

Singapore Office Market Review

Supply

The Supply Crunch Is Nearly Here

- The day of reckoning is nearly upon us, with limited stock currently available and new supply significantly restricted over the next 18 months. **IOI Central Boulevard West Tower** is technically full, with only one whole floor left for lease, while **Keppel South Central** is filling up fast.
- **Shaw Tower**, comprising approximately 450,000 sq ft, will be the most significant office scheme to be completed this year, while **39 Robinson Road**, formerly Robinson Point, now looks set to come on stream in early January 2027. As a result, “shadow space” released by tenants relocating elsewhere is likely to become increasingly important.
- **Larger space users** with requirements for next year should ideally have secured their new premises by now. Otherwise, they may have little alternative but to wait for the glut of new supply expected to come on stream in 2028. Even then, we expect some developers may push back completion dates to phase supply and avoid direct competition with rival schemes.
- **In 2027, activity is likely to be driven mainly by tenants that need to move**, rather than those moving by choice. This is where tenants will need a truly independent office expert such as **Corporate Locations** to uncover hidden gems that are not available on the open market.
- **For tenants that are right-sizing**, the search may be slightly easier, as many landlords will still be keen to retain the highest possible occupancy levels in their buildings.

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Corporate Locations (S) Pte Ltd
License No. L3010044A

Disclaimer

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 July 2026

Raffles Place/ Downtown

6 Battery Road	\$13.50-\$14.20
6 Raffles Quay	\$8.00
8 Robinson	\$11.00-\$12.50
18 Robinson	\$13.00-\$13.50
20 Collyer Quay	\$11.00-\$13.30
55 Market Street	\$11.00-\$12.00
AIA Tower	Full
Asia Square Tower 1	\$15.00-\$16.00
Asia Square Tower 2	\$14.00
Bank of China Building	\$9.60
Bank of Singapore Centre	TBA
Bharat Building	\$7.00
BNI Tower	\$12.00-\$14.00
CapitaGreen	\$13.00-\$14.00
CapitaSpring	Full
Capital Square	\$11.50-\$12.00
Collyer Quay Centre	\$10.50-\$12.50
Far East Finance Building	Full
Grace Global Raffles	\$9.80
Great Eastern Centre	Full
Hong Leong Building	\$9.50
IOI Central Boulevard West Twr	\$15.00-\$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	Full
OCBC Centre South	\$9.00
Ocean Financial Centre	\$13.50-\$14.50
One Finlayson Green	\$8.80-\$9.00
One George Street	\$12.00-\$15.00
One Marina Boulevard	\$14.00
One Raffles Place Tower 1	\$11.80-\$13.50
One Raffles Place Tower 2	\$13.00-\$13.50
One Raffles Quay Towers	\$14.00-\$14.50
OUE Bayfront	\$15.00-\$15.50
PLUS	\$9.50-\$13.00
Prudential Tower	\$9.50-\$13.00
Republic Plaza 1	\$12.00-\$13.50
Republic Plaza 2	\$10.50
Royal Group Building	\$9.50
Royal One Phillip	\$9.50
Samsung Hub	\$9.50-\$11.00
Singapore Land Tower	\$13.50
The Arcade	\$7.00
The House of Eden	\$8.80
UOB Plaza 1	\$11.00
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	\$9.50-\$11.00
137 Telok Ayer Street	\$8.00
135 Cecil Street	\$5.90-\$7.30
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	\$8.50
Capital Tower	\$12.00
CapitaSky	\$13.50-\$15.00
Cecil Court	\$6.50
City House	\$8.50
ERH Building	\$7.00

Frasers Tower	\$12.50
GB Building	TBA
Keck Seng Tower	\$7.00-\$7.50
Manulife Tower	\$11.00
OUE Downtown 1 & 2	\$10.00-\$10.50
Robinson 77	\$10.00-\$10.80
SBF Centre	\$7.46-\$11.00
SGX Centre 1 & 2	\$9.50
Shenton House	\$5.50
SIF Building	\$9.00-\$9.20
Tahir Building	\$8.50
The Globe	TBA
The Octagon	\$7.00-\$8.00
Tokio Marine Centre	\$8.80
Tong Eng Building	TBA
UIC Building	\$11.50
UOI Building	\$8.00
YSY Building	\$7.00

Tanjong Pagar

60 Anson Road	\$11.30-\$13.50
78 Shenton Way Tower 1	\$9.00
78 Shenton Way Tower 2	\$9.50
100AM	\$8.50
ABI Plaza	\$8.00-\$8.50
Anson House	\$9.30-\$9.50
Guoco Tower	\$14.00-\$14.50
International Plaza	\$6.50-\$7.80
Jit Poh Building	\$6.50
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	\$6.20
Tanjong Pagar Complex	TBA
Twenty Anson	\$11.50-\$13.00

City Hall/Marina Centre/Beach Road

11 Beach Road	Full
25 North Bridge Road	Full
47 Hill Street	\$8.50
Beach Centre	\$7.80
Bugis Junction Towers	\$10.50
Centennial Tower	\$15.50-\$16.00
Duo Tower	\$12.50
Funan	\$11.00
Guoco Midtown	\$14.80
Lazada One	\$11.00
Millenia Tower	\$13.50-\$16.00
Odeon 331	\$9.00
Odeon 333	Full
OG Albert Complex	\$6.80
Parkview Square	\$9.00-\$9.50
Peninsula Plaza	\$6.50
Raffles City Tower	\$10.50-\$13.50
Shaw Tower	\$15.00
South Beach Tower	\$13.50-\$14.00
Suntec Towers 1-5	\$10.20-\$12.80
The Adelphi	\$6.50-\$8.30
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	\$9.30-\$9.50
Haw Par Centre	\$7.20
Haw Par Glass Tower	Full
International Building	\$10.30
Liat Towers	Full
Ngee Ann City	\$12.00
Orchard Building	\$9.50
Orchard Gateway	Full
Orchard Towers	Full
Palais Renaissance	Full
Regency House	Full
Shaw Centre	TBA
Shaw House	\$9.50

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	\$11.00
Wisma Atria	Full

Chinatown/River Valley Road

CES Centre	\$5.80
Chinatown Point	TBA
Great World City	Full
Havelock II	\$8.00
King's Centre	\$8.20-\$9.20
The Central	\$10.00-\$11.36
UE Square	\$8.70
Valley Point	\$7.50

Edge of CBD

Alfa Centre	Full
Aperia*	\$6.40-\$7.50
Boon Siew Building	\$5.50-\$6.00
Central Plaza	\$7.90
Goldhill Plaza	\$5.80
Newton 200	\$8.50
Novena Square	\$9.50
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	\$6.80
Changi Business Park	\$4.00+
CPF Tampines	\$6.20
ESR BizPark@Chai Chee*	\$3.80-\$4.00
Hiap Hoe Building	\$7.00
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	\$9.00
Starhub Green*	\$4.90
Tampines Plaza 1	\$6.50
Tampines Plaza 2	Full

West/ Others

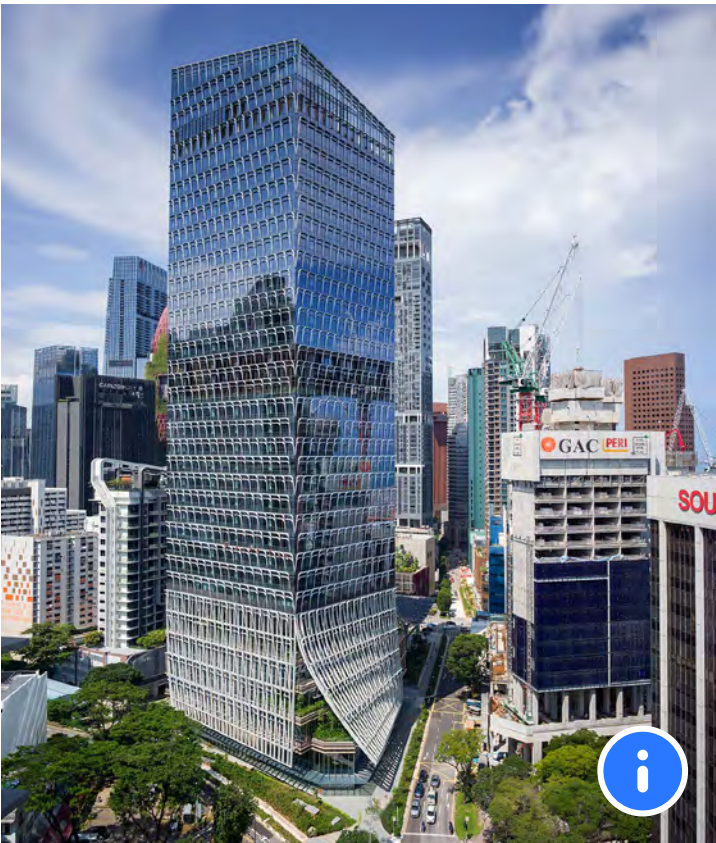
Alexandra Point	\$7.50
Alexandra Techno Park*	\$4.60-\$4.80
ALICE@Mediapolis*	\$4.50
Elementum	\$8.20
Fragrance Empire Building	\$7.40-\$9.20
Harbourfront Tower 1	\$8.20
Harbourfront Tower 2	\$7.70
International Business Park Jurong*	\$4.00+
JEM	\$6.20
Keppel Bay Tower	\$9.00-\$9.50
Labrador Tower	\$9.50
Mapletree Business City*	\$7.30-\$9.20
mTower	\$7.80
Pacific Tech Centre*	\$2.90
Singapore Science Parks*	\$3.95+
The JTC Summit	\$5.30
The Metropolis	\$9.20
UE Biz Hub West	\$6.50
Vision Exchange	\$5.00-\$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
LOCATIONS**



10 Hoe Chiang Road, Tanjong Pagar

Guide Asking Rate	\$12.00 - \$14.50 psf*
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Completion	2025
Size Net Lettable Area	435,000 sq ft
Available Space	1,249 – 21,000 sq ft
Nearest MRT	Tanjong Pagar

Key New Tenants

Manulife Financial Advisors
Wan Hai Shipping
Japan Travel Bureau
OOCL Singapore
K-Line
Gurin Energy
Temenos Singapore
Inchape Shipping

Amenities/Features

Height: 33-storeys
Offices arranged on floors 7-17 (low-rise) and floors 20-31

High specifications.
Many facilities and amenities close by. New MRT station to be opened 2026 (Cantonment).

Floor Plate Size: 20-22,000 sq ft

* Denotes Guide Asking Rates
Negotiable (subject to contract)

- **Smart, flexible workspaces:** Grade A tower with efficient floor plates, 5G connectivity, facial recognition access, and 24/7-ready infrastructure.
- **Wellness and sustainability:** Rooftop pool, gym, outdoor decks, and Green Mark Platinum certification for super low energy use.
- **Vibrant Location:** Tanjong Pagar made it into TimeOut’s list of the top 50 coolest neighbourhoods in the world.

Strategically situated in the heart of Tanjong Pagar, Keppel South Central offers unparalleled connectivity.



Trends

- The impact of forced relocations** resulting from the redevelopment of HarbourFront Centre and 79 Anson Road will diminish, as most tenants have now found new homes.
- Flight to quality remains a key theme**, but rising rents and limited availability mean tenants may need to compromise on location, timing or building specification.
- Rightsizing and space optimisation remain popular strategies** for occupiers seeking to manage both cost and workplace efficiency, as seen in recent relocations by Shell, Allianz Insurance, ANZ Bank and Bank of New York Mellon.
- Demand could soften in 2027**, but tenants needing space may still face strong competition due to the limited options in the market, with the knock-on effect of driving up rents.

Rentals/Forecast

- Mode rental rates for most office buildings have inched up over the last quarter, with premium-range rates now around **\$14.50 to \$15.00** per sq ft. Upper mid-range mode rates are still around **\$11.50 to \$13.00** per sq ft, but there is now less room for negotiation. Lower mid-range mode rates have risen to between **\$9.00 and \$10.00** per sq ft.
- We anticipate rates could rise by around **3%** in 2026 due to limited supply, with the new supply expected in 2028 unlikely to be factored in until later in 2027. In the meantime, rental negotiations will be tough for tenants, making backup options essential.



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 below are intended as a quick guide to why each building has been selected and the type of tenant it may best suit.

 Click for More Info

 Our Selection

 Best Value for Money

 In Demand

 Premium Choice

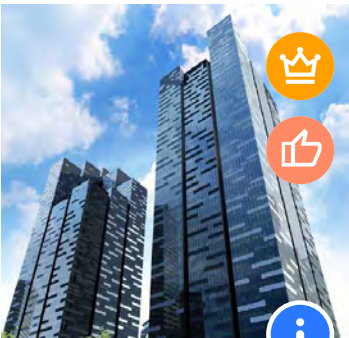
 Best Upper /Mid-range Option

Rental negotiations over the next six months will be tough for tenants, making it important to have **backup alternatives prepared**.

Corporate Locations can help with your office leasing strategy, free of charge.

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

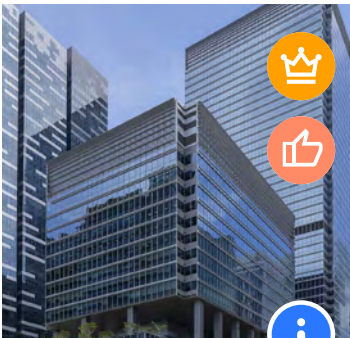
Raffles Place/Downtown



Asia Square Tower 1
8 Marina View

Units: 2,113 – 13,571 sq ft

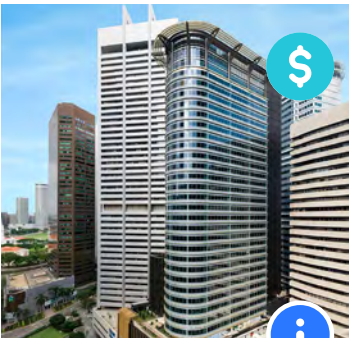
\$15.00 – \$16.00*



IOI Central Boulevard Tower
2 Central Boulevard

Units: 2,584 – 21,689 sq ft

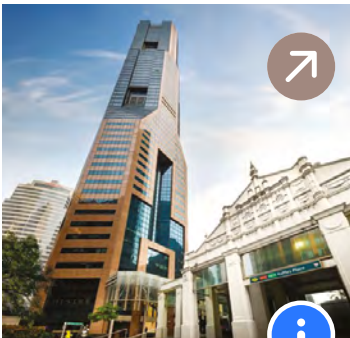
\$15.00 – \$16.00*



BNI Tower
30 Raffles Place

Units: 1,516 – 9,483 sq ft

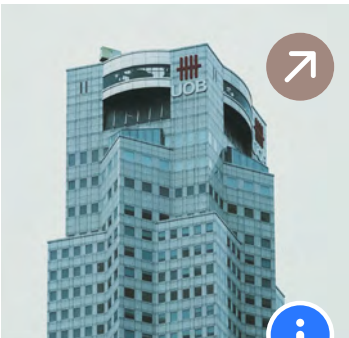
\$12.50 psf*



Republic Plaza
9 Raffles Place

Units: 1,169 – 10,818 sq ft

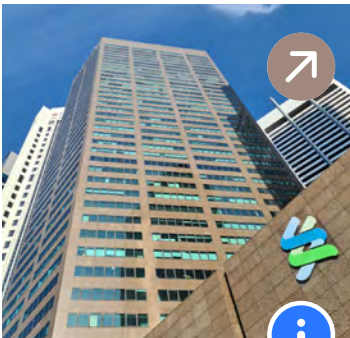
\$13.00 psf*



UOB Plaza 1
80 Raffles Place

Units: 2,099 – 7,890 sq ft

\$12.50 psf*

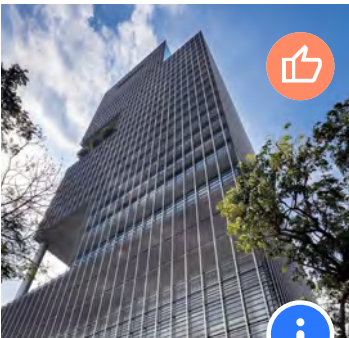


6 Battery Road
Battery Road

Units: 1,173 – 12,206 sq ft

\$13.50 psf*

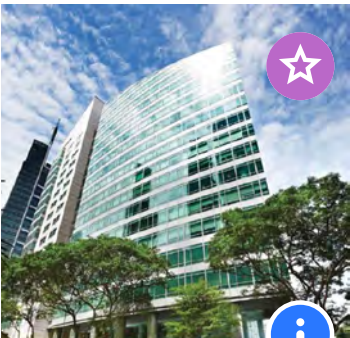
Fringe/Edge of Raffles Place



One George Street
George Street

Units: 2,128 – 22,500 sq ft

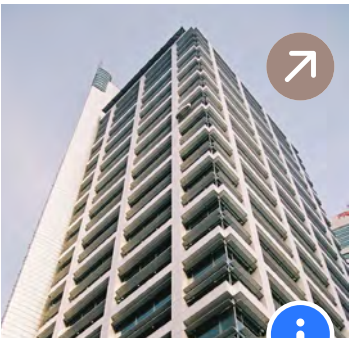
\$12.00+ psf*



Capital Square
23 Church Street

Units: 4,475 – 30,000 sq ft

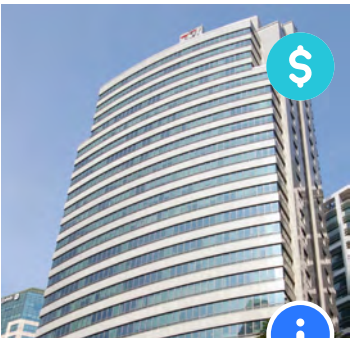
\$12.00 psf*



Samsung Hub
3 Church Street

Units: 1,000 – 7,992 sq ft

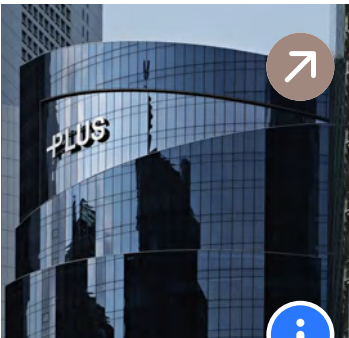
\$11.00 psf*



Prudential Tower
30 Cecil Street

Units: 1,000 – 11,182 sq ft

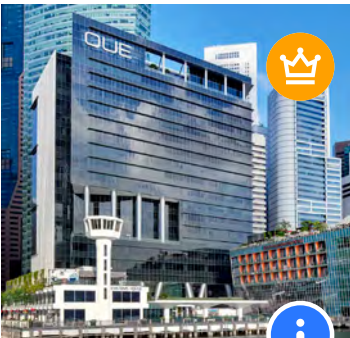
\$10.00 psf*



PLUS
20 Cecil Street

Units: 1,000 – 10,828 sq ft

\$11.50 – \$12.50*



OUE Bayfront
50 Collyer Quay

Units: 1,626 – 19,585 sq ft

\$15.50 psf*

Many market commentators report that strong demand is driving up rents. However, much depends on how you define strong demand.

It is true that those seeking office space now are helping to push rents up, because many are compelled to relocate. This may be because they are being displaced by redevelopment, need to upgrade to match their competitors or are seeking space that better supports regional growth and greater efficiency. In this sense, demand is indeed driving up rents.

On the flip side, most expansion has been modest. Displaced tenants are generally not taking additional space, so they have a negligible impact on net take-up, other than through the loss of existing stock.

Tenants upgrading their offices also tend to increase their budget, rather than their overall footprint.

As a result, overall take-up has been tepid and genuine new demand has been limited. The table below and on the following page outlines market activity over the last few months. On the surface, it looks impressive, but on closer inspection, few of these moves represent major expansions, and most new set-ups involve relatively small spaces.

The latest "blockbuster" deal in the market is Allianz Insurance's lease of 78,000 sq ft of office space at the new **Shaw Tower** development. Allianz will be relocating from CapitaSky in March 2027.

Raffles Place / Downtown



IOI Central Boulevard



Marina Bay Financial Centre

<i>Company</i>	<i>To</i>	<i>From</i>
Rich Forever Family Office	6 Battery Road	<i>New Set-up</i>
Transcend	6 Battery Road	-
World Gold Council	6 Battery Road	-
Atos Information Technology	18 Robinson	-
Magnite	18 Robinson	-
Minhai Global/Singhai Energy	20 Collyer Quay	<i>Business Centre</i>
Bugle Rock	30 Raffles Place/BNi Tower	-
Shobna Chandran LLC	30 Raffles Place/BNi Tower	-
Opay Digital	30 Raffles Place/BNi Tower	-
Iserious	30 Raffles Place/BNi Tower	-
Axiom Asia Private Capital	Asia Square Tower 1	<i>Business Centre</i>
Shell Eastern Petroleum	Asia Square Tower 1	The Metropolis
Alvarez & Marsal	Asia Square Tower 1	Ocean Financial Centre
Pandora Jewellery Singapore	Asia Square Tower 1	Goldbell Towers
CSOP Asset Management	Asia Square Tower 1	Millenia Tower
Asia Success Management	Asia Square Tower 2	Club Street
Secretariat Consulting	Asia Square Tower 2	BEA Building
Lumen Capital	CapitaGreen	Singapore Land Tower
Morning Star Research	Capital Square	UOB Plaza 1
JHub Singapore	Collyer Quay Centre	<i>Expansion</i>
Kumul Petroleum Marketing	Collyer Quay Centre	OCBC Centre
HDHM Singapore	Collyer Quay Centre	-
Finalto Asia	Collyer Quay Centre	79 Anson Road
ACG Management	Fraser's Tower	TripleOne Somerset
Clime Capital Management	Hong Leong Building	Oxley Tower
State Street Bank & Trust Company	IOI Central Boulevard	Capital Tower
Tradition Singapore	IOI Central Boulevard	<i>Expansion</i>
Tobishi Management Group	IOI Central Boulevard	<i>Business Centre</i>
Axon Singapore	IOI Central Boulevard	<i>New Set-up</i>
Engineers Gate	IOI Central Boulevard	<i>Expansion</i>
Partior	IOI Central Boulevard	<i>Business Centre</i>
Komanu Singapore	IOI Central Boulevard	<i>New Set-up</i>
Loodapay SG	OCBC Centre	<i>New Set-up</i>
Spectra FX Solutions	OCBC Centre	<i>New Set-up</i>
MRI Group	OCBC Centre	<i>Business Centre</i>
Littler Asia	Ocean Financial Centre	<i>Business Centre</i>
APG Asset Management	Ocean Financial Centre	<i>TBC</i>
AirTrunk Singapore	Ocean Financial Centre	18 Robinson
Quadrature Singapore	Ocean Financial Centre	<i>Business Centre</i>
Capcom	One George Street	<i>TBC</i>
Bank of Baroda	One Raffles Place Tower 1	Republic Plaza
Graviton Research Capital	One Raffles Place Tower 2	<i>Expansion</i>
Oyster Renewable/Heritage FO	One Raffles Quay North Tower	<i>New Set-up</i>
Ma'aden Marketing Services	One Raffles Quay North Tower	-

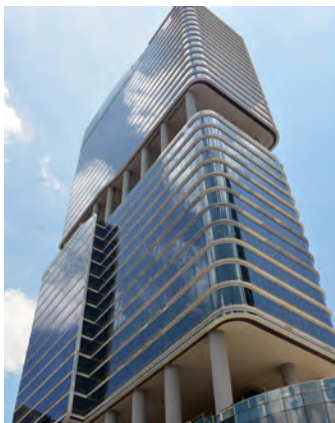
Raffles Place/Downtown
cont.

<i>Company</i>	<i>To</i>	<i>From</i>
Howden	Marina One West Tower	CapitaSky
Nscale	MBFC Tower 1	New Set-up
Cathay United Bank Ltd	MBFC Tower 1	Expansion
Taiwan Cooperative Bank	MBFC Tower 2	TBC
Jiantong International	MBFC Tower 2	Maybank Tower
Embassy of The Netherlands	MBFC Tower 2	Liat Towers
Moody's Analytics	MBFC Tower 2	OUE Downtown 2
MCC International Shipping	MBFC Tower 2	-
Singapore Bora Petroleum	MBFC Tower 2	-
Hanwha Asset Management	Republic Plaza	Singapore Land Tower
Amundi Singapore	UOB Plaza 1	Expansion

Shenton Way
/Tanjong Pagar

Keppel South Central

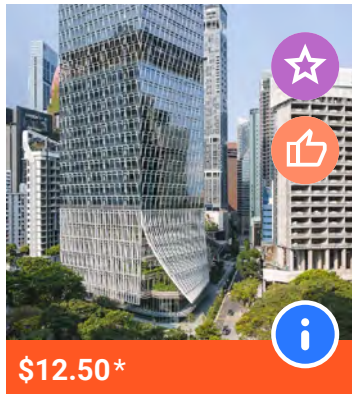
<i>Company</i>	<i>To</i>	<i>From</i>
Intellipro	60 Anson Road	Business Centre
Axon Networks	135 Cecil Stret	Bangkok Bank Building
Shinko Electronics	ABI Plaza	Harbourfront Centre
Ecom AgroIndustrial Asia	Anson House	79 Anson Road
Kembangan Capital Partners	Capital Tower	-
Shanton Pharma	Capital Tower	-
Verve Offices	GB Building	Expansion
Temenos Singapore	Keppel South Central	UIC Building
Sportfive Asia	Keppel South Central	-
NHN KCP Global	Keppel South Central	-
Bertelsmann Investment	Keppel South Central	-
Marina Strategic Advisors	Keppel South Central	-
K Line Marine & Energy	Keppel South Central	79 Anson
Northstar Labs	Keppel South Central	-
Nortrans	OUE Downtown 1	The Globe
Beez-FM	OUE Downtown 2	-
Leonteq Securities	OUE Downtown 2	Asia Square Tower 1
Dassault Systems	Southpoint	Asia Green
PropertyGuru	Twenty Anson	Paya Lebar Quarter
TMF Singapore	UIC Building	South Beach Tower
QBE Insurance	UIC Building	Guoco Tower

City Hall
/Beach Road

Shaw Tower

<i>Company</i>	<i>To</i>	<i>From</i>
Nextsoft	Bugis Junction Tower	-
Canalys	Bugis Junction Tower	Keck Seng Tower
True North/AIA	Bugis Junction Tower	Harbourfront Centre
International Acro	Centennial Tower	-
Income Insurance	Guoco Midtown	-
IAI Asia	Millenia Tower	Suntec Tower 1
Dymon Asia	Millenia Tower	Expansion
Omnilojo	Millenia Tower	-
Brightglobe International	Millenia Tower	-
Lodestar Capital Management	Millenia Tower	-
Dynatrace APAC	Raffles City Tower	Expansion
Allianz Insurance	Shaw Tower	CapitaSky
Sanofi	Shaw Tower	South Beach Tower
Edelman	Shaw Tower	Beach Centre
Boeing	South Beach Tower	Expansion
Novate Corporate Finance	Suntec Tower 1	-
NewGen Software	Suntec Tower 1	Expansion
Terranus Energy	Suntec Tower 1	SBF Centre
Peninsula SG	Suntec Tower 2	-
Quantcast	Suntec Tower 3	-
Finmo Tech	Suntec Tower 3	Shophouse
Zijin(S) International Mining	Suntec Tower 3	-
IQVIA Singapore	Suntec Tower 3	79 Anson Road
RunSun Cloud	Suntec Tower 4	Suntec Tower 1
Crimonox Capital	Suntec Tower 4	-
JWC Global	The Concourse	-
Ascendence Wealth Management	The Concourse	United Square
Bling Payment Technologies	The Concourse	-
ADV Partner Management	The Gateway East	UIC Building
Swarovski Singapore	The Gateway East	Delta House

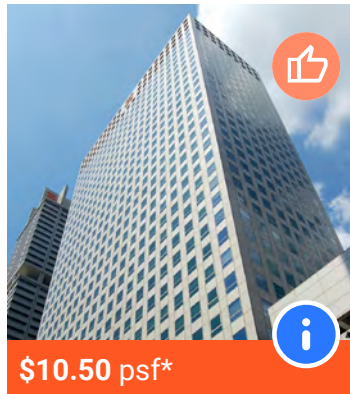
*Denotes estimated target **bottom line effective rates**

Shenton Way / Tanjong Pagar



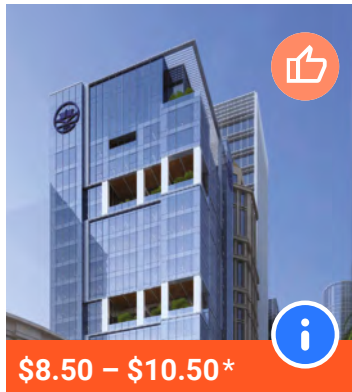
Keppel South Central
10 Hoe Chiang Road

Units: 1,249 – 21,000 sq ft



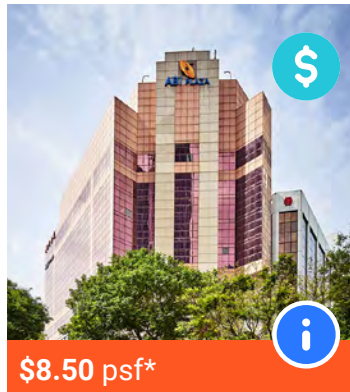
OUE Downtown 2
6 Shenton Way

Units: 1,000 – 16,263 sq ft



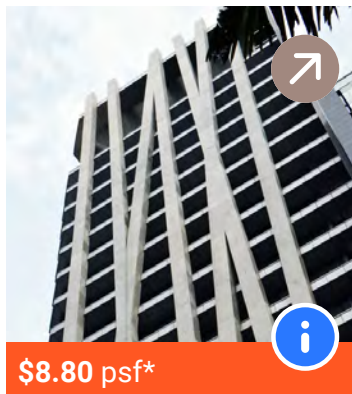
39 Robinson Road
Robinson Road

Units: 2,000 – 8,600 sq ft



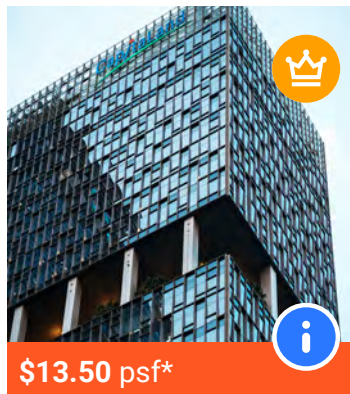
ABI Plaza
11 Keppel Road

Units: 1,900 – 12,433 sq ft



Tokio Marina Centre
20 MCallum Street

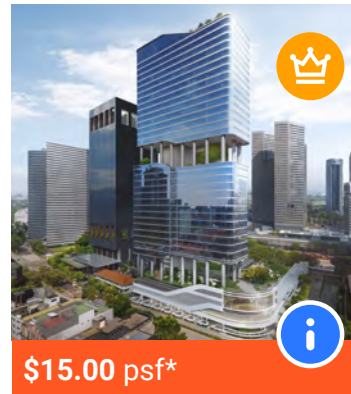
Units: 3,654 – 7,126 sq ft



CapitaSky
79 Robinson Road

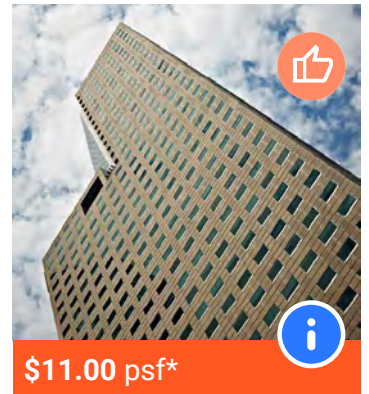
Units: 2,339 – 25,300 sq ft

Marina Centre / Beach Road



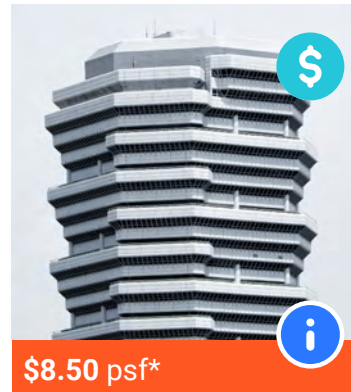
Shaw Tower
100 Beach Road

Units: 2,500 – 19,000 sq ft



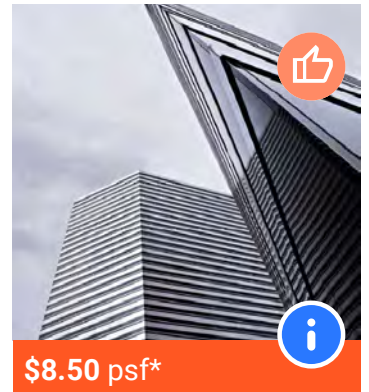
Suntec City Towers
Temasek Boulevard

Units: 1,400 – 12,497 sq ft



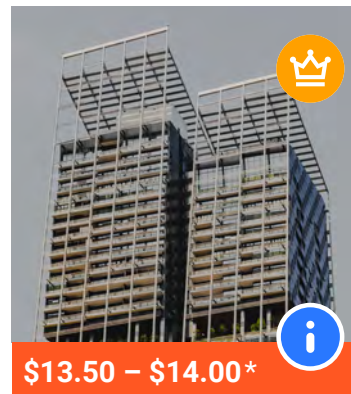
The Concourse
300 Beach Road

Units: 1,055 – 12,497 sq ft



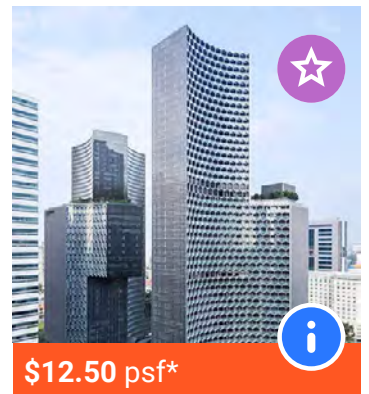
The Gateway East/West
152/150 Beach Road

Units: 1,295 – 11,644 sq ft



South Beach Tower
38 Beach Road

Units: 1,636 – 18,436 sq ft



Duo Tower
3 Fraser Street

Units: 1,959 – 26,490 sq ft



100 Beach Road, Bugis

Guide Asking Rate

\$15.00 psf*

Completion	July 2026
Size Net Lettable Area	450,000 sq ft
Available Space	2,500 – 19,000 sq ft
Nearest MRT	Bugis

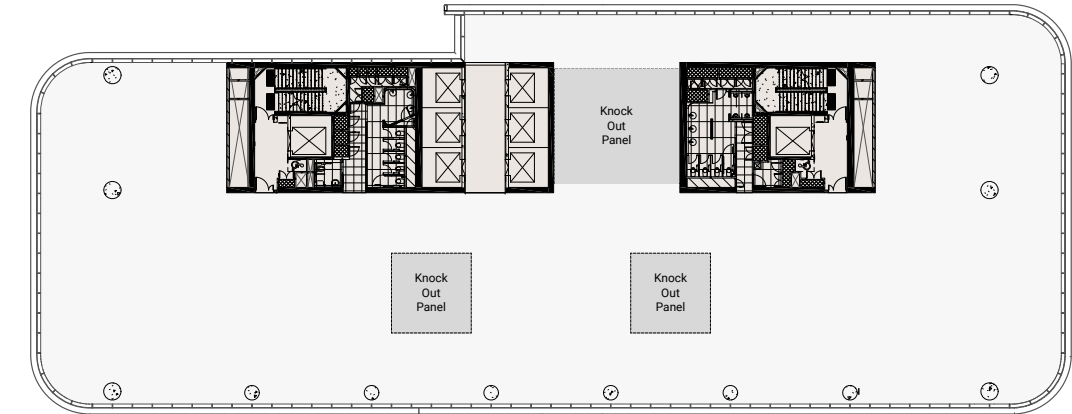
Key New Tenants

Allianz Insurance
The Great Room
Sanofi Singapore
Edelman Public Relations
Adyen Singapore

* Denotes Guide Asking Rates
Negotiable (subject to contract)

Amenities/Features

- Height: 33-storesys
- Floor Plate Size: 18 - 20,000 sq ft
- Indoor community spaces
- Outdoor amphitheatre
- Sky gardens and terraces
- Bridge connection via South Beach Tower to Suntec City
- Designated BCA Green Mark
- Excellent MRT, Bus and Expressway connectivity



Sample Floor Plan

High Zone
Net Lettable Area: 20,000 sq ft

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<https://corploc.com/fittedoffices>



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