

ASKING RENTAL GUIDE

Office space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
Raffles Place / New Downtown		
Republic Plaza I	9 Raffles Place	\$10.00 - \$12.80
One Raffles Place Towers 1 & 2	1 Raffles Place	\$10.50 - \$12.00
One Raffles Quay North & South Towers	1 Raffles Quay	\$12.50 - \$13.50
Shenton Way / Tanjong Pagar		
80 Robinson Road	80 Robinson Road	\$8.00
Robinson Point	39 Robinson Road	\$8.00 - \$8.50
Mapletree Anson	60 Anson Road	\$9.20

City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$9.00 - \$10.00
Odeon Towers	331 North Bridge Road	\$8.20 - \$8.80
The Gateway	150/152 Beach Road	\$7.50 - \$7.80

Orchard Road		
Visioncrest Commercial	103 Penang Road	\$9.50
TripleOne Somerset	111 Somerset Road	\$8.80
UE Square	83 Clemenceau Avenue	\$7.50 - \$7.80

City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
UE Bizhub West	450 Alexandra Road	\$6.50
PSA Building	460 Alexandra Road	\$6.30 - \$7.90

Notes: All rents stated are in per sq ft/month. All rents are as of Mar 2019. Source: Colliers International Singapore.

Warehouse/logistics space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
West		
–	20 Cul Way	\$1.20 - \$1.50 (ground floor)
Mapletree Pioneer Logistics Hub	76 Pioneer Road	\$1.30

Notes: All rents stated are in per sq ft/month. All rents are as of Mar 2019. Source: Colliers International Singapore.

Factory space/food factory space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
East		
Tampines Biz-Hub	11 Tampines Street 92	\$1.80 - \$2.50 (ground floor)
North		
Woodlands Spectrum I	2 Woodlands Sector 1	\$1.50
Woodlands Spectrum II	209/211 Woodlands Avenue 9	\$1.40 - \$1.50

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of Mar 2019. Source: Colliers International Singapore.

Asking Rental Guide for Space in Science Parks/Business Parks/High-Specifications Industrial Buildings

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PSF PER MONTH)
Central		
The Kendall	50 Science Park Road	\$4.50
Nucleos	21 Biopolis Road	\$6.50
Alexandra Technopark	438A/438B/438C Alexandra Road	\$4.80
Starhub Green	67 Ubi Ave 1	\$4.80
Aperia	8, 10, 12 Kallang Avenue	\$5.90 - \$6.91

East		
Viva Business Park	750/A-E Chai Chee Road	\$3.00 - \$3.70
Akzonobel House	3 Changi Business Park Vista	\$4.50
Honeywell	17 Changi Business Park Central 1	\$4.50
The Signature	51 Changi Business Park Central 2	\$4.00 - \$4.50

North / Northeast		
–	6 Serangoon North Avenue 5	\$2.70

West		
Icon@IBP	3A International Business Park	\$3.95
Nordic European Centre	3 International Business Park	\$4.40
Acer Building	29 International Business Park	\$4.20

All rents stated are in per sq ft/month. All rents are as of Mar 2019. Source: Colliers International Singapore.

TRANSACTION DATA

Strata warehouse space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
KEWALRAM HOUSE	8 Jalan Kilang Timor #03-04A	99 Yrs From 01/01/1961	2,282	\$1,030,000	\$451	14-Feb-19

North						
TAGORE BUILDING	6 Tagore Drive #02-12	Freehold	1,227	\$740,000	\$603	18-Feb-19

Central						
MIDVIEW BUILDING	50 Bukit Batok Street 23 #01-26	60 Yrs From 13/03/1997	1,862	\$803,000	\$431	14-Feb-19

Note: Based on available sales caveats lodged from February 14, 2019. Source: URA REALIS/Colliers International Singapore Research (as at 28 March 2019).

Strata office space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
PAYA LEBAR SQUARE	60 Paya Lebar Road #08-11	99 Yrs From 25/07/2011	549	\$1,134,888	\$2,067	14-Feb-19
CONCORDE SHOPPING CENTRE	317 Outram Road #02-52	99 Yrs From 16/06/1980	215	\$312,000	\$1,449	15-Feb-19
HIGH STREET PLAZA	77 High Street #05-10	999 Yrs From 11/06/1827	484	\$1,151,920	\$2,378	18-Feb-19
INTERNATIONAL PLAZA	10 Anson Road #15-14	99 Yrs From 02/06/1970	463	\$960,000	\$2,074	21-Feb-19
SUNTEC CITY	9 Temasek Boulevard #15-02A	99 Yrs From 01/03/1989	3,509	\$8,000,000	\$2,280	22-Feb-19
THE PLAZA	7500A Beach Road #08-311/312	99 Yrs From 03/09/1968	883	\$1,100,000	\$1,246	25-Feb-19
THE CENTRAL	8 Eu Tong Sen Street #18-93	99 Yrs From 02/01/2001	883	\$2,869,750	\$3,251	27-Feb-19
MANHATTAN HOUSE	151 Chin Swee Road #02-23	99 Yrs From 15/10/1969	614	\$780,000	\$1,271	27-Feb-19

North						
WOODS SQUARE	10 Woodlands Square #04-41	99 Yrs From 15/07/2014	1,033	\$1,981,900	\$1,918	14-Feb-19

Note: Based on available sales caveats lodged from February 14, 2019. Source: URA REALIS/Colliers International Singapore Research (as at 28 March 2019).

Strata factory space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED	UNIT PRICE	CONTRACT
Central						
UBI TECHPARK	10 Ubi Crescent #05-19	60 Yrs From 05/07/1997	1,819	\$776,700	\$427	14-Feb-19
VERTEX	33 Ubi Avenue 3 #05-38	60 Yrs From 01/01/2007	1,421	\$655,000	\$461	14-Feb-19
MIDVIEW CITY	24 Sin Ming Lane #04-98	60 Yrs From 23/01/2008	1,238	\$618,000	\$499	18-Feb-19
UBI TECHPARK	60 Ubi Crescent #01-02	60 Yrs From 05/07/1997	5,748	\$2,188,800	\$381	18-Feb-19
PAYA UBI INDUSTRIAL PARK	53 Ubi Avenue 1 #05-35	60 Yrs From 10/03/1997	5,414	\$1,700,000	\$314	18-Feb-19
MIDVIEW CITY	28 Sin Ming Lane #05-136	60 Yrs From 23/01/2008	1,432	\$609,000	\$425	21-Feb-19
VERTEX	33 Ubi Avenue 3 #06-35	60 Yrs From 01/01/2007	1,561	\$775,000	\$497	21-Feb-19
E-CENTRE @ REDHILL	3791 Jalan Bukit Merah #07-08	99 Yrs From 01/07/1962	1,152	\$720,000	\$625	26-Feb-19
E-CENTRE @ REDHILL	3791 Jalan Bukit Merah #10-03	99 Yrs From 01/07/1962	969	\$680,000	\$702	28-Feb-19

East						
ENTERPRISE ONE	1 Kaki Bukit Road 1 #03-49	60 Yrs From 09/07/1996	2,164	\$1,200,000	\$555	14-Feb-19

North East						
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #07-21	60 Yrs From 01/01/2007	1,658	\$735,000	\$443	18-Feb-19
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #04-15	60 Yrs From 01/01/2007	1,152	\$520,000	\$451	25-Feb-19
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #07-24	60 Yrs From 01/01/2007	1,948	\$834,000	\$428	25-Feb-19
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #07-26	60 Yrs From 01/01/2007	1,948	\$834,000	\$428	25-Feb-19

North						
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #04-23	60 Yrs From 09/10/2000	3,853	\$1,900,000	\$493	15-Feb-19
MEGA@WOODLANDS	39 Woodlands Close #03-41/42	30 Yrs From 29/09/2014	3,423	\$1,128,000	\$330	15-Feb-19
PRIMZ BIZHUB	21 Woodlands Close #01-26	60 Yrs From 27/09/2011	2,293	\$1,000,000	\$436	15-Feb-19
WOODLANDS EAST INDUSTRIAL ESTATE	15 Woodlands Loop #01-17	30 Yrs From 01/05/1997	3,218	\$430,000	\$134	18-Feb-19
WOODLANDS EAST INDUSTRIAL ESTATE	15 Woodlands Loop #02-21	30 Yrs From 01/05/1997	3,165	\$440,000	\$139	19-Feb-19
MEGA@WOODLANDS	39 Woodlands Close #04-30	30 Yrs From 29/09/2014	1,755	\$507,000	\$289	20-Feb-19
MEGA@WOODLANDS	39 Woodlands Close #04-29	30 Yrs From 29/09/2014	1,711	\$486,000	\$284	20-Feb-19
A'POSH BIZHUB	1 Yishun Industrial Street 1 #08-19	60 Yrs From 26/08/2010	2,185	\$917,700	\$420	25-Feb-19

West						
TRADEHUB 21	18 Boon Lay Way #06-124	60 Yrs From 10/12/2003	1,453	\$680,000	\$468	19-Feb-19
PIONEER CENTRE	1 Soon Lee Street #03-37	30 Yrs From 10/03/2010	1,894	\$380,000	\$201	20-Feb-19
T99	9 Tuas South Avenue 10 #04-18	30 Yrs From 18/06/2013	2,680	\$1,250,000	\$466	26-Feb-19
PIONEER CENTRE	1 Soon Lee Street #02-28	30 Yrs From 10/03/2010	1,485	\$380,000	\$256	27-Feb-19

Note: Based on available sales caveats lodged from February 14, 2019. Source: URA REALIS/Colliers International Singapore Research (as at 28 March 2019).