (GFA) | 544,000 sq ft Up 36% from the original building |
| Net Rentable Office Space | 360,000 sq ft |
| Retail & Lifestyle | 45,000 sq ft |
| Average Floor Plate | 10,500 sq ft |
| Building Height | 50 storeys |
| Estimated Completion (TOP) | 2028 |

Clifford Centre is being transformed into a major new Grade A office development that will introduce a fresh generation of workspace to Raffles Place, with a strong emphasis on flexibility, sustainability and next-generation workplace design.

The project is expected to reinforce the district's position as **Singapore's premier business address**, while also improving the pedestrian experience through sky gardens and curated retail at podium level. Its redevelopment reflects the wider flight-to-quality trend, as occupiers continue to favour premium, efficient and future-ready office space.

Why It Matters

- **Prime Location:** Directly linked to Raffles Place MRT Interchange.
- **Sustainability:** Focused on circular demolition and low-carbon construction.
- **Design Excellence:** Conceived by world-renowned architecture firm.
- **Increased Capacity:** 36% larger GFA to meet strong CBD leasing demand.
- **Future-Ready:** Tailored for hybrid working and premium occupiers.



How much does it cost to rent an office in Singapore?

There is now a widening rental gap (per sq ft per month) within the Financial District between the very top tier of the market - Premium Grade A, upper mid-range and economy range...

[Read more](#)

What is the difference between 'Effective' and 'Asking' rental rates?

Many tenants ask what is the difference between the effective rental rate and the asking rental and how is the effective rate calculated. The asking rate is exactly that, it is what the landlord officially quotes for any given building...

[Read more](#)

What are the benefits (and potential pitfalls) of leasing a Fitted Office?

Time and cost efficiency are key considerations for any company looking to relocate. One strategy that has gained traction, especially in markets like Singapore, is leasing a fitted office space...

[Read more](#)

Can you break your Office Lease before the expiry date?

Tenant break clauses are rare in Singapore corporate office leases. While some leases contain a landlord's break clause, this typically allows the landlord to terminate the lease for redevelopment, major refurbishment or...

[Read more](#)

FURTHER READING

Office Leasing Kit: Everything You Need to Plan Your Move

Our **Office Leasing Kit** brings together practical tools, guides and expert advice to help tenants navigate every stage of the office leasing process, from calculating space needs and budgeting fit-out costs to understanding timelines, lease terminology and useful contacts.

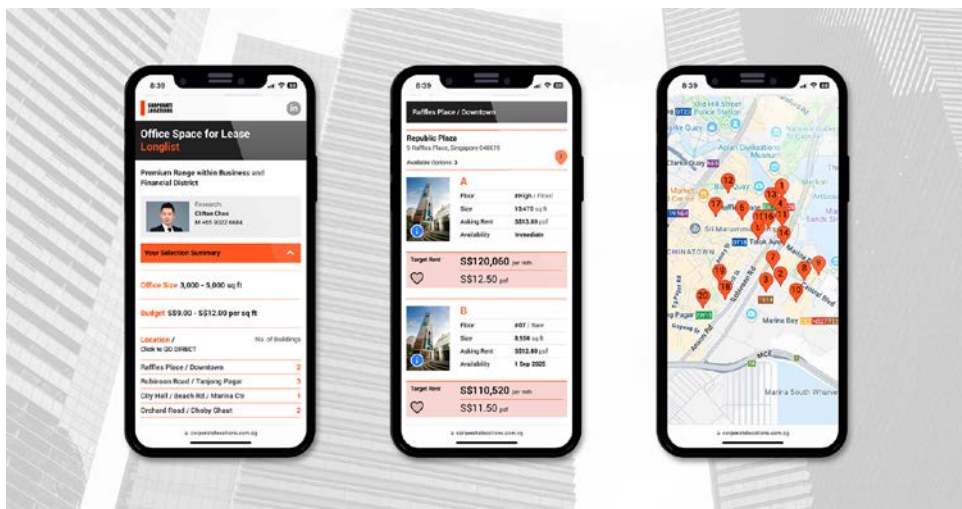
[Office Leasing Kit](#)

A smarter way to review available office space

Our customised office listing brings together available office space that matches your budget, size and preferred locations, in a format designed for faster review and easier internal sharing. Delivered as an interactive mobile web link alongside a detailed PDF, it helps tenants move from initial search to shortlist more efficiently.

- Matches your **budget, size** and **location** requirements
- Includes **effective rent benchmarks** and **selected off-market options**
- **Interactive mobile link** for quick review and shortlisting
- **Clear next steps** to move quickly to inspections and negotiations
- **Easy to share** internally with decision-makers

[Click here](#) to request your customised office summary



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Some Recent Clients

| Company | Relocated to | From |
|------------------------|---------------------|---------------------|
| CUE Digital | 61 Robinson Road | Tahir Building |
| Cobelfret | Centennial Tower | Lease renewal |
| Dong Fong Offshore | Hub Synergy Point | New set-up |
| Drydel Shipping | 80 Robinson Road | Asia Square Tower 2 |
| ECOM Agroindustrial | Anson House | 79 Anson Road |
| ITEL Learning Systems | 111 Somerset | Harbourfront Centre |
| Oil States Industries | Suntec Tower 3 | Harbourfront Centre |
| Shin Etsu Electronics | SingPost Centre | Harbourfront Centre |
| Secretariat Consulting | Asia Square Tower 2 | BEA Building |
| Elico Oil | Keck Seng Tower | 79 Anson Road |



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