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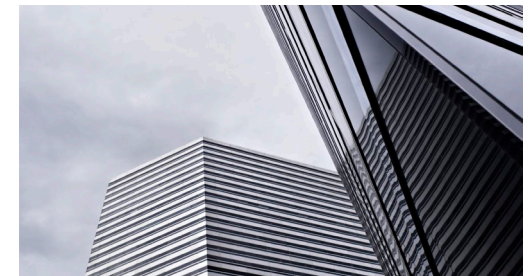
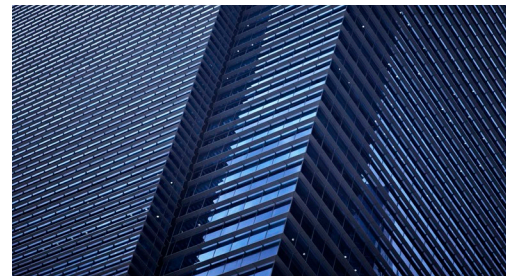
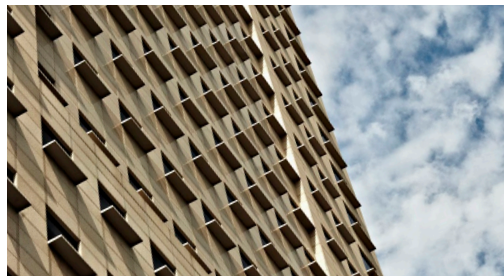
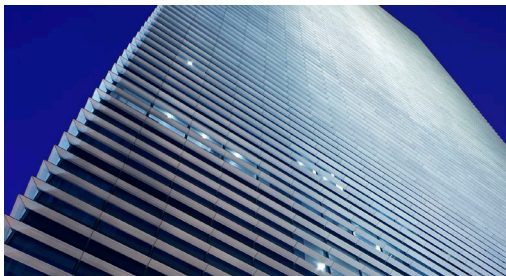
Corporate Locations  
**Commercial Property Consultants**



**Corporate Locations (S) Pte Ltd** was established by its current Group Managing Director, Douglas Dunkerley in 1999. We were one of the first commercial property agents in Singapore to deal solely in the office market, as a tenant's representative specialist and have been recognized by many multinational and local companies as experts in this field.

We have handled hundreds of office leasing deals over this period and have experience in negotiating with nearly every established landlord in Singapore. The company has grown over the years and we opened our Hong Kong office in 2010, where we service many clients who have offices in both locations.

We are proud to confirm that we have acted for numerous multinational companies in sourcing and negotiating new office premises for their Singapore operations including: Renault, Burberry, Club Med, John Deere Asia, Air France, Emirates Airlines, Susquehanna, Nikon Singapore, Trafigura and Bechtel.  
*see expanded list on page 6.*





## Services

### Agency Services – For New Office Premises

All our services will be executed by senior, highly experienced Corporate Locations team members from inception to completion.

- Act as a **primary point of contact** for negotiations.
- Negotiate the **key commercial terms** (in line with tenants' instructions) on the tenants' behalf.
- Identify and evaluate **suitable options and strategies** that meet the tenants' requirements.
- **Inspect the shortlisted premises** with the tenants' representatives.
- **Comprehensively evaluate** the shortlisted options through quantitative and qualitative analysis and assist the tenants with prioritization of space options.
- **Renewal vs. Relocation:** Full analysis will be provided to justify one course of action over another.

### Agency Fees – No Fees Chargeable for Relocation Services

We confirm that all our services to the tenant are **free of charge**. Whilst we are remunerated by the other side, we have to find the right deal for the tenant, otherwise we have no deal.

We would like to highlight though that we introduce all properties to our clients, irrespective of whether the standard agency fee is discounted, and regardless whether we have to share any fees with another agent we have to co-broke with.

The critical point is that we find the tenant the best office space to suit their needs on the most competitive terms for the tenant – our agency fees are a secondary issue.

### Criteria of Real Estate Agent Total Independence / Impartiality

It is critical you are given totally unfettered advice from a completely unbiased viewpoint. Corporate Locations has a deliberate policy not to accept exclusive appointments to market any buildings/developments for any particular developer/landlord, so as to protect our position as being totally independent.

You will find however, that some agents are landlord biased because they are retained by them to market their scheme/space. With Corporate Locations you will have no concerns that any potential conflict of interests may arise. We are recognized as one of the original pure tenant's representatives in Singapore and we are one of very few agents who will qualify under this criteria.



## Senior Sales Directors



**Douglas Dunkerley** MRICS  
Group Managing Director / CEO  
CEA Reg No R030779G

Tel: +65 6391 5200 / 9765 3023  
ddunkerley@corporatelocations.com.sg



I live, eat and drink office space. Why? Because I love my job and I am totally driven by delivering the best results for each and every client. My philosophy is that if I achieve that, the rest will take care of itself.

Since arriving in Singapore in 1993, from commercial agency in London's West End, I have worked through four complete property cycles over a 30-year period, so you could say that I have been 'round the block' quite a few times. As a Chartered Surveyor, I have worked with some of the largest corporations in the world, many Fortune 500 companies, who expect the highest level of professionalism. I am proud to offer the exact same level of service to all clients, whether they are local SME's, start-ups or publicly-listed companies.

I am one of the most senior and experienced office agents in Singapore, actively involved on a daily basis with commercial property leasing. Yet, I still have that passion to work 'hands on' at street level to provide the most personal and professional service possible.

Outside the office, I am keen sailor (cruiser class), I can 'top' a golf ball more consistently than anyone else I know and I am a lover of fine wine (well any wine actually).

### Clients Represented

- Ahrefs**
- Avaloq Asia Pacific**
- Braskem**
- Bank of Baroda**
- Burberry**
- Emirates Bank**
- Fearnleys Asia**
- Frontline Shipping**
- Getronics Solutions**
- John Deere**
- Marriott Hotel Group**
- Stone Forest**
- Susquehanna**
- Xero**



**Darren Ng**  
Executive Director  
CEA Reg No R0221103E

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darrenng@corporatelocations.com.sg



In my experience working with Corporate Locations over the past 11 years, I have enjoyed serving some of the most dynamic companies in the region, in a whole variety of industries, who insist their consultant knows the market inside out.

I have the dedication and discipline necessary to be focused on delivering exactly what the client is looking for and more. I thoroughly enjoy researching the market in each and every case to unearth all opportunities. I am a great believer that attention to detail and market knowledge is the answer in every case, leaving nothing to chance.

I am well known for my commitment, enthusiasm and specific market knowledge, with a flair for swift, direct results, saving my clients both time and money.

Outside work, I am a father of three girls who run circles around me. Like all true Singaporeans I love my food and love everything local.

### Clients Represented

- Asiatic Trust Management**
- BGN International**
- Bechtel**
- Browzwear Solutions**
- China Southern Airlines**
- Da Paolo Group**
- Edenred**
- Etihad Airways**
- Hexaware Technologies**
- HKT Global / PCCW**
- I Squared Capital**
- Indosat Ooredoo**
- Meadway Shipping**
- Novo Nordisk**
- OKI Data**
- Sakari Resources**
- Securitas**
- Vankor Oil**

## Senior Sales Directors



**Clifton Choo**  
Executive Director  
CEA Reg No R030778I

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cliftonchoo@corporatelocations.com.sg



Having started my real estate career in 2003, my enthusiasm for this profession has only grown stronger over time. I find great satisfaction in helping my clients secure their ideal commercial spaces each time they grow their business.

My tenant-first approach and affable personality have established myself as the go-to person for clients seeking professional advice on office renewal versus relocation decisions. I pride myself on maintaining strong relationships with clients, offering personalized service tailored to their specific requirements. By listening attentively to their goals and objectives, I can formulate comprehensive strategies that align with their business plans, ultimately leading to successful transactions.

Over the course of my career, I have worked with a diverse range of organisations from major MNCs to SMEs and start-ups across all industries, particularly the finance, technology and energy sectors. The ever-evolving opportunities and challenges have propelled myself to stay sharp and resourceful, so as to keep my clients well-informed about the latest market trends.

In my personal time, I enjoy regular jogs at the park, spending time with family and friends, and watching K-dramas.

### Clients Represented

- BIPO Service**
- Cobelfret**
- Costello Medical**
- Creative Technology**
- First Commercial Bank**
- Havas Media Singapore**
- London School of Business & Finance**
- Maybank**
- Monjasa**
- Netease Games**
- Ocean Network Express**
- TOTO**
- TP Link**
- WithSecure**
- YTL PowerSeraya**



**John Lee**  
Associate Director  
CEA Reg No. R016701D

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Since joining Corporate Locations in 2015, I have been dedicated to acquiring an in-depth understanding of the Singapore commercial office market. My unwavering commitment is to evolve into a consummate solution provider for any office requirement. With a meticulous and thorough approach, I delve into the unique needs of each client, leaving no stone unturned in the pursuit of locating the optimal premises.

Clients can place their trust in me to navigate the complexities of commercial property leasing, as I have successfully guided numerous organizations, including some of the world's largest corporations and dynamic startup/SME companies, in securing their office spaces in Singapore. Strengths that define my professional ethos include discipline, rapid responsiveness to client inquiries, and a deep sense of respect for their needs and aspirations.

Beyond the realm of work, I indulge my passion for travel, exploring the captivating landscapes of Asia. Nature, with its breath-taking seas and majestic mountains, holds a special place in my heart. Furthermore, I have embraced meditation as a means to cultivate personal well-being and enhance my journey of self-discovery.

### Clients Represented

- Bacardi Martini**
- Colorcon Asia Pacific**
- Doosan Electro-Materials**
- Eagle Bulk**
- Eldan Plus**
- Euronav Singapore**
- Everest Reinsurance**
- Fujitsu Components Asia**
- Global Partners Consulting**
- Hauni Singapore**
- Honan Insurance Group**
- MFT Energy**
- Miltenyi Biotec Asia Pacific**
- Miclyn Express Offshore**
- Nikon Singapore**
- People Bank**
- Shin-Etsu Singapore**
- R1 International**
- uSmart Securities**
- xFusion International**
- Zoll Medical**

## Not all Agents are the same

### You need to know the difference

### 3 Reasons Why Tenants Use Corporate Locations



1

#### Trust

#### That we source every opportunity

We source every opportunity, not just what is generally known in the market. Our forensic approach to finding office space is strengthened through our 'direct marketing' i.e. we know who is moving/what space is coming available, even before the landlord does.



2

#### Trust

#### That we present every opportunity

We present every opportunity conflict free i.e. we don't act for any landlords to promote specific units. We are completely impartial, ignore fee incentives and highlight all suitable space, even when we might not be remunerated. We are happy to co-broke with other agents.



3

#### Trust

#### That we will find the solution

Every case is handled by a senior experienced negotiator and not delegated to junior staff, ensuring that we will find the optimum solution to your office needs. We often have to improvise to find the best solution and that takes experience and flair for problem solving.

## Selected Previous Clients

- Air France [Fragrance Empire Building](#)
- Asahi [The Central](#)
- Bacardi Martini [Valley Point](#)
- Bechtel [Boon Siew Building](#)
- Braskem [Suntec Tower 3](#)
- Burberry [Ngee Ann City](#)
- Comtel Solutions [4 Robinson Road](#)
- Crescent Fund Management [South Beach Tower](#)
- Deskera Singapore [Robinson Point](#)
- Ecogreen Oleochemicals [Harbourfront Centre](#)
- Edenred [Tai Seng Centre](#)
- Emirates NDB [Ocean Financial Centre](#)
- Etihad Airlines [The Gateway](#)
- Gebruder Weiss [Aperia Tower 2](#)
- Getronics Solutions [351 on Braddell](#)
- Hauni Singapore [United Square](#)
- Hexaware Technologies [One Finlayson Green](#)
- J Trust [20 Collyer Quay](#)
- Mabuchi Motor [Peninsula Plaza](#)
- Meadway Shipping [Asia Square Tower 2](#)
- Miclyn Express [Keppel Bay Tower](#)
- Nikon Singapore [18 Tai Seng](#)
- Parakou Tankers [Paya Lebar Square](#)
- Penningtons Manches Cooper [Ocean Financial Centre](#)
- People Bank [Manulife Centre](#)
- Renault [Suntec Tower 3](#)
- Securitas [The Signature](#)
- Sumitomo Electric [Shaw Centre](#)
- Susquehanna International Group [Guoco Tower](#)
- Trafigura [Ocean Financial Centre](#)
- Wirana [OUE Downtown 2](#)

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## Emirates NBD Bank **Ocean Financial Centre**

“Working with Douglas and Edmund for the search of our office space has been a breeze from the start. Both of them are able to offer their expertise, totally independent on any offices and providing us impartial advice. Their services are excellent, prompt in arranging site visits and also very accommodating to our tight schedule.

We were able to source for our ideal office space within a short time and Douglas also assisted us in negotiating a good rate with the landlord which we are very thankful for. We will not hesitate to recommend Corporate Locations to anyone looking for office space.”

**Vanessa Leung:** CEO, Emirates NBD

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## Securitas **The Signature**

“Our search for an ideal office was a long and ever changing process. Specifications, ideas and requirements were modified a number of times but Darren handled them with patience and professionalism. He understood our needs and always responded to them in a timely and efficient manner. Today, sitting in our new office we are really grateful for all his support during this journey and can recommend his services in full confidence. Thank you Darren!”

**Kamila Wroblewska:** Key Account Manager AMEA, Securitas

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## I Squared Capital **OCBC Centre**

“Darren did a wonderful job finding us new office premises that exactly met our challenging brief. Moreover, unlike other property agents that I’d dealt with in the past in Singapore, it was very clear that Darren had personally visited the units we viewed, and only showed us ones that really did fit our needs. I will definitely use Darren and Corporate Locations in any future requirements for office space in Singapore and have no hesitation in recommending them most highly to others searching for office space.”

**George Currie:** Operating Director, I Squared Capital

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## Finnair **SBF Centre**

“When we first approached John at Corporate Locations with our office requirements he demonstrated that he knows what is available in the market at his fingertips. He was fast to inform us on any new suitable units and is sincere and unbiased in his recommendations. We would not hesitate to recommend Corporate Locations to any clients for their office search.”

**Sebastian Grossman:** Regional Manager, Finnair

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## China Southern Airlines **The Gateway East**

“Darren and Corporate Locations have been in touch with us for many years and we met up to discuss on our relocation plans for him to propose the available units. He guided us through entire process and through the journey together Darren capably demonstrated his strong market knowledge, expertise in sourcing the best solutions and ensuring that our interest is fully represented.

We would highly recommend Darren and Corporate Locations should you be looking for a new office and we have great confidence in him providing the same level of quality services to you as he has shown with us.”

**Chen Yanli:** General Manager, Singapore, China Southern Airlines

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## Engine Group **The Globe**

“We have nothing but high regard and admiration for John Lee and Corporate Locations for the execution of services rendered to us through the entire office search process. While other property consultants gave up along the way, John continued to follow through on the search for our ideal office.

John and the team at Corporate Locations were resourceful, patient and consistently fast with follow ups and creative in sourcing opportunities. We would not hesitate to recommend Corporate Locations to any prospective clients for their office search needs.”

**April Chan:** Office Manager, Engine Group



# Request a Summary of Available Office Space

Our customised stock report will give you our full summary of all available offices for rent with our confidential guide on Lowest Negotiable Rates.

Fill in the simple form on our website, and you will receive your FREE customised report within 60 minutes.

## Summary of Available Office Space Explained





- Our comprehensive reports show the hidden 10% that other agents don't know about, and include our confidential guide on Lowest Negotiable Rates.
- These rates (also known as effective rates) are our guide what to target as the lowest average rates after negotiations.
- Our website only shows the official Asking Rates, so to get the best possible rates for the buildings which match your size, budget and location requirements, **Request a Summary of Available Office Space today.**
- For the latest rates, our Building Rental Table is updated in 'real time' <https://www.corporatelocations.com.sg/rental-table.php>

- The buildings are easy to review - across all main Singapore districts
- Quickly identify our recommended options in each zone by our thumbs up icon
- We list all units as either bare or fitted
- A total monthly rental guide is calculated for each available space

**Office Space Listing: For Lease**  
Prepared for: \_\_\_\_\_  
Researched by: Douglas Dunkerley (License No: F030779G)

Subject to Contract & Availability  
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is admitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions, imposed by our principals.

**CORPORATE LOCATIONS**

	Level	Fitted/Bare	Asking Rate	Est. Effective	Total Est. Effective	Remarks
	Area (sq ft)	Availability	Rent Free	Rate \$3 psf	Rental per month	
<b>Raffles Place / Marina Bay</b>						
<b>Bank of Singapore Centre</b> 63 Market Street  Constructed in 2002, the building comprises a 22 storey office tower located opposite Republic Plaza and Golden Show car park on the corner with Malacca Street. Each floor provides approximately 9,500sf of space with raised flooring and floor to ceiling windows provide natural lighting. Rear service core with 6 passenger lifts. <a href="https://bit.ly/3jvYcT">https://bit.ly/3jvYcT</a>	11	Bare	\$10.50	\$9.50	\$74,907.50	
	7,885	Immediate	Try 2 months			
	11	Bare	\$10.50	\$9.50	\$66,500.00	
	7,000	Immediate	Try 2 months			
<b>Income @ Raffles</b> 16 Collyer Quay  Fka Hitachi Towers, this distinctive office building in prime Raffles Place was constructed in 1992. Comprises a 37 storey office tower above a retail mall. Average floor ranges from 6,000sf - 9,000sf. Basement car parking with 250 spaces (1:2,500sf). High quality finishes, superb sea views. Rear service core with 6 passenger lifts. <a href="https://bit.ly/3jvYcT">https://bit.ly/3jvYcT</a>	08	Fitted	\$10.00	\$9.70	\$86,136.00	Fitted/Bare. Lift lobby frontage. Whole floor. Seaview.
	8,880	01 Nov 2015	Try 2 months			
<b>Ocean Financial Centre</b> 10 Collyer Quay  Built in March 2011 this 43 storey building features eco-breakthroughs such as the largest solar panel system and an energy efficient hybrid chilled water system. The typical floor plate ranges from 20 -24,000sf. There is a central service core with two banks of 8 lifts. The space is column free with raised flooring and excellent natural lighting. <a href="https://bit.ly/3jvYcT">https://bit.ly/3jvYcT</a>	07	Bare	\$12.00	\$11.00	\$71,500.00	Bare. Proposed subdivision.
	6,500	Immediate	Try 2 months			
<b>One George Street</b> 1 George Street  Constructed in 2005 the development comprising a 23 storey office tower providing a total of 560,000sf. Average floor size 30,000sf. Podium car park for 184 vehicles. Features include raised flooring, E-power and E-cooling. Central service core with two lift banks with each bank having 8 lifts. <a href="https://bit.ly/3jvYcT">https://bit.ly/3jvYcT</a>	16	Fitted	\$13.00	\$11.00	\$82,819.00	Fitted/Bare.
	7,529	01 Oct 2015	Try 2 months			

- A detailed description is given for each building. Click on link to go to complete factsheet on our website
- Asking and effective rates are included – so that you have a rough guide on how much room there is to negotiate



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[www.corporatelocations.com.sg](http://www.corporatelocations.com.sg)


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## Looking for Office Space?

### Find Offices For Rent in Singapore

Search over 15,000 office spaces Clear Form

Search by Location	Floor Area	Budget	SEARCH
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Search by Building Name 

 How much space do I need?  
[Space Calculator](#) Disclaimer

### SEARCH NOW

[www.corporatelocations.com.sg/offices-for-rent.php](http://www.corporatelocations.com.sg/offices-for-rent.php)

Use our website Search Tool to do an Instant Search of available office space for rent

- Available unit sizes included
- Covers all established office buildings in Singapore
- Option to filter fitted offices

Workspace Advisory | Office Search | Lease Negotiation

Define it.  
We'll find it.

