

# coliuwo

| 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<br>Singapore 338775                   | Retail /<br>Dentist /<br>GP /<br>Vet Clinic /<br>Pet Groomer /<br>Office | 945          | \$5.50                  | \$5,197.50          | Immediate   | 3 Phase 63 Amps | Asking rent is subject to GST<br>Nearest MRT Bendemeer station, Boon Keng station<br>and Farrer Park station<br>Ground floor units<br>Road frontage shophouse units<br>Co-living units on level 2<br>Many eateries in vicinity<br>All units bare condition with attached washroom &<br>glass shopfront entrance |
| 225 Lavender Street<br>Singapore 338776                   |  | 1,200        | \$5.50                  | \$6,600.00          | 1-Aug-26  |                 |   |
| 606 Serangoon Road<br>Singapore 218214                    |  | 1,489        | \$5.50                  | \$8,189.50          | 24-Jul-26   |                 |   |



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<br>S329829 | F&B /<br>Takeaway food /<br>Restaurant /<br>Café | #01-05   | 782          | \$7.00                  | \$5,474.00          | Immediate    | 3 Phase<br>60 Amps | Rent is negotiable, subject to GST<br>Nearest MRT are Toa Payoh station and Novena station.<br>Road frontage shophouse units<br>Many eateries within vicinity<br>Walking distance to Zhongshan Mall, Balestier Plaza and Shaw Plaza.<br>All units in bare condition with attached washroom.<br>F&B units with exhaust duct and floor trap.<br>Coliwoo co-living apartment on upper floor units |

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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   |
| 2 Changi Business Park<br>Avenue 1<br>ESR Bizpark @ Changi<br>Singapore 486015 | F&B /<br>Restaurant /<br>Fine Dining | #01-02   | 1,279        | \$12.00                 | \$15,348.00   | 1-Jul-26     | 3 Phase 125 Amps | Rent is negotiable, subject to GST<br>Walking distance to Singapore Expo, Changi City Point mall, Expo mrt and Upper Changi mrt stations.<br>Units has floortrap, waterpoint, greasetrap & external exhaust duct.  |
|  |                                      | #01-05   | 2,378        | \$12.00                 | \$28,536.00   | Immediate    |                  |  |
| 288 River Valley Road<br>Singapore 238329                                      | Retail /<br>Office                   | #01-101  | 165          | \$18.00                 | \$2,970.00  | Immediate    | 3 Phase 100 Amps | Rent is negotiable, excluding \$1.00 psf for utilities fee & air-con charges per mth subject to GST<br>Walking distance to Fort Canning mrt and Somerset mrt stations<br>Condominium residence vicinity<br>Each unit has air-con, lights, tv, pantry & attached washroom<br>Coliwoo co-living apartment on upper floor units<br>Communal lounge provided |
|  |                                      | #01-102  | 165          | \$18.00                 | \$2,970.00  |              |                  |  |
| 48 Arab Street<br>Singapore 199745   | F&B /<br>Restaurant /<br>Fine Dining | #01-02   | 705          | \$9.00                  | \$6,345.00  | Immediate    | 3 Phase 100 Amps | Rent is negotiable, subject to GST<br>Walking distance to Bugis mrt station<br>Heritage shophouse unit in tourist vicinity<br>F&B unit has greasetrap, kitchen exhaust duct, floortrap, waterpoint and attached washroom<br>Coliwoo co-living apartment on upper floor units   |

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|---|---|--------------|-----------------------|-----------------|---------------------|---|-------------------------|---|
| 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<br>Singapore 588190            | Yoga / Pilates /<br>Dance Studio                  | #02-01       | 1,527                 | \$8.00          | \$12,216.00         | Immediate   | Single Phase<br>32 Amps | <b>Rent include facilities fee \$1.15 psf</b><br><b>Newly refurbished property</b><br><b>All units has waterpoint, floortrap, full height glass &amp; bare condition</b><br><b>Lush greenery</b><br><b>Opposite nature reserve park</b><br><b>Condominium residence vicinity</b><br><b>Coliwoo co-living apartment on upper floors</b><br><b>24-hr access</b><br><b>Accessible via PIE</b><br><b>Minutes walk to Hume mrt station and Beauty World mrt station.</b> |
| 262 Upper Bukit Timah Road<br>Singapore 588207            | Retail /<br>Convenience Stall                     | #01-06       | 413                   | \$10.00         | \$4,130.00          |   |                         |   |
|   |   | #01-07       | 220                   | \$10.00         | \$2,200.00          |   |                         |   |
|   | Community<br>Workshop /<br>Vet Clinic /<br>Sports | #01-08       | 220                   | \$9.00          | \$1,980.00          |   |                         |   |
|   |   | #01-09       | 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<br>Singapore 338777                   | Retail /<br>Gym /<br>Dentist / GP /<br>Vet Clinic /<br>Pet Groomer /<br>Office | 1,200        | \$5.50                  | \$6,600.00          | 1 month's<br>notice                                     | 3 Phase 63 Amps  | Asking rent is subject to GST<br>Nearest MRT Bendemeer station, Boon Keng<br>station and Farrer Park station<br>Ground floor units<br>Road frontage shophouse units<br>Co-living units on level 2<br>F&B units with waterpoint, floortrap, external<br>exhaust, attached washroom & glass shopfront<br>entrance |
| 598 Serangoon Road<br>Singapore 218210                    |  | 1,486        | \$5.50                  | \$8,173.00          |   |                  |   |
| 239 Lavender Street<br>Singapore 338783                   | F&B /<br>Takeaway food /<br>Restaurant /<br>Café                               | 1,275        | \$5.50                  | \$7,012.50          | Immediate   | 3 Phase 100 Amps |   |
| 253 Lavender Street<br>Singapore 338790                   |  | 1,286        | \$5.50                  | \$7,073.00          |   |                  |   |
| 600 Serangoon Road<br>Singapore 218211                    |  | 1,346        | \$5.50                  | \$7,403.00          |   |                  |   |



| 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>                       |                    |                   |              |   |                        |                 |  |
| 159 Jalan Loyang Besar<br>Singapore 509404 | F&B /<br>Food Hall | Stall 1           | 187          | \$3,500.00  | Tentatively<br>Q3 2026 | 3 Phase 30 Amps | Stall 1 to 4 1st year rent-free (base rent)<br>Nearest mrt is Pasir Ris station<br>Ground floor unit<br>Within condominium vicinity<br>8 minutes walk to Wild Wild Wet waterpark,<br>Downtown East mall and resort chalets<br>F&B unit has waterpoint, floortrap, greasetrap<br>and exhaust fan<br>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  |                        |                 |  |

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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<br>202 Kallang Bahru<br>Singapore 339339 | B1 Warehouse /<br>Ancillary Office | #08-06A  | 503          | \$4.50          | \$2,263.50          | Tentatively<br>July 2026 | 5                                   | 4.2                | With air-con, lights &<br>windows     | Rent includes facilities fee of \$0.45 psf<br>Walking distance to Bendemeer MRT &<br>Boon Keng MRT<br>Newly refurbished building<br>Lounge area at lobby with air-con, lights,<br>waterpoint (sink), powerpoints, snacks &<br>beverages vending machines<br>5 loading bays<br>Accessible via PIE<br>Individual air-con units<br>3 Phase 32 Amps |
|  |                                    | #08-06B  | 485          | \$4.50          | \$2,182.50          |                          |                                     |                    |                                       |   |
|  |                                    | #08-06C  | 485          | \$4.50          | \$2,182.50          |                          |                                     |                    |                                       |   |
|  |                                    | #08-06D  | 515          | \$4.50          | \$2,317.50          |                          |                                     |                    |                                       |   |
|  |                                    | #08-06E  | 501          | \$4.50          | \$2,254.50          |                          |                                     |                    |                                       |   |
|  |                                    | #08-06F  | 264          | \$4.50          | \$1,188.00          |                          |                                     |                    |                                       |   |
|  |                                    | #08-07   | 356          | \$4.50          | \$1,602.00          | 1-Oct-26                 | With air-con & lights.<br>No window |                    |                                       |   |
| 38 Ang Mo Kio Ind Park 2<br>Singapore 569511   | B1 Warehouse /<br>B2 Clean         | #02-06A  | 868          | \$2.90          | \$2,517.20          | Immediate                | 2.5                                 | 4.5                | With air-con, lights &<br>window      | Rent includes facilities fee of \$0.46 psf<br>Accessible via CTE<br>Nearest MRT Ang Mo Kio station<br>3 Phase 63 Amps<br>3 cargo lifts & 4 passenger lifts<br>In-house canteen<br>Season parking \$120 per mth for cars &<br>\$350 per mth for heavy vehicles   |
|  |                                    | #02-06B  | 1,051        | \$2.90          | \$3,047.90          |                          |                                     |                    | Bare. With windows.                   |   |
|  |                                    | #06-04   | 1,600        | \$2.20          | \$3,520.00          | 1-Sep-26                 |                                     |                    | With air-con, lights &<br>windows     |   |
|  |                                    | WPS610   | 1,625        | \$2.20          | \$3,575.00          | Immediate                |                                     |                    | With air-con & lights.<br>No window   |   |
|  |                                    | #08-03   | 4,903        | \$1.60          | \$7,844.80          |                          |                                     |                    | Bare. With windows &<br>raised floor. |   |

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|--|------------------------------------|----------|--------------|---|---------------------|--------------|-----------------------|--------------------|--|---|---|
| 43 Keppel Road<br>Singapore 099418                               | Ancillary Office                   | #02-04   | 1,160        | \$2.00  | \$2,320.00          | Immediate    | 15                    | 3                  | With air-con, lights, windows, glass door entrance & attached washroom | Rent includes facilities fee of \$0.40 psf<br>Next to Tanjong Pagar Distripark, Keppel Distripark & Pulau Brani Terminal<br>4 cargo lifts, 4 loading bays<br>3 Phase 60 Amps<br>40-footer access to loading bays<br>Accessible via AYE & MCE<br>Nearest mrt Outram Park station   |   |
|  |                                    | #02-05   | 1,160        | \$2.00  | \$2,320.00          |              |                       |                    |  |   |   |
| Space @ Tampines<br>18 Tampines Ind Crescent<br>Singapore 528605 | B1 Warehouse /<br>Ancillary Office | #01-10B  | 2,441        | \$3.20  | \$7,811.20          | Immediate    | 15                    | 6                  | With full height glass & attached washroom                             | Rent include facilities fee of \$0.35 psf<br>Units with sprinklers<br>Not suitable for showroom<br>3 Phase 63 Amps<br>Wide ramp-up, 40-footer accessible to ground floor loading bay<br>6 loading bays with dock levellers<br>Heavy vehicle parking @ \$250/lot<br>24-hr access & CCTV<br>Accessible via TPE & PIE<br>Nearest MRT Tampines & Pasir Ris stations<br>Opposite IKEA, near Giant & Courts |   |
|  |                                    | #02-05A  | 1,636        | \$3.00  | \$4,908.00          |              |                       |                    | With lights. No window   |   |   |
|  |                                    | #02-06A  | 1,513        | \$3.00  | \$4,539.00          |              |                       |                    |  |   |   |
|  |                                    | #02-06E  | 1,247        | \$3.00  | \$3,741.00          |              |                       |                    |  |   |   |
|  |                                    | #02-09   | 9,320        | \$2.90  | \$27,028.00         |              |                       |                    | 13-Sep-26  |   | With full height window, roller shutter entrances & attached washroom |
|  |                                    | #03-02   | 10,898       | \$2.90  | \$31,604.20         |              |                       |                    |  |   | With lights & roller shutter. No window                               |
|  |                                    | #03-03A  | 1,320        | \$3.00  | \$3,960.00          |              |                       |                    |  |   |   |
|  |                                    | #03-03E  | 1,247        | \$3.00  | \$3,741.00          |              |                       |                    |  |   |   |
| #03-04   | 10,898                             | \$2.90   | \$31,604.20  | With full height window, roller shutter entrances & attached washroom |                     |              |                       |                    |  |   |   |

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|--|------------------------------------|----------|--------------|-----------------|---------------------|--------------|-----------------------|--------------------|--|---|
| Space @ Tampines<br>18 Tampines Ind Crescent<br>Singapore 528605 | B1 Warehouse /<br>Ancillary Office | #03-13   | 8,400        | \$2.90          | \$24,360.00         | 13-Sep-26    | 15                    | 6                  | With air-con, lights, partitioned rooms, full height window, glass door entrance & attached washroom | Rent include facilities fee of \$0.35 psf<br>Units with sprinklers<br>Not suitable for showroom<br>3 Phase 63 Amps<br>Wide ramp-up, 40-footer accessible to ground floor loading bay<br>6 loading bays with dock levellers<br>Heavy vehicle parking @ \$250/lot<br>24-hr access & CCTV<br>Accessible via TPE & PIE<br>Nearest MRT Tampines & Pasir Ris stations<br>Opposite IKEA, near Giant & Courts |
|  |                                    | #04-01   | 9,320        | \$2.90          | \$27,028.00         |              |                       |                    |  |   |
|  |                                    | #04-02   | 4,784        | \$2.90          | \$13,873.60         |              |                       |                    |  |   |
|  |                                    | #04-05   | 8,400        | \$2.90          | \$24,360.00         |              |                       |                    |  |   |
|  |                                    | #07-01   | 5,051        | \$2.90          | \$14,647.90         |              |                       |                    |  |   |
|  |                                    | #07-04   | 4,947        | \$2.90          | \$14,346.30         |              |                       |                    |  |   |
|  |                                    | #07-05   | 4,947        | \$2.90          | \$14,346.30         |              |                       |                    |  |   |
|  |                                    | #07-09A  | 5,287        | \$2.90          | \$15,332.30         |              |                       |                    |  |   |

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|--|---------------------------------|----------|--------------|-----------------|---------------------|--------------|-----------------------|--------------------|--|---|
| Four Star Building<br>44 Kallang Place<br>Singapore 339172 | B1 Warehouse / Ancillary Office | #01-04   | 2,326        | \$4.00          | \$9,302.24          | Immediate    | 15                    | 4.2                | With air-con, lights, windows & roller shutter         | Rent includes facilities fee \$0.57 psf<br>Minutes walk to Bendemeer MRT & Kallang MRT<br>24-hr access & CCTV<br>1 cargo lift, 1 service lift, 1 passenger lift<br>3 loading bays<br>3 Phase 60 Amps<br>Season parking \$85 per lot |
|  | B1 Warehouse                    | #01-05   | 250          | \$4.00          | \$1,000.00          | 1-Nov-26     |                       |                    | Bare   |   |
|  | B1 Warehouse / Ancillary Office | #04-09   | 927          | \$3.30          | \$3,059.10          | Immediate    |                       |                    | With air-con, lights, windows & glass display frontage |   |
|  |                                 | #05-03   | 306          | \$4.00          | \$1,224.00          |              |                       |                    | With air-con & lights. No window                       |   |
| 23 Woodlands Industrial Park E1<br>Singapore 757741        | B1 Warehouse / Ancillary Office | #04-02   | 800          | \$2.90          | \$2,320.00          | Immediate    | 10                    | 3.5                | With air-con, lights, windows & 2 rooms                | Rent includes facilities fee of \$0.36 psf<br>Nearest mrt are Admiralty station and Woodlands North station.<br>2 cargo lifts, 1 passenger lift   |

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|--|-----------------------------------|----------|--------------|-----------------|---------------------|--------------|-----------------------|--------------------|---|--|--|---|
| 55 Tuas South Avenue 1<br>Singapore 637462 | Food Factory /<br>Central Kitchen | #01-02   | 2,519        | \$2.80          | \$7,053.20          | Immediate    | 12.5                  | 10.5               | 1st storey unit with roller shutter doors,<br>2nd to 9th storey units with timber doors | * Terms & conditions apply on promo rent.<br>Rent is negotiable, rent-free period available<br>Newly refurbished building<br>3 Phase 150 Amps<br>Cargo lift loading 3 tonnes<br>Near dormitories & eateries<br>5 minutes drive to Tuas West Road MRT station<br>Accessible via AYE |  |   |
|  |                                   | #02-01   | 2,519        | * \$1.00 psf    |                     |              |                       |                    |   |  |  | 6 |
|  |                                   | #02-03   | 2,637        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #02-04   | 2,400        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #02-05   | 2,131        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #02-06   | 2,142        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #03-03   | 2,626        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #03-04   | 2,390        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #03-05   | 2,120        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #03-06   | 2,131        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #04-01   | 2,497        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #04-02   | 2,433        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #04-03   | 2,616        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #04-04   | 2,379        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   | #04-05   | 2,110        |                 |                     |              |                       |                    |   |  |  |   |
|  |                                   |          |              |                 |                     |              |                       |                    |   | 5  |  |   |

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|--|-----------------------------------|----------|--------------|-----------------|---------------------|--------------|-----------------------|--------------------|--|--|
| 55 Tuas South Avenue 1<br>Singapore 637462 | Food Factory /<br>Central Kitchen | #04-06   | 2,120        | * \$1.00 psf    |                     | Immediate    | 12.5                  | 5                  | 1st storey unit with roller shutter doors, 2nd to 9th storey units with timber doors | <p><b>* Terms &amp; conditions apply on promo rent.</b><br/>                     Rent is negotiable, rent-free period available<br/>                     Newly refurbished building<br/>                     3 Phase 150 Amps<br/>                     Cargo lift loading 3 tonnes<br/>                     Near dormitories &amp; eateries<br/>                     5 minutes drive to Tuas West Road MRT station<br/>                     Accessible via AYE</p> |
|  |                                   | #05-02   | 2,422        |                 |                     |              |                       |                    |  |  |
|  |                                   | #05-03   | 2,605        |                 |                     |              |                       |                    |  |  |
|  |                                   | #05-04   | 2,368        |                 |                     |              |                       |                    |  |  |
|  |                                   | #05-05   | 2,099        |                 |                     |              |                       |                    |  |  |
|  |                                   | #05-06   | 2,110        |                 |                     |              |                       |                    |  |  |
|  |                                   | #06-04   | 2,357        |                 |                     |              |                       |                    |  |  |
|  |                                   | #06-05   | 2,088        |                 |                     |              |                       |                    |  |  |
|  |                                   | #06-06   | 2,099        |                 |                     |              |                       |                    |  |  |
|  |                                   | #07-01   | 2,465        |                 |                     |              |                       |                    |  |  |
|  |                                   | #07-02   | 2,400        |                 |                     |              |                       |                    |  |  |
|  |                                   | #07-03   | 2,583        |                 |                     |              |                       |                    |  |  |
|  |                                   | #07-04   | 2,347        |                 |                     |              |                       |                    |  |  |
| #07-05                                     | 2,077                             |          |              |                 |                     |              |                       |                    |  |  |

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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   |
|--|-----------------------------------|----------|--------------|-----------------|---------------------|--------------|-----------------------|--------------------|--|--|
| 55 Tuas South Avenue 1<br>Singapore 637462 | Food Factory /<br>Central Kitchen | #07-06   | 2,088        | * \$1.00 psf    |                     | Immediate    | 12.5                  | 5                  | 1st storey unit with roller shutter doors,<br>2nd to 9th storey units with timber doors<br><br>All units with windows, bin room, floortrap, greasetrap, fresh air duct, kitchen exhaust duct & attached washroom | * Terms & conditions apply on promo rent.<br>Rent is negotiable, rent-free period available<br>Newly refurbished building<br>3 Phase 150 Amps<br>Cargo lift loading 3 tonnes<br>Near dormitories & eateries<br>5 minutes drive to Tuas West Road MRT station<br>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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| 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>  |                                    |          |              |                 |                     |  |                       |                    |  |   |
| Four Star Building<br>44 Kallang Place<br>Singapore 339172                | B1 Warehouse /<br>Ancillary Office | #04-14   | 1,045        | \$3.30          | \$3,448.50          | Immediate  | 15                    | 4.2                | With air-con, lights,<br>windows & glass<br>display frontage | Rent includes facilities fee \$0.57 psf<br>Minutes walk to Bendemeer MRT & Kallang MRT<br>24-hr access & CCTV<br>1 cargo lift, 3 loading bays<br>1 service lift, 1 passenger lift<br>3 Phase 60 Amps<br>Season parking \$85 per lot   |
|   |                                    | #04-16   | 1,169        | \$3.30          | \$3,857.70          |  |                       |                    | With air-con,<br>windows & glass<br>display frontage         |   |
| Space @ Tampines<br>18 Tampines Industrial<br>Crescent<br>Singapore 52860 | B1 Warehouse /<br>B2 Clean         | #02-05B  | 1,722        | \$3.00          | \$5,166.00          | Immediate  | 15                    | 6                  | With lights.<br>No window                                    | Rent include facilities fee of \$0.35 psf<br>Units with sprinklers<br>Not suitable for showroom<br>3 Phase 63 Amps<br>Wide ramp-up, 40-footer accessible to ground floor<br>loading bays<br>6 loading bays with dock levellers<br>Heavy vehicle parking @ \$250/lot<br>24-hr access & CCTV<br>Accessible via TPE & PIE<br>Nearest MRT Tampines & Pasir Ris stations<br>Opposite IKEA, near Giant & Courts |
|   |                                    | #04-03   | \$9,478      | \$2.90          | \$27,486.20         |  |                       |                    | 1 month's<br>notice  |   |
|   |                                    | #04-04B  | 4,484        | \$2.90          | \$13,003.60         | With air-con, lights,<br>full height windows,<br>glass door main<br>entrance, wet pantry,<br>meeting rooms, 3<br>attached washrooms<br>& roller shutter back<br>entrance |                       |                    |  |   |
|   |                                    | #06-01   | 9,320        | \$2.90          | \$27,028.00         |  |                       |                    |  |   |

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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>                        |                                    |           |              |                 |                     |                  |                       |                    |   |  |
| 38 Ang Mo Kio Ind Park 2<br>Singapore 569511        | B1 Warehouse /<br>B2 Clean         | #02-03/04 | 11,740       | \$2.20          | \$25,828.00         | 1 month'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<br>Accessible via CTE<br>Nearest MRT Ang Mo Kio station<br>3 Phase 63 Amps<br>3 cargo lifts & 4 passenger lifts<br>In-house canteen<br>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  |  |
|   |                                    | #06-11    | 1,540        | \$2.50          | \$3,850.00          |                  |                       |                    |   |  |
|   |                                    | #06-12    | 1,975        | \$2.50          | \$4,937.50          |                  |                       |                    |   |  |
| 23 Woodlands Industrial Park E1<br>Singapore 757741 | B1 Warehouse /<br>Ancillary Office | #04-02A   | 800          | \$3.30          | \$2,640.00          | 1 month's notice | 10                    | 3.5                | With air-con, lights, windows & 2 rooms                                       | Rent includes facilities fee of \$0.36 psf<br>Nearest mrt are Admiralty station and Woodlands North station.<br>2 cargo lifts, 1 passenger lift  |

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Commercial ( Lifestyle, Enrichment ) 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 | Furnishing   | Amenities / Accessibility / Other Features  |
|--|--|------------------------|--------------|-----------------|---------------------|--------------|--|---|
| 10 Raeburn Park<br>Podium Block<br>S088702 | F&B /<br>Café /<br>Restaurant /<br>Canteen | #01-28<br>to<br>#01-31 | 5,000        | \$1.50          | \$7,500.00          | Immediate    | With air-con, lights,<br>exhaust, greasetrap &<br>waterpoint | Rent includes facilities fee of \$0.80 psf<br>Free 5 mins shuttle bus to and from Outram<br>MRT, additional drop-off/pick-up points at<br>Tanjong Pagar & Tiong Bahru during lunch<br>Next to new Kampong Bahru bus terminal<br>Accessible via MCE, AYE & CTE<br>Located at fringe of CBD<br>24 hr CCTV surveillance<br>F&B nearby<br>Season parking \$128 per mth<br>Shower facilities on ground floor<br>Tenant mix include school for special needs<br>children, serviced office & serviced apartment. |

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**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 | 50% Off Asking Rent Per Mth | Availability | Furnishing                          | Amenities / Accessibility / Other Features  |
|---------------------------------|------------------|----------|--------------|-------------------------|---------------------|-----------------------------|--------------|-------------------------------------|---|
| 34 Boon Leat Terrace<br>S119866 | Ancillary Office | #04-14D  | 450          | \$3.10                  | \$1,395.00          | \$945.00                    | Immediate    | No window.<br>With air-con & lights | <p><b>Up to 50% Off Asking Rent. Terms &amp; conditions apply.</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          | \$882.00                    |              |                                     |   |
|                                 |                  | #04-14G  | 550          | \$3.00                  | \$1,650.00          | \$1,155.00                  |              |                                     |   |
|                                 |                  | #04-14H  | 560          | \$3.00                  | \$1,680.00          | \$1,176.00                  |              |                                     |   |
|                                 |                  | #04-14J  | 450          | \$3.10                  | \$1,395.00          | \$945.00                    |              |                                     |   |
|                                 |                  | #04-16   | 932          | \$3.00                  | \$2,796.00          | \$1,957.20                  |              |                                     |   |
|                                 |                  | #04-17E  | 293          | \$3.50                  | \$1,025.50          | \$615.30                    |              |                                     |   |
|                                 |                  | #04-17F  | 737          | \$3.00                  | \$2,211.00          | \$1,547.70                  |              |                                     |   |
|                                 |                  | #04-19   | 3,207        | \$2.70                  | \$8,658.90          | \$5,451.90                  |              |                                     |   |
|                                 |                  | #04-19A  | 550          | \$3.20                  | \$1,760.00          | \$1,155.00                  |              |                                     |   |
| #04-19B                         | 500              | \$3.20   | \$1,600.00   | \$1,050.00              |                     |                             |              |                                     |   |

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| Property Address                | Usage            | Unit no. | Size (sq ft) | Asking Rent PSF Per Mth | Asking Rent Per Mth | 50% Off Asking Rent Per Mth | Availability | Furnishing  | Amenities / Accessibility / Other Features  |
|---------------------------------|------------------|----------|--------------|-------------------------|---------------------|-----------------------------|--------------|---|---|
| 34 Boon Leat Terrace<br>S119866 | Ancillary Office | #04-20   | 882          | \$3.00                  | \$2,646.00          | \$1,852.20                  | Immediate    | No window. With air-con, lights & 4 rooms                   | <p><b>Up to 50% Off Asking Rent. Terms &amp; conditions apply.</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> |
|                                 |                  | #04-20A  | 805          | \$3.00                  | \$2,415.00          | \$1,690.50                  |              | No window. With air-con, lights & cabinet                   |   |
|                                 |                  | #05-13   | 1,259        | \$2.70                  | \$3,399.30          | \$2,140.30                  |              | With air-con, lights, windows, glass door, cabinet & 1 room |   |
|                                 |                  | #05-14   | 1,742        | \$2.70                  | \$4,703.40          | \$2,961.40                  |              | With air-con, lights, windows & 5 rooms                     |   |
|                                 |                  | #05-15   | 561          | \$3.10                  | \$1,739.10          | \$1,178.10                  |              | No window. With air-con, lights & glassdoor                 |   |
|                                 |                  | #05-15A  | 560          | \$3.10                  | \$1,736.00          | \$1,176.00                  |              | With air-con, lights, windows, glass door & 1 room          |   |
|                                 |                  | #05-16   | 2,279        | \$2.70                  | \$6,153.30          | \$3,874.30                  |              | No window. With air-con & lights                            |   |
|                                 |                  | #05-19C  | 380          | \$3.30                  | \$1,254.00          | \$798.00                    |              | No window. With air-con & lights                            |   |
|                                 |                  | #05-20D  | 350          | \$3.30                  | \$1,155.00          | \$735.00                    |              | No window. With air-con & lights                            |   |
|                                 |                  | #05-20E  | 350          | \$3.30                  | \$1,155.00          | \$735.00                    |              | With air-con, lights & windows                              |   |
| #05-20G                         | 460              | \$3.10   | \$1,426.00   | \$966.00                |                     |                             |              |   |   |

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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<br>Blk 304 Tanglin Rd<br>S247972  | Office | #02-06/07 | 2,616        | \$2.50          | \$6,540.00          | Immediate    | With windows, air-con & lights | Rent includes facilities fee of \$0.99 psf per mth<br>Free 5 minutes shuttle bus to & from Redhill mrt<br>Colonial-style building<br>Lush greenery<br>Complimentary parking<br>Season parking \$109 per lot including GST for block 316<br>10 minutes drive to Orchard Rd<br>Accessible by PIE |
| Phoenix Park<br>Blk 310 Tanglin Rd<br>S247975  |        | #01-03    | 440          | \$2.50          | \$1,100.00          |              |                                |  |
| Phoenix Park<br>Blk 312 Tanglin Rd<br>S247982  |        | #01-01    | 1,256        | \$2.50          | \$3,140.00          |              |                                |  |
| Phoenix Park<br>Blk 312A Tanglin Rd<br>S247982 |        | #01-02    | 1,007        | \$2.50          | \$2,517.50          |              |                                |  |
| Phoenix Park<br>Blk 314 Tanglin Rd<br>S247977  |        | #01-02    | 441          | \$2.50          | \$1,102.50          |              |                                |  |
|  |        | #01-03    | 200          | \$4.00          | \$800.00            |              |                                |  |
|  |        | #01-04    | 504          | \$2.50          | \$1,260.00          |              |                                |  |
|  |        | #01-06    | 488          | \$2.50          | \$1,220.00          |              |                                |  |
|  |        | #01-08    | 1,001        | \$2.50          | \$2,502.50          |              |                                |  |

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|---|--------|----------|--------------|-----------------|---------------------|--------------|---|--|
| Phoenix Park<br>Blk 314 Tanglin Rd<br>S247977 | Office | #01-09   | 482          | \$2.50          | \$1,205.00          | Immediate    | With windows, air-con & lights                    | Rent includes facilities fee of \$0.99 psf per mth<br>Free 5 minutes shuttle bus to & from Redhill mrt<br>Colonial-style building<br>Lush greenery<br>Complimentary parking<br>Season parking \$109 per lot including GST for block 316<br>10 minutes drive to Orchard Rd<br>Accessible by PIE |
|   |        | #01-13   | 501          | \$2.50          | \$1,252.50          |              |   |  |
|   |        | #01-15   | 789          | \$2.50          | \$1,972.50          |              |   |  |
|   |        | #01-16   | 225          | \$4.00          | \$900.00            |              |   |  |
|   |        | #01-17   | 278          | \$4.00          | \$1,112.00          |              |   |  |
|   |        | #01-19   | 497          | \$2.50          | \$1,242.50          |              |   |  |
|   |        | #01-20   | 511          | \$2.50          | \$1,277.50          |              |   |  |
| Phoenix Park<br>Blk 316 Tanglin Rd<br>S247978 |        | #02-01   | 2,547        | \$2.50          | \$6,367.50          |              | With windows, air-con, lights & attached bathroom |  |
|   |        | #02-03   | 86           | \$5.30          | \$455.80            |              | With air-con & lights.<br>No window               |  |
|   |        | #02-11   | 87           | \$5.30          | \$461.10            |              |   |  |

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|---|--------|-----------|--------------|-----------------|---------------------|--------------|-------------------------------------|--|
| Phoenix Park<br>Blk 316 Tanglin Rd<br>S247978 | Office | #02-12    | 89           | \$5.30          | \$471.70            | Immediate    | With air-con & lights.<br>No window | Rent includes facilities fee of \$0.99 psf per mth<br>Free 5 minutes shuttle bus to & from Redhill mrt<br>Colonial-style building<br>Lush greenery<br>Complimentary parking<br>Season parking \$109 per lot including GST for block 316<br>10 minutes drive to Orchard Rd<br>Accessible by PIE |
|   |        | #02-14    | 80           | \$5.30          | \$424.00            |              |                                     |  |
| Phoenix Park<br>Blk 318 Tanglin Rd<br>S247979 |        | #01-36/37 | 633          | \$2.50          | \$1,582.50          |              | With windows, air-con & lights      |  |
|   |        | #01-40    | 212          | \$4.00          | \$848.00            |              |                                     |  |
|   |        | #01-42    | 217          | \$4.00          | \$868.00            |              |                                     |  |
|   |        | #01-44    | 509          | \$2.50          | \$1,272.50          |              |                                     |  |
|   |        | #01-47    | 541          | \$2.50          | \$1,352.50          |              |                                     |  |
|   |        | #01-54    | 208          | \$4.00          | \$832.00            |              |                                     |  |
|   |        | #01-62    | 421          | \$2.50          | \$1,052.50          |              |                                     |  |
|   |        | #01-65    | 416          | \$2.50          | \$1,040.00          |              |                                     |  |
|   |        | #01-67    | 259          | \$4.00          | \$1,036.00          |              |                                     |  |
|   |        | #01-68    | 200          | \$4.00          | \$800.00            |              |                                     |  |

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|--|------------------------|---------------|--------------|-----------------|---------------------|------------------|--|---|
| <b>10 Raeburn Park<br/>Block A<br/>S088702</b> | <b>Serviced Office</b> | <b>GH01</b>   | <b>183</b>   | <b>\$8.00</b>   | <b>\$1,464.00</b>   | <b>Immediate</b> | <b>With full height windows, workstations, air-con, lights &amp; wi-fi</b> | <b>Greenhub serviced office unit rent includes facilities fee of \$0.98 psf + air-con charges of \$0.50 psf per mth<br/>Free 5 mins shuttle bus to and from Outram MRT, additional drop-off/pick-up points at Tanjong Pagar &amp; Tiong Bahru during lunch<br/>Next to Kampong Bahru bus terminal<br/>Accessible via MCE, AYE &amp; CTE<br/>Located at fringe of CBD<br/>24 hr CCTV surveillance<br/>F&amp;B nearby<br/>Season parking \$128 per mth<br/>Common shower facilities on ground floor<br/>Tenant mix include school for special needs children, cafe, serviced office &amp; serviced apartment.</b> |
|  |                        | <b>GH19</b>   | <b>118</b>   | <b>\$8.00</b>   | <b>\$944.00</b>     |                  |  |   |
|  |                        | <b>GH27</b>   | <b>180</b>   | <b>\$8.00</b>   | <b>\$1,440.00</b>   |                  |  |   |
|  |                        | <b>GH30</b>   | <b>119</b>   | <b>\$8.00</b>   | <b>\$952.00</b>     |                  | <b>With workstations, air-con, lights &amp; wi-fi</b>                      |   |
|  |                        | <b>GH43</b>   | <b>152</b>   | <b>\$8.00</b>   | <b>\$1,216.00</b>   |                  |  |   |
|  |                        | <b>GH44</b>   | <b>145</b>   | <b>\$8.00</b>   | <b>\$1,160.00</b>   |                  |  |   |
|  | <b>Office</b>          | <b>#01-03</b> | <b>1,720</b> | <b>\$2.00</b>   | <b>\$3,440.00</b>   |                  | <b>With glass door &amp; full height windows</b>                           |   |
|  |                        | <b>#01-04</b> | <b>1,700</b> | <b>\$2.00</b>   | <b>\$3,400.00</b>   |                  | <b>Bare. With window &amp; glass door entrance</b>                         |   |
|  |                        | <b>#01-05</b> | <b>700</b>   | <b>\$2.00</b>   | <b>\$1,400.00</b>   |                  | <b>With lights, window &amp; glass door</b>                                |   |

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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<br>Block B<br>S088702      | Office | #02-04   | 1,480        | \$2.50          | \$3,700.00          | 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<br>Free 5 mins shuttle bus to and from Outram MRT, additional drop-off/pick-up points at Tanjong Pagar & Tiong Bahru during lunch<br>Next to Kampong Bahru bus terminal<br>Accessible via MCE, AYE & CTE<br>Located at fringe of CBD<br>24 hr CCTV surveillance<br>F&B nearby<br>Season parking \$128 per mth<br>Common shower facilities on ground floor<br>Tenant mix include school for special needs children, cafe, trampoline, music school, serviced office & serviced apartment. |
|  |        | #02-13   | 800          | \$2.00          | \$1,600.00          |              | With air-con, lights, window, glass door & 3 rooms |  |
|  |        | #03-10A  | 1,357        | \$2.50          | \$3,392.50          |              | With air-con, lights, window & glass door          |  |
| 10 Raeburn Park<br>Podium Block<br>S088702 |        | #B1-01   | 4,050        | \$0.90          | \$3,645.00          |              | With air-con, lights & glass door. No window       |  |
|  |        | #01-05B  | 700          | \$2.00          | \$1,400.00          |              | With lights, window and glass door entrance        |  |
|  |        | #02-15B  | 630          | \$2.00          | \$1,260.00          |              | With air-con, lights & window                      |  |
|  |        | #02-15F  | 457          | \$2.50          | \$1,142.50          |              |  |  |
|  |        | #02-15H  | 210          | \$2.50          | \$525.00            |              | With air-con, lights, window & glass door          |  |

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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          | Furnishing  | Amenities / Accessibility / Other Features   |
|---|------------------|----------|--------------|-----------------|---------------------|-----------------------|---|--|
| Keppel 1557<br>1557 Keppel Rd<br>Blk C<br>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<br>Individual air-conditioning units<br>5 minutes walk to new Cantonment MRT<br>Fringe of CBD, right outside Tanjong Pagar<br>Newly refurbished building<br>Floor loading 5kN/m2 to 7.5kN/m2<br>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          |                       |   |  |
| Spaze<br>202 Kallang Bahru<br>Singapore 339339    | Ancillary Office | #08-06A  | 503          | \$4.50          | \$2,263.50          | Tentatively July 2026 | With air-con, lights & windows                          | Rent includes facilities fee of \$0.45 psf<br>Minutes walk to Bendemeer MRT & Boon Keng MRT<br>Newly refurbished building<br>Lounge area at lobby for tenants fitted with air-con, lights, powerpoint, wet pantry, f&b vending machines & free wi-fi.<br>5 loading bays<br>Accessible via PIE<br>Individual air-con units<br>3 Phase 32 Amps |
|   |                  | #08-06B  | 485          | \$4.50          | \$2,182.50          |                       |   |  |
|   |                  | #08-06C  | 485          | \$4.50          | \$2,182.50          |                       |   |  |
|   |                  | #08-06D  | 515          | \$4.50          | \$2,317.50          |                       |   |  |
|   |                  | #08-06E  | 501          | \$4.50          | \$2,254.50          |                       |   |  |
|   |                  | #08-06F  | 264          | \$4.50          | \$1,188.00          |                       |   |  |
|   |                  | #08-07   | 356          | \$4.50          | \$1,602.00          | 1-Oct-26              | With air-con & lights.<br>No window                     |  |

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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   |
| 43 Keppel Road<br>Singapore 099418                  | Ancillary Office | #02-04   | 1,160        | \$2.00  | \$2,320.00          | Immediate    | With air-con, lights, windows, glass door entrance & attached washroom | Rent includes facilities fee \$0.40 psf<br>Next to Tanjong Pagar Distripark, Keppel Distripark & Pulau Brani Terminal<br>4 cargo lifts, 4 loading bays<br>3 Phase 60 Amps<br>40-footer access to loading bays<br>Accessible via AYE & MCE<br>Nearest mrt Outram Park station |
|   |                  | #02-05   | 1,160        | \$2.00  | \$2,320.00          |              |  |  |
| 23 Woodlands Industrial Park E1<br>Singapore 757741 | Ancillary Office | #04-02   | 800          | \$2.90  | \$2,320.00          | Immediate    | With air-con, lights, windows & 2 rooms                                | Rent includes facilities fee of \$0.36 psf<br>Nearest mrt are Admiralty station and Woodlands North station.<br>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   |
| <b>Pre-Termination Lease</b>          |                  |           |              |                 |                     |              |  |  |
| 34 Boon Leat Terrace<br>S119866       | Ancillary Office | #04-12    | 401          | \$3.10          | \$1,243.10          | Immediate    | 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<br>Centralised air-con units<br>Minutes walk to Pasir Panjang MRT & bus-stop<br>Located at fringe of CBD<br>4 Loading bays<br>24-hour access<br>F&B nearby<br>Accessible via West Coast Highway<br>Ample parking via season parking \$130 for cars & heavy vehicles \$200 (subject to GST) |
| 10 Raeburn Park<br>Block A<br>S088702 | Office           | #01-06/07 | 2,380        | \$3.00          | \$7,140.00          | 1-Jul-26     | With air-con, lights & full height windows | Free 5 minutes shuttle bus to and from Outram MRT, additional drop-off/pick-up points at Tanjong Pagar & Tiong Bahru during lunch<br>Next to new Kampong Bahru bus terminal<br>Accessible via MCE, AYE & CTE<br>Located at fringe of CBD<br>24 hr CCTV surveillance<br>Season parking \$128 per mth<br>Common shower facilities on ground 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     | Furnishing                     | Amenities / Accessibility / Other Features   |
|---|--------|----------|--------------|-----------------|---------------------|------------------|--------------------------------|--|
| <b>Pre-Termination Lease</b>                    |        |          |              |                 |                     |                  |                                |  |
| Phoenix Park<br>Blk 310 Tanglin Road<br>S247975 | Office | #01-04   | 254          | \$4.00          | \$1,016.00          | 1 month's notice | With air-con, lights & windows | Rent includes facilities fee of \$0.99 psf per mth<br>Free 5 minutes shuttle bus to & from Redhill mrt<br>Colonial-style building<br>Lush greenery<br>Complimentary parking<br>10 minutes drive to Orchard Rd<br>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<br>Singapore 409572 | Lockers          | L3 / L4  | 6            | Including GST                  | \$50.00             | Immediate    | 5                     | 1                  | 6 sq ft 0.6m by 0.64m by 0.88m<br>10 sq ft 1m by 0.7m by 1m (WxDxH) | <p><b>Promotion :</b><br/> <u>Basic Storage</u><br/>                     - Minimum lease 3 mths : 15% Off<br/>                     - Minimum 12 mths lease : 20% Off<br/> <u>Business Storage</u><br/>                     - Minimum 4 mths lease : 10% Off + 0.5 mth rent-free<br/>                     - Minimum 7 mths lease : 10% Off + 1 mth rent-free<br/>                     - Minimum 12 mths lease : 12% Off + 2 mths rent-free</p> <p>Service fee stated is before discount<br/>                     Power sockets along common corridor<br/>                     Service fee includes utilities fee, facilities fee &amp; GST.<br/>                     24-access, 24-hr CCTV<br/>                     Minutes walk to Eunos MRT<br/>                     Accessible via PIE<br/>                     Variety of F&amp;B nearby<br/>                     1 complimentary season parking</p> |
|                                     |                  |          | 10           |                                | \$90.00             |              |                       |                    |   |   |
|                                     | Basic Storage    | L2       | 80           | \$540.00                       |                     |              |                       |                    |   |   |
|                                     |                  |          | 115          | \$720.00                       |                     |              |                       |                    |   |   |
|                                     | Business Storage | L3       | 159          | \$980.00                       |                     |              |                       |                    |   |   |
|                                     |                  |          | 622          | \$2,850.00                     |                     |              |                       |                    |   |   |
|                                     |                  |          | L4           | 327                            | \$1,920.00          |              |                       |                    |   |   |
|                                     |                  |          | L5           | 220                            | \$1,500.00          |              |                       |                    |   |   |
|                                     |                  |          | 3            | With windows, air-con & lights |                     |              |                       |                    |   |   |

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   |
|---|------------------|----------|--------------|--|---------------------|--------------|-----------------------|--------------------|-------------------------------------|--|
| 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.<br>With air-con & lights | <p><b>Promotion :</b><br/> <b>Basic Storage L3</b><br/>                     - Minimum 7 mths lease: 15% Off<br/>                     - Minimum 14 mths lease: 20% Off</p> <p><b>Business Storage</b><br/>                     - Minimum 4 mths lease : 15% Off + 0.5 mth rent-free<br/>                     - Minimum 7 mths lease : 15% Off + 1 mth rent-free<br/>                     - Minimum 14 mths lease : 20% Off + 2 mths rent-free</p> <p>Service fee stated is before discount<br/>                     Service fee includes facilities fee, utilities fee &amp; GST<br/>                     Power sockets along common corridor<br/>                     Refurbished building<br/>                     24-hr access<br/>                     24-hr CCTV<br/>                     Bus-stop right outside premises with direct bus to Ang Mo Kio MRT station<br/>                     Accessible via CTE<br/>                     Season parking \$120 per mth<br/>                     In-house canteen<br/>                     3 cargo lifts &amp; 4 passenger lifts<br/>                     Single Phase 13 Amps</p> |
|   |                  |          | 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          |              |                       |                    |                                     |  |
|   | Basic Storage    | L5       | 424          |  | \$2,100.00          |              |                       | 2.5                | No window.<br>With lights only      |  |
|   |                  |          | 35           |  | \$370.00            |              |                       |                    |                                     |  |
|   |                  |          | 50           |  | \$415.00            |              |                       |                    |                                     |  |
|   |                  |          | 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><br/> <b>3 months lease: 20% off + 0.5 month rent free</b><br/> <b>6 months lease: 20% off + 1.5 months rent free</b><br/> <b>13 months lease: 20% off + 4 months rent free (Full upfront payment)</b></p> <p>Service fee stated is before discount<br/> Service fee includes facilities fee, utilities fee &amp; GST<br/> Power sockets along common corridor for L5<br/> Refurbished building<br/> 24-hr access, 24-hr CCTV<br/> Bus-stop right outside premises with direct bus to Ang Mo Kio MRT station<br/> Accessible via CTE<br/> Season parking \$120 per mth<br/> In-house canteen<br/> 3 cargo lifts &amp; 4 passenger lifts<br/> 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<br>Geylang<br>Singapore 388386<br>(Opposite Aljunied MRT) | Business Storage | L3 & L4  | 160          | Lumpsum incl facilities fee, utilities fee & GST<br><b>Price before discount (*up to 30% Off + 2 mth rent-free)</b> | \$1,215.00          | Immediate    | 10                    | 3.5                | With window, air-con, lights, wi-fi & powerpoint | <b>Basic storage:</b><br>- 25%+ 1 month free Off with minimum 6 mths lease.<br>- 30% Off + 2 mth rent-free with minimum 12 mths lease<br><b>Business Storage:</b><br>- 15% Off with minimum 6 mths lease.<br>- 15% Off + 1 mth rent-free with minimum 12 mths lease<br>Service fee includes facilities fee, utilities fee & GST<br>Newly refurbished building<br>24-hr access & CCTV<br>Opposite Aljunied MRT & 6 mins walk to SingPost<br>Units accessible using smart lock system with pin no.<br>Season parking \$10.70 per lot per mth, subject to availability of lots<br>Free wi-fi & usage of meeting rooms |
|  | Basic Storage    | L8       | 90           |   | \$700.00            |              |                       | 2.5                | With lights                                      |  |

| 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<br>202 Kallang Bahru<br>Singapore 339339 | Air-con Storage | L1       | 30              | Lumpsum including utilities fee, facilities fee & GST<br><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<br/>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> |
|  |                 |          | 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             |              |                       |                    |                      |  |

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   |
|--|------------------|----------|--------------|--|---------------------|--------------|-----------------------|--------------------|----------------------------------|--|
| Spaze<br>202 Kallang Bahru<br>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<br>Service fee stated is before promotion.<br>Power sockets outside unit along common corridor for business storage units<br>Ground floor communal space for tenants with free wi-fi, air-con, lights, sink, power sockets & snacks vending machines<br>Centralised air-conditioning units 9 am to 9 pm for business storage units<br>Newly refurbished building<br>Minutes walk to Bendemeer MRT, Boon Keng MRT & Kallang MRT<br>5 loading bays<br>Accessible via PIE<br>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               |              |                       |                    |                                  |  |