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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 Per Mth	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
223 Lavender Street Singapore 338775	Retail / Dentist / GP / Vet Clinic / Pet Groomer / Office	945	\$8.00	\$7,560.00	Immediate	3 Phase 63 Amps	Asking rent is subject to GST Nearest MRT Bendemeer station, Boon Keng station and Farrer Park station Ground floor units Road frontage shophouse units Co-living units on level 2 Many eateries in vicinity All units bare condition with attached washroom & glass storefront entrance
608 Serangoon Road Singapore 218215		1,492	\$8.00	\$11,936.00		3 Phase 32 Amps	

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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	#01-02	597	\$8.00	\$4,776.00	Immediate	Single Phase 60 Amps	Rent is negotiable, subject to GST Nearest MRT are Toa Payoh station and Novena station. Road frontage shophouse units Many eateries within vicinity Walking distance to Zhongshan Mall, Balestier Plaza and Shaw Plaza. All units in bare condition with attached washroom. F&B units with exhaust duct and floor trap. Coliwoo co-living apartment on upper floor units
	F&B / Takeaway food / Restaurant / Café	#01-05	782	\$8.00	\$6,256.00		3 Phase 60 Amps	

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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
288 River Valley Road Singapore 238329	Retail / Office	#01-101	165	\$22.00	\$3,630.00	Immediate	3 Phase 100 Amps	Rent is negotiable, excluding \$1.00 psf for utilities fee & air-con charges per mth subject to GST Walking distance to Fort Canning mrt and Somerset mrt stations Condominium residence vicinity Each unit has air-con, lights, tv, pantry & attached washroom Coliwoo co-living apartment on upper floor units Communal lounge provided
		#01-102	165	\$22.00	\$3,630.00			
48 Arab Street Singapore 199745	F&B / Restaurant / Fine Dining	#01-02	705	\$9.00	\$6,345.00	Immediate	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 Coliwoo co-living apartment on upper floor units

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Commercial ( Retail, Lifestyle and F&B ) Spaces For Lease Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966

New Property Address	Usage	New Unit No.	New Unit Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
260 Upper Bukit Timah Road Singapore 588190	F&B	#01-04	3,928	\$9.00	\$35,352.00	Immediate	TPN 250 Amps	Rent include facilities fee \$1.15 psf Newly refurbished property All units has waterpoint, floortrap, full height glass & bare condition Lush greenery Opposite nature reserve park Condominium residence vicinity Coliwoo co-living apartment on upper floors 24-hr access Accessible via PIE Minutes walk to Hume mrt station and Beauty World mrt station.
		ORA	1,315	\$3.80	\$4,997.00			
	Yoga / Pilates / Dance Studio	#02-01	1,527	\$8.00	\$12,216.00		TPN 63 Amps	
262 Upper Bukit Timah Road Singapore 588207	Retail / Convenience Stall	#01-06	413	\$9.00	\$3,717.00	Immediate	Single Phase 32 Amps	Rent include facilities fee \$1.15 psf Newly refurbished property All units has waterpoint, floortrap, full height glass & bare condition Lush greenery Opposite nature reserve park Condominium residence vicinity Coliwoo co-living apartment on upper floors 24-hr access Accessible via PIE Minutes walk to Hume mrt station and Beauty World mrt station.
		#01-07	220	\$9.00	\$1,980.00			
	Community Workshop / Wokshop Office / Pet Groomer / Vet Clinic / Sports / Florist	#01-08	220	\$9.00	\$1,980.00			
		#01-09	220	\$9.00	\$1,980.00			
		#01-12	220	\$9.00	\$1,980.00			
		#01-13	220	\$9.00	\$1,980.00			
		#01-14	220	\$9.00	\$1,980.00			
		#01-15	220	\$9.00	\$1,980.00			
		#01-16	220	\$9.00	\$1,980.00			
		#01-17	220	\$9.00	\$1,980.00			
		#01-26	220	\$9.00	\$1,980.00			

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Property Address	Usage	Size (sq ft)	Asking Rent PSF Per Mth	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features	
<b>Pre-Termination Lease</b>								
227 Lavender Street Singapore 338777	Retail / Gym / Dentist / GP / Vet Clinic / Pet Groomer / Office	1,200	\$8.00	\$9,600.00	1 month's notice	3 Phase 63 Amps	<p>Asking rent is subject to GST Nearest MRT Bendemeer station, Boon Keng station and Farrer Park station Ground floor units Road frontage shophouse units Co-living units on level 2 F&amp;B units with waterpoint, floortrap, external exhaust, attached washroom &amp; glass shopfront entrance</p>	
231 Lavender Street Singapore 338779	F&B / Takeaway food / Restaurant / Café	1,437	\$8.00	\$11,496.00	Immediate	3 Phase 100 Amps		
239 Lavender Street Singapore 338783		1,275	\$8.00	\$10,200.00				
253 Lavender Street Singapore 338790		1,286	\$8.00	\$10,288.00				
594 Serangoon Road Singapore 218208		1,242	\$8.00	\$9,936.00	1 month's notice			

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Commercial ( F&B ) Spaces For Lease				Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966			
Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
<b>Pre-Marketing</b>							
GSM Building 141 Middle Road Singapore 188976	F&B / Central Kitchen / Café	Unit 1	307	\$5,833.00	mid March 2026	3 Phase 100 Amps	Ground floor with road frontage Walking distance to Bugis mrt, Bencoolen mrt and Bras Basah mrt stations F&B units has external exhaust, greasetrap, floortrap & waterpoint. Ground floor unit
		Unit 2	307	\$5,833.00			
159 Jalan Loyang Besar Singapore 509404	F&B / Food Hall	Stall 1	187	\$3,500.00	Tentatively Q2 2026	3 Phase 30 Amps	Nearest mrt is Pasir Ris station Ground floor unit Within condominium vicinity 8 minutes walk to Wild Wild Wet waterpark, Downtown East mall and resort chalets F&B unit has waterpoint, floortrap, greasetrap and exhaust fan Sports court has waterpoint
		Stall 2	187	\$3,500.00			
		Stall 3	187	\$3,500.00			
		Stall 4	187	\$3,500.00			
		Drinks Stall	108	\$4,500.00			
		Pool Bar	207	\$5,000.00			
		Convenience Stall	374	\$3,000.00			
		Sports Court (outdoor)	-	24,865	\$47,243.50	3 Phase 60 Amps	

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m <sup>2</sup> )	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities		
Spaze 202 Kallang Bahru Singapore 339339	B1 Warehouse / Ancillary Office	#07-02C	900	\$3.30	\$2,970.00	5-Apr-26	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		
		#08-06	3,566	\$2.90	\$10,341.40	Immediate			With air-con, windows & handicap-friendly			
38 Ang Mo Kio Ind Park 2 Singapore 569511	B1 Warehouse / B2 Clean	#01-01	4,951	\$3.00	\$14,853.00	1-Feb-26	5	4.5	Bare. With full height windows & roller shutter entrance	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		
		#02-06B	1,051	\$2.90	\$3,047.90	Immediate			Bare. With windows. No powerpoint			
		WPS610	1,625	\$2.50	\$4,062.50				With lights & air-con. No window			
		#08-03	4,903	\$1.60	\$7,844.80				Bare. With windows & raised floor.			
43 Keppel Road Singapore 099418	Ancillary Office	#02-04	1,160	\$2.80	\$3,248.00	1-Feb-26	15	3	With air-con, 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		
		#02-05	1,160	\$2.80	\$3,248.00							

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Space @ Tampines 18 Tampines Ind Crescent Singapore 528605	B1 Warehouse / Ancillary Office	#01-10B	2,441	\$3.20	\$7,811.20	2-Feb-26	15	6	With air-con, lights, full height windows, glass door entrance & attached washroom	Rent include facilities fee of \$0.35 psf Units with sprinklers Not suitable for showroom 3 Phase 63 Amps 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		
		#02-07	6,067	\$2.50	\$15,167.50	Immediate			With lights, full height windows, roller shutter entrances & attached washroom			
Four Star Building 44 Kallang Place Singapore 339172	Light Works	#01-04	2,326	\$4.00	\$9,302.24	1-May-26	15	4.2	With air-con, lights & windows	Rent includes facilities fee \$0.57 psf Minutes walk to Bendemeer MRT & Kallang MRT 24-hr access & CCTV		
	B1 Warehouse / Ancillary Office	#04-09	927	\$3.30	\$3,059.10	Immediate			With air-con, lights, windows & glass display frontage	1 cargo lift, 3 loading bays 1 service lift, 1 passenger lift 3 Phase 60 Amps Season parking \$85 per lot		
		#05-04	1,165	\$3.30	\$3,844.50							
23 Woodlands Industrial Park E1 Singapore 757741	B1 Warehouse / Ancillary Office	#04-02	800	\$3.30	\$2,640.00	1-Apr-26	10	3.5	With air-con, lights, windows & 2 rooms	Rent includes facilities fee of \$0.36 psf Nearest mrt are Admiralty station and Woodlands North station. 2 cargo lifts, 1 passenger lift		

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m <sup>2</sup> )	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
55 Tuas South Avenue 1 Singapore 637462	Food Factory / Cemtral Kitchen	#01-02	2,519	\$2.80	\$7,053.20	from \$2.00 psf  from \$2.00 psf	10.5  6  5	1st storey unit with roller shutter doors, 2nd to 9th storey units with timber doors  All units with windows, bin room, floortrap, greasetrap, fresh air duct, kitchen exhaust duct & attached washroom	5	Rent is negotiable, rent-free period available Newly refurbished building 3 Phase 150 Amps Cargo lift loading 3 tonnes Near dormitories & eateries 5 minutes drive to Tuas West Road MRT station Accessible via AYE

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55 Tuas South Avenue 1 Singapore 637462	Food Factory / Central Kitchen	#04-05	2,110	from \$2.00 psf	Immediate	5	5	1st storey unit with roller shutter doors, 2nd to 9th storey units with timber doors  All units with windows, bin room, floortrap, greasetrap, fresh air duct, kitchen exhaust duct & attached washroom	Rent is negotiable, rent-free period available Newly refurbished building 3 Phase 150 Amps Cargo lift loading 3 tonnes Near dormitories & eateries 5 minutes drive to Tuas West Road MRT station Accessible via AYE	

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m <sup>2</sup> )	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
55 Tuas South Avenue 1 Singapore 637462	Food Factory / Central Kitchen	#07-06	2,088	from \$2.00 psf	Immediate	5	5	1st storey unit with roller shutter doors, 2nd to 9th storey units with timber doors  All units with windows, bin room, floortrap, greasetrap, fresh air duct, kitchen exhaust duct & attached washroom	Rent is negotiable, rent-free period available Newly refurbished building 3 Phase 150 Amps Cargo lift loading 3 tonnes Near dormitories & eateries 5 minutes drive to Tuas West Road MRT station Accessible via AYE	
		#08-01	2,454							
		#08-02	2,390							
		#08-03	2,573							
		#08-04	2,336							
		#08-05	2,067							
		#08-06	2,077							
		#09-01	2,443							
		#09-02	2,379							
		#09-03	2,562							
		#09-04	2,325							
		#09-05	2,056							
		#09-06	2,067							

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<b>Pre-Termination Lease</b>										
Four Star Building 44 Kallang Place Singapore 339172	B1 Warehouse / Ancillary Office	#04-14	1,045	\$3.30	\$3,448.50	Immediate	15	4.2	With air-con, lights, windows & glass display frontage	Rent includes facilities fee \$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
		#04-16	1,169	\$3.30	\$3,857.70					
Space @ Tampines 18 Tampines Industrial Crescent Singapore 52860	B1 Warehouse / B2 Clean	#03-06A	6,067	\$2.50	\$15,167.50	1-Apr-26	15	6	With full height windows, roller shutter entrances & attached washroom	Rent include facilities fee of \$0.35 psf Units with sprinklers Not suitable for showroom 3 Phase 63 Amps Wide ramp-up, 40-footer accessible to ground floor loading bays 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
		#04-03	\$9,478	\$2.50	\$23,695.00	2 mths' notice				
38 Ang Mo Kio Ind Park 2 Singapore 569511	B1 Warehouse / B2 Clean	#02-03/04	11,740	\$2.20	\$25,828.00	1 mth's notice	2.5	4.5	With air-con, lights, windows, 3 mtg rm, 5 mgrs' rm & roller shutter entrance	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
		#06-09	1,630	\$2.50	\$4,075.00				With air-con & lights. No window	
		#06-12	1,975	\$2.50	\$4,937.50					

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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
<b>Pre-Termination Lease</b>										
23 Woodlands Industrial Park E1 Singapore 757741	B1 Warehouse / Ancillary Office	#04-02A	800	\$3.30	\$2,640.00	1 mth's notice	10	3.5	With air-con, lights, windows & 2 rooms	Rent includes facilities fee of \$0.36 psf Nearest mrt are Admiralty station and Woodlands North station. 2 cargo lifts, 1 passenger lift

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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	\$3.50	\$3,500.00	Immediate	With lights, waterpoint & windows	Rent includes facilities fee of \$0.99 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
10 Raeburn Park Podium Block S088702	F&B / Café / Restaurant / Canteen	#01-28 to #01-31	5,000	\$2.50	\$12,500.00	Immediate	With air-con, lights, exhaust, greasetrap & waterpoint	Rent includes facilities fee of \$0.80 psf 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 Shower facilities on ground floor Tenant mix include school for special needs children, serviced office & serviced apartment.

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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	#04-14D	450	\$3.10	\$1,395.00	\$1,061.55	Immediate	No window. With air-con & lights	<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 \$0.63 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>
		#04-14F	420	\$3.10	\$1,302.00	\$990.78			
		#04-14G	550	\$3.00	\$1,650.00	\$1,258.95			
		#04-14H	560	\$3.00	\$1,680.00	\$1,281.84			
		#04-14J	450	\$3.10	\$1,395.00	\$1,061.55			
		#04-16	932	\$3.00	\$2,796.00	\$2,133.35			
		#04-17F	737	\$3.00	\$2,211.00	\$1,686.99			
		#04-19	3,207	\$2.70	\$8,658.90	\$6,667.35			
		#04-19A	550	\$3.20	\$1,760.00	\$1,335.95			
		#04-19B	500	\$3.20	\$1,600.00	\$1,214.50			

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34 Boon Leat Terrace S119866	Ancillary Office	#04-20	882	\$3.00	\$2,646.00	\$2,018.90	Immediate	No window. With air-con, lights & 4 rooms	<p><b>Promotional 30% Off Asking Rent for a limited period. Terms &amp; conditions apply for the promotional rent.</b>            Rent includes facilities fee + utilities fee of \$0.63 psf but excluding air-con charges \$0.80 psf per mth            Centralised air-con units            Minutes walk to Pasir Panjang MRT            Located at fringe of CBD            4 Loading bays            24-hour access            F&amp;B nearby            Accessible via West Coast Highway            Ample parking via season parking \$130 for cars &amp; heavy vehicles \$200 (subject to GST)</p>
		#04-20A	805	\$3.00	\$2,415.00	\$1,842.65		No window. With air-con, lights & cabinet	
		#05-13	1,259	\$2.70	\$3,399.30	\$2,617.46		With air-con, lights, windows, glass door, cabinet & 1 room	
		#05-14	1,742	\$2.70	\$4,703.40	\$3,621.62		With air-con, lights, windows & 5 rooms	
		#05-15	561	\$3.10	\$1,739.10	\$1,323.40		No window. With air-con, lights & glassdoor	
		#05-15A	560	\$3.10	\$1,736.00	\$1,321.04		With air-con, lights, windows, glass door & 1 room	
		#05-16	2,279	\$2.70	\$6,153.30	\$4,738.04		No window. With air-con & lights	
		#05-17B	230	\$3.50	\$805.00	\$606.97			
		#05-17C	270	\$3.50	\$945.00	\$712.53			
		#05-17D	260	\$3.50	\$910.00	\$686.14			

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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	#05-19C	380	\$3.30	\$1,254.00	\$949.62	Immediate	No window. With air-con & lights  With air-con, lights & windows	Promotional 30% Off Asking Rent for a limited period. Terms & conditions apply for the promotional rent.  Rent includes facilities fee + utilities fee of \$0.63 psf but excluding air-con charges \$0.80 psf per mth Centralised air-con units Minutes walk to Pasir Panjang MRT Located at fringe of CBD 4 Loading bays 24-hour access F&B nearby Accessible via West Coast Highway Ample parking via season parking \$130 for cars & heavy vehicles \$200 (subject to GST)
		#05-20B	320	\$3.30	\$1,056.00	\$799.68			
		#05-20C	320	\$3.30	\$1,056.00	\$799.68			
		#05-20D	350	\$3.30	\$1,155.00	\$874.65			
		#05-20E	350	\$3.30	\$1,155.00	\$874.65			
		#05-20G	460	\$3.10	\$1,426.00	\$1,085.14			

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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
Phoenix Park Blk 304 Tanglin Rd S247972	Office	#02-06/07	2,616	\$3.50	\$9,156.00	Immediate	With windows, air-con & lights	<p>Rent includes facilities fee of \$0.99 psf per mth</p> <p>Free 5 minutes shuttle bus to &amp; from Redhill mrt</p> <p>Colonial-style building</p> <p>Lush greenery</p> <p>Complimentary parking</p> <p>Season parking \$109 per lot including GST for block 316</p> <p>10 minutes drive to Orchard Rd</p> <p>Accessible by PIE</p>
Phoenix Park Blk 306 Tanglin Rd S247973		#01-01A	3,800	\$3.50	\$13,300.00			
Phoenix Park Blk 310 Tanglin Rd S247975		#01-03	440	\$3.50	\$1,540.00			
Phoenix Park Blk 312 Tanglin Rd S247982		#01-04	254	\$5.00	\$1,270.00			
Phoenix Park Blk 312A Tanglin Rd S247982		#01-01	1,256	\$3.50	\$4,396.00			
Phoenix Park Blk 312A Tanglin Rd S247982		#01-02	1,007	\$3.50	\$3,524.50			
Phoenix Park Blk 314 Tanglin Rd S247977		#01-02	441	\$3.50	\$1,543.50			
Phoenix Park Blk 314 Tanglin Rd S247977		#01-03	200	\$5.00	\$1,000.00			
Phoenix Park Blk 314 Tanglin Rd S247977		#01-04	504	\$3.50	\$1,764.00			
Phoenix Park Blk 314 Tanglin Rd S247977		#01-06	488	\$3.50	\$1,708.00			

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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 314 Tanglin Rd S247977	Office	#01-08	1,001	\$3.50	\$3,503.50	Immediate	With windows, air-con & lights	Rent includes facilities fee of \$0.99 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
		#01-09	482	\$3.50	\$1,687.00			
		#01-13	501	\$3.50	\$1,753.50			
		#01-15	789	\$3.50	\$2,761.50			
		#01-16	225	\$5.00	\$1,125.00			
		#01-17	278	\$5.00	\$1,390.00			
		#01-19	497	\$3.50	\$1,739.50			
		#01-20	511	\$3.50	\$1,788.50			
		#01-21	565	\$3.50	\$1,977.50			
		#02-01	2,547	\$3.50	\$8,914.50			
		#02-03	86	\$6.30	\$541.80			

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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 316 Tanglin Rd S247978	Office	#02-11	87	\$6.30	\$548.10	Immediate	With air-con & lights. No window	Rent includes facilities fee of \$0.99 psf per mth Free 5 minutes shuttle bus to & from Redhill mrt Colonial-style building Lush greeneries Complimentary parking Season parking \$109 per lot including GST for block 316 10 minutes drive to Orchard Rd Accessible by PIE
		#02-12	89	\$6.30	\$560.70			
		#02-14	80	\$6.30	\$504.00			
		#01-35	210	\$5.00	\$1,050.00			
		#01-40	212	\$5.00	\$1,060.00			
		#01-42	217	\$5.00	\$1,085.00			
		#01-44	509	\$3.50	\$1,781.50			
		#01-45	215	\$5.00	\$1,075.00			
		#01-47	541	\$3.50	\$1,893.50			
		#01-54	208	\$5.00	\$1,040.00			
		#01-62	421	\$3.50	\$1,473.50			

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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 318 Tanglin Rd S247979	Office	#01-65	416	\$3.50	\$1,456.00	Immediate	With windows, air-con & lights	
		#01-67	259	\$5.00	\$1,295.00			
		#01-68	200	\$5.00	\$1,000.00			
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 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 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
		GH19	118	\$9.00	\$1,062.00			
		GH27	180	\$9.00	\$1,620.00			
		GH30	119	\$9.00	\$1,071.00	Immediate	With workstations, air-con, lights & wi-fi	Common shower facilities on ground floor Tenant mix include school for special needs children, cafe, trampoline, music school, serviced office & serviced apartment.
		GH43	152	\$9.00	\$1,368.00			
		GH44	145	\$9.00	\$1,305.00			
	Office	#01-03	1,720	\$3.00	\$5,160.00	1-Apr-26	With glass door & full height windows	Bare. With window & glass door entrance
		#01-04	1,700	\$3.00	\$5,100.00			
		#01-05	700	\$3.00	\$2,100.00			

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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
10 Raeburn Park Block B S088702	Office	#01-13/21	1,060	\$3.50	\$3,710.00	Immediate	With air-con, lights, window & glass door	Raeburn Park Office units #02-15B to #02-15H 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 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.
		#02-04	1,480	\$3.50	\$5,180.00		With air-con, lights, window, glass door & 3 rooms	
		#02-13	800	\$3.00	\$2,400.00		With air-con, lights, window & glass door	
		#03-10A	1,357	\$3.50	\$4,749.50		With air-con, lights & glass door. No window	
		#B1-01	4,050	\$1.90	\$7,695.00		With lights, window and glass door entrance	
		#01-05B	700	\$3.00	\$2,100.00		With air-con, lights & glass door. No window	
		#01-16	390	\$3.00	\$1,170.00		With air-con, lights & window	
		#02-15B	630	\$3.00	\$1,890.00		With air-con, lights, window & glass door	
		#02-15F	457	\$3.50	\$1,599.50			
		#02-15H	210	\$3.50	\$735.00			

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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	Availability	Furnishing	Amenities / Accessibility / Other Features
Keppel 1557 1557 Keppel Rd Blk C S089066	Office	#02-07	575	\$7.00	\$4,025.00	Immediate	With air-con, full height windows & glass door entrance	Rent includes facilities fee of \$0.75 psf Individual air-conditioning units Minutes walk to Tanjong Pagar MRT & upcoming Cantonment MRT Strategically located at fringe of CBD, right outside Tanjong Pagar Newly refurbished building Ample food amenities in the vicinity Floor loading 5kN/m <sup>2</sup> to 7.5kN/m <sup>2</sup> Ceiling height L1 is 5.5m, L2 is 6m and L3 is 6.6m, approximately
		#02-08	1,139	\$7.00	\$7,973.00			
		#02-11	1,320	\$7.00	\$9,240.00			
		#03-01	13,537	\$6.00	\$81,222.00	1-Apr-26	With air-con, full height windows, glass door entrance & attached washroom	

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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
<b>Pre-Termination Lease</b>								
34 Boon Leat Terrace S119866	Ancillary Office	#04-12	401	\$3.10	\$1,243.10	1 mth's notice	With air-con, lights & window	Rent includes facilities fee + utilities fee of \$0.63 psf but excluding air-con charges \$0.80 psf per mth Centralised air-con units Minutes walk to Pasir Panjang MRT & bus-stop Located at fringe of CBD 4 Loading bays 24-hour access F&B nearby Accessible via West Coast Highway Ample parking via season parking \$130 for cars & heavy vehicles \$200 (subject to GST)

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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>  <u>Basic Storage</u>  - Minimum lease 3 mths : 15% Off  - Minimum 12 mths lease : 20% Off  <u>Business Storage</u>  - Minimum 4 mths lease : 10% Off + 0.5 mth rent-free  - Minimum 7 mths lease : 10% Off + 1 mth rent-free  - Minimum 12 mths lease : 12% Off + 2 mths rent-free</p>	
			10		\$90.00				With lights only		
	Basic Storage	L2	80	Lumpsum incl. utilities fee, facilities fee & GST - <b>price before discount</b> (*up to 20% Off)	\$540.00			2.5	No window. With air-con & lights		
			115		\$720.00						
	Business Storage	L3	159		\$980.00			3	With windows, air-con & lights		
			622		\$2,850.00						
		L4	327		\$1,920.00						
		L5	220		\$1,500.00						

**LHN Industrial (Work+Store )**

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	3.5	No window. With air-con & lights	Promotion : Basic Storage L3 - Minimum 7 mths lease: 15% Off - Minimum 14 mths lease: 20% Off  Business Storage - 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		2.5		With window, air-con & lights			
			126		\$980.00							
			180		\$1,160.00							
			218		\$1,300.00							
			399		\$2,030.00							
			424		\$2,100.00							
			35		\$370.00							
	Basic Storage	L5	50		\$415.00		2.5	No window. With lights only	Promotion for Basic Storage L5  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			
			60		\$470.00							
			70		\$530.00							
			150		\$855.00							
			205		\$1,125.00							

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
38 Ang Mo Kio Ind Park 2 Singapore 569511	Air-Con Storage	L4	15 (lockers)	Lumpsum incl. utilities fee, facilities fee & GST - price before discount (*up to 20% Off)	\$150.00	Immediate	2.5	2.5	With 24-hour air-con	<p><b>Promotion for 24/7 air-con storage L4</b>  <b>3 months lease: 20% off + 0.5 month rent free</b>  <b>6 months lease: 20% off + 1.5 months rent free</b>  <b>13 months lease: 20% off + 4 months rent free (Full upfront payment)</b></p> <p>Service fee stated is before discount  Service fee includes facilities fee, utilities fee &amp; GST  Power sockets along common corridor for L5  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 &amp; 4 passenger lifts  Single Phase 13 Amps</p>
			15		\$215.00					
			30		\$360.00					
			50		\$480.00					
			70		\$590.00					
			90		\$690.00					
			115		\$840.00					
			140		\$950.00					
			200		\$1,270.00					
			275		\$1,650.00					

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
71 Lorong 23 Geylang Singapore 388386 (Opposite Aljunied MRT)	Business Storage	L3 & L4	160	Lumpsum incl facilities fee, utilities fee & GST  Price before discount (*up to 30% Off + 2 mth rent-free)	\$1,215.00	Immediate	10	3.5	With window, air-con, lights, wi-fi & powerpoint	Basic storage: - 25%+ 1 month free Off with minimum 6 mths lease. - 30% Off + 2 mth rent-free with minimum 12 mths lease  Business Storage: - 15% Off with minimum 6 mths lease. - 15% Off + 1 mth rent-free with minimum 12 mths lease
	Basic Storage	L8	90		\$700.00			2.5	With lights	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

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  Wine Storage	L1	30  50  90  Up to 22 cases  Up to 44 cases  Up to 66 cases  Up to 88 cases  Up to 110 cases  Up to 121 cases  Up to 165 cases  Up to 198 cases	Lumpsum including utilities fee, facilities fee & GST (up to 20% Off + 3 mths rent-free)	\$415  \$530  \$685  \$180  \$310  \$435  \$565  \$690  \$745  \$975  \$1,240	Immediate	5	2.5	With 24-hour air-con	<p>Air-con Storage &amp; Wine Storage early bird promotion:</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>Basic Storage &amp; Business Storage :</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.</p> <p>Power sockets outside unit along common corridor for business storage units</p> <p>Ground floor communal space for tenants with free wi-fi, air-con, lights, sink, power sockets &amp; snacks vending machines</p> <p>Centralised air-conditioning units 9 am to 9 pm for business storage units</p> <p>Newly refurbished building</p> <p>Minutes walk to Bendemeer MRT, Boon Keng MRT &amp; Kallang MRT</p> <p>5 loading bays</p> <p>Accessible via PIE</p> <p>Single Phase 13 Amps</p>

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 <b>(up to 25% Off + 2.5 mths rent-free)</b>	\$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>	
			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	<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</p> <p>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>	
			70		\$525						
			80		\$545						
			90		\$590						
			115		\$765						
			150		\$920						