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Commercial ( Retail, Lifestyle and F&B ) Spaces For Lease					Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966		
Property Address	Usage	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
223 Lavender Street Singapore 338775	Retail / Gym / Healthcare / Personal Care Services / Office	945	\$8.00	\$7,560.00	Immediate	3 Phase 63 Amps	<p><b>Promotional 30% Off Asking Rent for a limited period. Terms &amp; conditions apply for the promotional rent.</b></p> <p>Asking rent is before promotion price, subject to GST</p> <p>Nearest MRT are Bendemeer station, Boon Keng station and Farrer Park station</p> <p>Ground floor units</p> <p>Road frontage shophouse units</p> <p>Co-living units on level 2</p> <p>Many eateries in vicinity</p> <p>All units bare condition with attached washroom &amp; glass shopfront entrance</p> <p>Electrical loading is subject to confirmation</p>
247 Lavender Street Singapore 338787		1,286	\$8.00	\$10,288.00		3 Phase 32 Amps	
255 Lavender Street Singapore 338791		948	\$8.00	\$7,584.00			

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Commercial ( Retail, Lifestyle and F&B ) Spaces For Lease

Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966

Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF Per Mth	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
453 Balestier Rd S329829	Retail / Office / Fitness Centre / Healthcare / Personal Care Services	#01-01	586	\$11.00	\$6,446.00	Immediate	Single Phase 60 Amps	<p>Rent is negotiable, subject to GST Nearest MRT are Toa Payoh station and Novena station.</p> <p>Road frontage shophouse units Many eateries within vicinity Walking distance to Zhongshan Mall, Balestier Plaza and Shaw Plaza.</p> <p>All units in bare condition with attached washroom. F&amp;B units with exhaust duct and floor trap. Coliuwo co-living apartment on upper floor units</p>
		#01-02	597	\$11.00	\$6,567.00			
		#01-03	507	\$11.00	\$5,577.00		3 Phase 30 Amps	
	F&B / Takeaway food / Restaurant / Café	#01-04	760	\$11.00	\$8,360.00		3 Phase 60 Amps	
		#01-05	782	\$11.00	\$8,602.00			

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Commercial ( F&B ) Space For Lease								Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966
Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF Per Mth	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
404 Pasir Panjang Road S118741	F&B / Event Space cum Restaurant / Café	#01-01	1,565	\$9.00	\$14,085.81	Immediate	3 Phase 100 Amps	Rent is negotiable, subject to GST Nearest MRT are Kent Ridge station, Haw Par Villa station, One-North station and Dover station. Condo residence vicinity Near schools such as NUS Business School, SIT University and Kent Ridge Secondary Minutes walk to West Coast Park Unit has external exhaust, greasetrap, floortrap and attached washrooms. Coliuwo co-living apartment on upper floor units
48 Arab Street Singapore 199745	F&B / Restaurant / Café	#01-02	625	\$23.00	\$14,375.00	mid 2025	3 Phase 100 Amps	Rent is negotiable, subject to GST Walking distance to Bugis mrt station Heritage shophouse unit in tourist vicinity F&B unit has greasetrap, kitchen exhaust duct, floortrap, waterpoint and attached washroom Retail unit has floortrap and waterpoint. Coliuwo co-living apartment on upper floor units
	Retail	#01-03	291	\$23.00	\$6,693.00		3 Phase 30 Amps	

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Commercial (Retail, Lifestyle and F&B) Spaces For Lease

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Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features		
260 Upper Bukit Timah Road Singapore 588190	Retail	#01-02	183	\$15.00	\$2,745.00	tentatively mid 2025	Single Phase 32 Amps	Rent include facilities fee Newly refurbished property All units has waterpoint and floortrap Lush greenery Opposite nature reserve park Condominium residence vicinity Coliuwo co-living apartment on upper floors 24-hr access Accessible via PIE Nearest MRT Beauty World station		
	Event Lounge	#02-01	1,277	\$10.00	\$12,770.00		TPN 63 Amps			
262 Upper Bukit Timah Road Singapore 588207	Retail / Community / Office	#01-01	193	\$14.00	\$2,702.00		tentatively mid 2025		Single Phase 32 Amps	Rent include facilities fee Newly refurbished property All units has waterpoint and floortrap Lush greenery Opposite nature reserve park Condominium residence vicinity Coliuwo co-living apartment on upper floors 24-hr access Accessible via PIE Nearest MRT Beauty World station
		#01-02	216	\$14.00	\$3,024.00					
		#01-03	252	\$15.00	\$3,780.00					
		#01-06	224	\$15.00	\$3,360.00					
		#01-07	252	\$15.00	\$3,780.00					
		#01-08	252	\$15.00	\$3,780.00					
		#01-11	252	\$15.00	\$3,780.00					
		#01-12	252	\$15.00	\$3,780.00					
		#01-13	224	\$15.00	\$3,360.00					
		#01-14	259	\$10.00	\$2,590.00					
#01-15	242	\$10.00	\$2,420.00							

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Commercial (Retail, Lifestyle and F&B) Spaces For Lease

Enquiry Hotline: +65 65789966 / Whatsapp +65 83459966

Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
262 Upper Bukit Timah Road Singapore 588207	Retail / Community / Office	#01-16	278	\$10.00	\$2,780.00	tentatively mid 2025	Single Phase 32 Amps	<b>Rent include facilities fee</b> <b>Newly refurbished property</b> <b>All units has waterpoint and floortrap</b> <b>Lush greenery</b> <b>Opposite nature reserve park</b> <b>Condominium residence vicinity</b> <b>Coliwoo co-living apartment on upper floors</b> <b>24-hr access</b> <b>Accessible via PIE</b> <b>Nearest MRT Beauty World station</b>
		#01-17	278	\$10.00	\$2,780.00			
		#01-18	242	\$10.00	\$2,420.00			
		#01-19	250	\$10.00	\$2,500.00			
		#01-20	224	\$14.00	\$3,136.00			
		#01-21	252	\$14.00	\$3,528.00			
		#01-22	252	\$14.00	\$3,528.00			
		#01-23	224	\$14.00	\$3,136.00			
		#01-24	224	\$14.00	\$3,136.00			
		#01-25	252	\$14.00	\$3,528.00			
		#01-26	252	\$14.00	\$3,528.00			
#01-27	224	\$14.00	\$3,136.00					

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**Commercial Spaces For Lease**

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	20% Off Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Amenities / Accessibility / Other Features
38 Ang Mo Kio Industrial Park 2 Singapore 569511	B1 Warehouse / B2 Clean	#01-03	3,552	\$2.80	\$9,945.60	\$8,283.26	1-Jul-25	5	4.5	With lights & windows	<b>Promotional 20% Off Asking Rent for a limited period. Terms and conditions apply for the promotional rent.</b> Rent includes facilities fee of \$0.46 psf Accessible via CTE Nearest MRT Ang Mo Kio station 3 Phase 63 Amps 3 cargo lifts & 4 passenger lifts In-house canteen Season parking \$120 per mth for cars & \$350 per mth for heavy vehicles
		WPS610	1,625	\$3.00	\$4,875.00	\$4,049.50	1-Apr-25	2.5		With lights & air-con. No window	
		#08-03	4,903	\$2.30	\$11,276.90	\$9,472.60	Immediate			Bare. With windows & raised floor.	

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Commercial Spaces For Lease											Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966
Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities	
Spaze 202 Kallang Bahru Singapore 339339	B1 Warehouse / Ancillary Office	#07-01	2,978	\$3.80	\$11,316.40	1-Jul-25	5	4.2	With air-con, lights & windows	Rent includes facilities fee of \$0.45 psf Walking distance to Bendemeer MRT & Boon Keng MRT Newly refurbished building Lounge area at lobby with air-con, lights, waterpoint (sink), powerpoints, snacks & beverages vending machines 5 loading bays Accessible via PIE Individual air-con units 3 Phase 32 Amps	
		#07-02A	1,498	\$3.80	\$5,692.40						
		#08-05	863	\$3.70	\$3,193.10	Immediate			With air-con & lights. No window		
Singapore Handicrafts Building 72 Eunos Avenue 7 Singapore 409570	B1 Warehouse / Ancillary Office	#03-07	1,325	\$3.10	\$4,107.50	Immediate	7.5	3.5	With air-con, lights, full height windows & glass display frontage	Rent includes facilities fee of \$0.79 psf Individual split air-con units 1 Cargo lift, 1 Passenger Lift 24-hr access Minutes walk to Eunos & Paya Lebar MRT Season parking \$90 per mth Single Phase 63 Amps	
Four Star Building 44 Kallang Place Singapore 339172	B1 Warehouse / Ancillary Office	#04-15	962	\$3.30	\$3,174.60	Immediate	15	4.2	With air-con, lights, windows & glass display frontage	Rent includes facilities fee of \$0.57 psf Minutes walk to Bendemeer MRT & Kallang MRT 24-hr access & CCTV 1 cargo lift, 3 loading bays 1 service lift, 1 passenger lift 3 Phase 60 Amps Season parking \$85 per lot	
		#05-06	1,065	\$3.30	\$3,514.50						
34 Boon Leat Terrace Singapore 119866	Open Space	OS4	2,088	\$1.30	\$2,714.40	Immediate	15	N.A.	Cement flooring	Rent excludes facilities fee \$0.05 psf Walking distance to Pasir Panjang MRT 3 minutes walk to bus-stop Accessible via West Coast Highway	

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Commercial Spaces For Lease

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
43 Keppel Road Singapore 099418	B1 Warehouse	#01-05/06	1,825	\$2.50	\$4,562.50	15-Jun-25	15	3	With lights, windows, glass door entrance & attached washroom	Rent includes facilities fee of \$0.40 psf Next to Tanjong Pagar Distripark, Keppel Distripark & Pulau Brani Terminal 4 cargo lifts 4 loading bays 3 Phase 60 Amps 40-footer access to loading bays Accessible via AYE & MCE Nearest mrt Outram Park station
		#02-04	1,160	\$2.80	\$3,248.00	1-Oct-25			With air-con, lights, windows, glass door entrance & attached washroom	
		#02-05	1,160	\$2.80	\$3,248.00					
Space @ Tampines 18 Tampines Ind Crescent Singapore 528605	B1 Warehouse / B2 Clean	#03-03E	1,247	\$3.20	\$3,990.40	Immediate	15	6	With lights. No window	Rent include facilities fee of \$0.35 psf Units with sprinklers Not suitable for showroom Wide ramp-up, 40-footer accessible to ground floor loading bay 6 loading bays with dock levellers Heavy vehicle parking @ \$250/lot 24-hr access & CCTV Accessible via TPE & PIE Nearest MRT Tampines & Pasir Ris stations Opposite IKEA, near Giant & Courts



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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities	
20 Depot Lane Singapore 109763	B1 Warehouse	#01-03/04	5,314	\$2.00	\$10,628.00	1-Apr-25	15	6	With lights, windows, waterpoint & roller shutter entrance	Rent includes facilities fee \$0.30 psf per mth F&B nearby, 24-hr access Single Phase 32 Amp Accessible by AYE Opposite Depot Height Shopping Ctr 10 mins walk to Bukit Merah Central Nearest MRT Redhill station Season parking - cars/small lorries \$107 per mth (incl GST), heavy vehicles \$160.50 (incl GST) excl VPC	
		#01-06	3,238	\$2.00	\$6,476.00						
21 Depot Lane Singapore 109766	Open Space	OS4	400	\$1.80	\$720.00			N.A.	Hardcore ground		
23 Depot Lane Singapore 109763	B1 Warehouse	#01-03/04/05	4,886	\$2.00	\$9,772.00			4.5	4.5		With lights
23A Depot Lane Singapore 109753		#01-18	594	\$2.30	\$1,366.20						
24 Depot Lane Singapore 109767		#01-02	2,421	\$2.20	\$5,326.20						
		#01-03	1,766	\$2.20	\$3,885.20						
		#01-06	1,873	\$2.20	\$4,120.60						
		#01-06A	1,249	\$2.20	\$2,747.80						
#01-07A		952	\$2.20	\$2,094.40	With lights & waterpoint						
#01-08A/B		2,497	\$2.20	\$5,493.40		Immediate	With lights				
#01-09/09A	6,480	\$2.00	\$12,960.00	1-Apr-25	With lights						

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Spaze 202 Kallang Bahru Singapore 339339	B1 Warehouse	#07-04C	820	\$3.50	\$2,870.00	Immediate	5	4.2	Bare. No window & no powerpoint	Rent includes facilities fee of \$0.45 psf 4 minutes walk to Bendemeer MRT & 8 mins walk to Boon Keng MRT Newly refurbished building 5 loading bays Accessible via PIE Individual air-con units 3 Phase 32 Amps
Four Star Building 44 Kallang Place Singapore 339172	B1 Warehouse / Ancillary Office	#04-14	1,045	\$3.30	\$3,448.50	1 mth's notice	15	4.2	With air-con, lights & windows	Rent includes facilities fee Minutes walk to Bendemeer MRT & Kallang MRT 24-hr access & CCTV 1 cargo lift, 3 loading bays 1 service lift, 1 passenger lift 3 Phase 60 Amps Season parking \$85 per lot
		#04-16	1,169	\$3.30	\$3,857.70					

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**Commercial ( Lifestyle, Enrichment ) Spaces For Lease**

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Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Furnishing	Amenities / Accessibility / Other Features
Phoenix Park Blk 314A Tanglin Rd S247673	F&B	ORA 1 Outdoor Area	1,000	\$4.00	\$4,000.00	Immediate	Bare	Rent includes facilities fee of \$0.98 psf per mth Free 5 mins shuttle bus to & from Redhill mrt Colonial-style building Lush greenery Complimentary parking 10 mins drive to Orchard Rd Accessible by PIE
Phoenix Park Blk 320 Tanglin Rd S247980		Unit H, Unit I & Outdoor Area	5,398	\$3.85	\$20,782.30		With air-con, lights, exhaust, greasetraps, kitchen equipment, furnitures & outdoor area	

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF Per Mth	Asking Rent Per Mth	30% Off Asking Rent Per Mth	Availability	Furnishing	Amenities / Accessibility / Other Features
34 Boon Leat Terrace S119866	Ancillary Office	#04-09	250	\$3.50	\$875.00	\$656.00	Immediate	With air-con, lights & windows	<p><b>Promotional 30% Off Asking Rent for a limited period. Terms &amp; conditions apply for the promotional rent.</b></p> <p>Rent includes facilities fee + utilities fee of \$0.58 psf but excluding air-con charges \$0.80 psf per mth</p> <p>Centralised air-con units</p> <p>Minutes walk to Pasir Panjang MRT</p> <p>Located at fringe of CBD</p> <p>4 Loading bays</p> <p>24-hour access</p> <p>F&amp;B nearby</p> <p>Accessible via West Coast Highway</p> <p>Ample parking via season parking \$130 for cars &amp; heavy vehicles \$200 (subject to GST)</p>
		#04-14E	490	\$3.10	\$1,519.00	\$1,148.56			
		#04-14G	550	\$3.00	\$1,650.00	\$1,250.70		No window. With air-con & lights	
		#04-14H	560	\$3.00	\$1,680.00	\$1,273.44			
		#04-14J	450	\$3.10	\$1,395.00	\$1,054.80		With air-con, lights & windows	
		#04-19A	550	\$3.20	\$1,760.00	\$1,327.70		With air-con, lights, windows & 1 room	
		#05-14	1,742	\$2.70	\$4,703.40	\$3,595.49		With air-con, lights, windows & 5 rooms	
		#05-15	561	\$3.10	\$1,739.10	\$1,314.98		No window. With air-con, lights & glassdoor	
		#05-19F	650	\$3.00	\$1,950.00	\$1,478.10		With air-con, lights & windows	
		#05-20E	350	\$3.30	\$1,155.00	\$869.40		No window. With air-con & lights	

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Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Furnishing	Amenities / Accessibility / Other Features
Phoenix Park Blk 304 Tanglin Rd S247972	Office	#02-01	139	\$5.00	\$695.00	Immediate	With windows, air-con & lights	Rent includes facilities fee of \$0.98 psf per mth Free 5 minutes shuttle bus to & from Redhill mrt Colonial-style building Lush greenery Complimentary parking Season parking \$109 per lot including GST for block 316 10 minutes drive to Orchard Rd Accessible by PIE
Phoenix Park Blk 310 Tanglin Rd S247975		#01-03	440	\$4.50	\$1,980.00			
Phoenix Park Blk 314 Tanglin Rd S247977		#01-02	441	\$4.50	\$1,984.50			
		#01-03	200	\$5.00	\$1,000.00			
		#01-04	504	\$4.50	\$2,268.00			
		#01-05	514	\$4.50	\$2,313.00			
		#01-06	488	\$4.50	\$2,196.00			
		#01-12	501	\$4.50	\$2,254.50			

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Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Furnishing	Amenities / Accessibility / Other Features
Phoenix Park Blk 314 Tanglin Rd S247977	Office	#01-13	501	\$4.50	\$2,254.50	Immediate	With windows, air-con & lights	Rent includes facilities fee of \$0.98 psf per mth Free 5 minutes shuttle bus to & from Redhill mrt Colonial-style building Lush greenery Complimentary parking Season parking \$109 per lot including GST for block 316 10 minutes drive to Orchard Rd Accessible by PIE
		#01-19	497	\$4.50	\$2,236.50			
		#01-20	511	\$4.50	\$2,299.50			
		#01-21	565	\$4.50	\$2,542.50			
		#01-22	432	\$4.50	\$1,944.00			
Phoenix Park Blk 316 Tanglin Rd S247978		#02-01	2,547	\$4.00	\$10,188.00		With windows, air-con, lights & attached bathroom	
		#02-02	94	\$6.30	\$592.20		With air-con & lights. No window	
Phoenix Park Blk 318 Tanglin Rd S247979		#01-31	421	\$4.50	\$1,894.50		With windows, air-con & lights	
		#01-35	210	\$5.00	\$1,050.00			
		#01-38/39	836	\$4.50	\$3,762.00			

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Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Furnishing	Amenities / Accessibility / Other Features
Phoenix Park Blk 318 Tanglin Rd S247979	Office	#01-42	217	\$5.00	\$1,085.00	Immediate	With windows, air-con & lights	Rent includes facilities fee of \$0.98 psf per mth Free 5 minutes shuttle bus to & from Redhill mrt Colonial-style building Lush greenery Complimentary parking Season parking \$109 per lot including GST for block 316 10 minutes drive to Orchard Rd Accessible by PIE
		#01-44	509	\$4.50	\$2,290.50			
		#01-49	403	\$4.50	\$1,813.50			
		#01-59	507	\$4.50	\$2,281.50			
		#01-62	421	\$4.50	\$1,894.50			
		#01-63	411	\$4.50	\$1,849.50			
		#01-67	259	\$5.00	\$1,295.00			

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10 Raeburn Park Block A S088702	Serviced Office	GH01	183	\$9.00	\$1,647.00	Immediate	With full height windows, workstations, air-con, lights & wi-fi	Greenhub serviced office unit rent includes facilities fee of \$0.98 psf + air-con charges of \$0.50 psf per mth Raeburn Park Office unit #02-15D rent includes facilities fee of \$0.80 psf but excluding air-con charges of \$0.80 psf per mth Free 5 mins shuttle bus to and from Outram MRT, additional drop-off/pick-up points at Tanjong Pagar & Tiong Bahru during lunch Next to new Kampong Bahru bus terminal Accessible via MCE, AYE & CTE Located at fringe of CBD 24 hr CCTV surveillance F&B nearby Season parking \$128 per mth Common shower facilities on ground floor Tenant mix include school for special needs children, cafe, trampoline, music school, serviced office & serviced apartment.
		GH27	180	\$9.00	\$1,620.00		With workstations, air-con lights & wi-fi	
		GH30	119	\$9.00	\$1,071.00		With full height windows, workstations, air-con, lights & wi-fi	
		GH43	152	\$9.00	\$1,368.00			
		GH44	145	\$9.00	\$1,305.00			
10 Raeburn Park Podium Block S088702	Office	#02-15D	318	\$4.50	\$1,431.00		With air-con, lights & glass door. No window	



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Commercial Spaces For Lease

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent psf	Asking Rent per mth	Availability	Furnishing	Amenities / Accessibility / Other Features
10 Raeburn Park Podium Block S088702	Office	#01-05B	700	\$4.00	\$2,800.00	Immediate	With lights, window and glass door entrance	Rent includes facilities fee of \$0.80 psf per mth Free 5 mins shuttle bus to and from Outram Park MRT & additional drop-off/pick-up points at Tanjong Pagar & Tiong Bahru during lunch Next to new Kampong Bahru bus terminal Accessible via MCE, AYE & CTE Located at fringe of CBD 24 hr CCTV surveillance F&B nearby Season parking \$128 per mth Common shower facilities on ground floor Tenant mix include school for special needs children, gym, cafes, trampoline, serviced office & serviced apartment.
		#01-16 & #01-24A	511	\$4.00	\$2,044.00	1 mth's notice	With air-con, lights & glass door. No window	
	F&B	#01-24/24B/25	532	\$4.00	\$2,128.00		With air-con, lights, waterpoint, floortrap & glass door	
		#01-28 to #01-31	5,000	\$3.00	\$15,000.00		With air-con, lights, exhaust, greasetrapp & waterpoint	
10 Raeburn Park Block A S088702	Office	#01-04	1,700	\$3.80	\$6,460.00		Bare. With windows & glass door entrance	

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Commercial Spaces For Lease

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent psf	Asking Rent per mth	Availability	Furnishing	Amenities / Accessibility / Other Features
34 Boon Leat Terrace S119866	Ancillary Office	#04-12	401	\$3.30	\$1,323.30	Immediate	With air-con, lights & window	Rent includes facilities fee and utilities fee of \$0.58 psf but excluding air-con charges of \$0.80 psf per mth Centralised air-con units 10 minutes walk to Pasir Panjang MRT 4 Loading bays 24-hr access F&B nearby Accessible via West Coast Highway Ample parking via season parking \$130 for cars & heavy vehicles \$200 (subj to GST)
		#05-17A	230	\$3.70	\$851.00		With air-con & lights. No window	
		#05-20D	350	\$3.30	\$1,155.00	1 mth's notice		
Keppel 1557 1557 Keppel Rd Blk C S089066	Office	#02-11	1,320	\$7.00	\$9,240.00	2 months' notice	With air-con, full height windows & glass door entrance	Rent includes facilities fee of \$0.40 psf Individual air-conditioning units 5 mins walk to upcoming Cantonment MRT & 10 mins walk to Tanjong Pagar MRT Strategically located at fringe of CBD, right outside Tanjong Pagar Newly refurbished building Ample food amenities in the vicinity Floor loading 5kN/m2 to 7.5kN/m2 Ceiling height L1 is 5.5m, L2 is 6m and L3 is 6.6m, approximately
Phoenix Park Blk 304 Tanglin Road S247972	Office	#02-06/07	2,616	\$4.00	\$10,464.00	1-Jul-25	With air-con, lights & window	Rent includes facilities fee of \$0.98 psf per mth Free 5 minutes shuttle bus to & from Redhill mrt Colonial-style building Lush greenery Complimentary parking Season parking \$109 per lot including GST for block 316 10 minutes drive to Orchard Rd Accessible by PIE



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**LHN Industrial (Work Plus Store) Spaces For Lease**

**Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966**

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
100 Eunos Ave 7 Singapore 409572	Lockers	L3 / L4	6	Including GST	\$50.00	Immediate	5	1	6 sq ft 0.6m by 0.64m by 0.88m 10 sq ft 1m by 0.7m by 1m (WxDxH)	<p><b>Promotion :</b></p> <p><b>Basic Storage</b></p> <ul style="list-style-type: none"> <li>- Minimum lease 3 mths : 15% Off</li> <li>- Minimum 12 mths lease : 20% Off</li> </ul> <p><b>Business Storage</b></p> <ul style="list-style-type: none"> <li>- Minimum 4 mths lease : 10% Off + 0.5 mth rent-free</li> <li>- Minimum 7 mths lease : 10% Off + 1 mth rent-free</li> <li>- Minimum 12 mths lease : 12% Off + 2 mths rent-free</li> </ul> <p>Service fee stated is before discount Power sockets along common corridor Service fee includes utilities fee, facilities fee &amp; GST. 24-access, 24-hr CCTV Minutes walk to Eunos MRT Accessible via PIE Variety of F&amp;B nearby 1 complimentary season parking</p>
			10		\$90.00					
	Basic Storage	L2	80	\$540.00						
			115	\$720.00						
	Business Storage	L3	159	Lumpsum incl. utilities fee, facilities fee & GST - <b>price before discount (*up to 20% Off)</b>	\$980.00					
			622		\$2,850.00					
		L4	327		\$1,920.00			1-Apr-25		
		L5	220		\$1,500.00			Immediate		

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
38 Ang Mo Kio Ind Park 2 Singapore 569511	Business Storage	L3	115	Lumpsum incl. utilities fee, facilities fee & GST - price before discount (*up to 20% Off)	\$720.00	Immediate	2.5	3.5	No window. With air-con & lights	<b>Promotion :</b> <b>Basic Storage L3</b> - Minimum 7 mths lease: 15% Off - Minimum 14 mths lease: 20% Off  <b>Business Storage</b> - Minimum 4 mths lease : 15% Off + 0.5 mth rent-free - Minimum 7 mths lease : 15% Off + 1 mth rent-free - Minimum 14 mths lease : 20% Off + 2 mths rent-free  Service fee stated is before discount Service fee includes facilities fee, utilities fee & GST Power sockets along common corridor Refurbished building 24-hr access 24-hr CCTV Bus-stop right outside premises with direct bus to Ang Mo Kio MRT station Accessible via CTE Season parking \$120 per mth In-house canteen 3 cargo lifts & 4 passenger lifts Single Phase 13 Amps
			150		\$1,030.00					
			230		\$1,370.00					
		L4	88		\$620.00					
			126		\$980.00					
			180		\$1,160.00					
			218		\$1,300.00					
			399		\$2,030.00					
			424		\$2,100.00					
	Basic Storage	L5	35		\$370.00					
			50		\$415.00					
			60		\$470.00					
			70		\$530.00					
			150		\$855.00					
			205		\$1,125.00					
L5	2.5	No window. With lights only	<b>Promotion for Basic Storage L5</b> 35 sq ft minimum 14 mths lease : 35% Off 70 sq ft less than 14 mths lease - 27% Off, minimum 14 mths lease - 32% Off 90 sq ft less than 14 mths lease - 27% Off, minimum 14 mths lease - 32% Off							

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
71 Lorong 23 Geylang Singapore 388386 (Opposite Aljunied MRT)	Basic Storage	L2	115	Lumpsum incl facilities fee, utilities fee & GST <b>Price before discount (*up to 15% Off + 1 mth rent-free)</b>	\$745.00	Immediate	10	2.5	With lights	<b>Basic storage:</b> - 25%+ 1 month free Off with minimum 6 mths lease. - 30% Off + 2 mth rent-free with minimum 12 mths lease <b>Business Storage:</b> - 15% Off with minimum 6 mths lease. - 15% Off + 1 mth rent-free with minimum 12 mths lease  Service fee includes facilities fee, utilities fee & GST Newly refurbished building 24-hr access & CCTV Opposite Aljunied MRT & 6 mins walk to SingPost Units accessible using smart lock system with pin no. Season parking \$10.70 per lot per mth, subject to availability of lots Free wi-fi & usage of meeting rooms
	Business Storage	L4 to L8	160		\$1,215.00				3.5	
		L5	215		\$1,500.00					

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Spaze 202 Kallang Bahru Singapore 339339	Air-con Storage	L1	30	Lumpsum including utilities fee, facilities fee & GST <b>(up to 20% Off + 3 mths rent-free)</b>	\$415	Immediate	5	2.5	With 24-hour air-con	<p><b>Air-con Storage &amp; Wine Storage early bird promotion:</b></p> <ul style="list-style-type: none"> <li>• Minimum 3 mths lease : 20% Off + 0.5 mth rent-free</li> <li>• Minimum 6 mths lease : 20% Off + 1 mth rent-free</li> <li>• Minimum 13 mths lease : 20% Off + 3 mths rent-free</li> </ul> <p><b>Basic Storage &amp; Business Storage :</b></p> <ul style="list-style-type: none"> <li>• Minimum 3 mths lease : 20% Off + 0.5 mth rent-free</li> <li>• Minimum 6 mths lease : 20% Off + 1 mth rent-free</li> <li>• Minimum 12 mths lease : 25% Off + 2.5 mth rent-free</li> </ul> <p>Service fee includes facilities fee, utilities fee &amp; GST Service fee stated is before promotion. Power sockets outside unit along common corridor for business storage units Ground floor communal space for tenants with free wi-fi, air-con, lights, sink, power sockets &amp; snacks vending machines Centralised air-conditioning units 9 am to 9 pm for business storage units Newly refurbished building Minutes walk to Bendemeer MRT, Boon Keng MRT &amp; Kallang MRT 5 loading bays Accessible via PIE Single Phase 13 Amps</p>
			50		\$530					
			90		\$685					
	Wine Storage		Up to 22 cases		\$180					
			Up to 44 cases		\$310					
			Up to 66 cases		\$435					
			Up to 88 cases		\$565					
			Up to 110 cases		\$690					
			Up to 121 cases		\$745					
			Up to 165 cases		\$975					
			Up to 198 cases		\$1,240					

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Spaze 202 Kallang Bahru Singapore 339339	Business Storage	L2	80	Lumpsum including utilities fee, facilities fee & GST (up to 25% Off + 2.5 mths rent-free)	\$945	Immediate	5	2.5	With window, air-con & lights	<ul style="list-style-type: none"> <li>•Minimum 3 mths lease : 20% Off + 0.5 mth rent-free</li> <li>•Minimum 6 mths lease : 20% Off + 1 mth rent-free</li> <li>•Minimum 12 mths lease : 25% Off + 2.5 mth rent-free</li> </ul> Service fee includes facilities fee, utilities fee & GST Service fee stated is before promotion. Power sockets outside unit along common corridor for business storage units Ground floor communal space for tenants with free wi-fi, air-con, lights, sink, power sockets & snacks vending machines Centralised air-conditioning units 9 am to 9 pm for business storage units Newly refurbished building Minutes walk to Bendemeer MRT, Boon Keng MRT & Kallang MRT 5 loading bays Accessible via PIE Single Phase 13 Amps
			100		\$905				No window. With air-con & lights	
			140		\$1,200				With window, air-con & lights	
			150		\$1,235					
			160		\$1,300					
	Basic Storage	L4	55		\$480				With lights only	
			70		\$525					
			80		\$545					
			90		\$590					
			115		\$765					
			150		\$920					