



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	\$4.50	\$4,252.50	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 shopfront entrance
225 Lavender Street Singapore 338776		1,200	\$5.50	\$6,600.00			
606 Serangoon Road Singapore 218214		1,287	\$5.50	\$7,078.50			



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 / Gym / Healthcare / Personal Care Services / Enrichment / F&B	#01-05	782	\$6.90	\$5,395.80	Immediate	3 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



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 Avenue 1 ESR Bizpark @ Changi Singapore 486015	F&B / Restaurant / Fine Dining	#01-05	2,378	\$7.00	\$16,646.00	Immediate	3 Phase 125 Amps	Rent is negotiable, subject to GST Walking distance to Singapore Expo, Changi City Point mall, Expo mrt and Upper Changi mrt stations. #01-05 has floortrap, waterpoint, greasetrapp & external exhaust duct.
	Exhibition Gallery / Experiential Centre / Lifestyle Hub / Alfresco Lounge	Unit B Level 1	1,364	TBA	TBA	TBA	TBA	



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

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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 Singapore 588190	Yoga / Pilates / Dance Studio	#02-01	1,527	\$6.00	\$9,162.00	Immediate	Single Phase 32 Amps	Rent include facilities fee \$1.15 psf Newly refurbished property Ground floor units with waterpoint, floortrap & full height glass #02-01 with windows, column-free & attached washroom 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.
262 Upper Bukit Timah Road Singapore 588207	Community Workshop / Vet Clinic / Sports	#01-08	220	\$9.00	\$1,980.00			
		#01-09	220	\$9.00	\$1,980.00			



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Pre-Termination Lease							
239 Lavender Street Singapore 338783	F&B / Takeaway food / Restaurant / Café	1,275	\$5.50	\$7,012.50	Immediate	3 Phase 100 Amps	Asking rent is negotiable, subject to GST Nearest MRT Bendemeer station, Boon Keng station and Farrer Park station Ground floor units Road frontage shophouse units Coliwoo co-living units on level 2 F&B units with waterpoint, floortrap, external exhaust, attached washroom & glass shopfront entrance
253 Lavender Street Singapore 338790		1,286	\$5.50	\$7,073.00			
267 Lavender Street Singapore 338797	Retail / Gym / Dentist / GP / Vet Clinic / Pet Groomer / Office	775	\$5.50	\$4,262.50	1 month's notice	3 Phase 63 Amps	
598 Serangoon Road Singapore 218210		1,486	\$5.50	\$8,173.00			
600 Serangoon Road Singapore 218211	F&B / Takeaway food / Restaurant / Café	1,346	\$5.50	\$7,403.00			



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Pre-Termination Lease							
453 Balestier Rd #01-04 Singapore 329829	Retail / Office / Gym / Healthcare / Personal Care Services / Enrichment / F&B	760	\$8.00	\$6,080.00	1 month's notice	3 Phase 60 Amps	Rent is negotiable, subject to GST Nearest MRT Toa Payoh station & Novena station Walking distance to Zhongshan Mall, Balestier Plaza and Shaw Plaza. Road frontage shophouse unit F&B unit with external exhaust, greasetrapp, floortrap & attached washroom. Coliwoo co-living apartment on upper floor units

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Commercial Spaces For Lease

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities	
Spaze 202 Kallang Bahru Singapore 339339	B1 Warehouse / Ancillary Office	#08-06A	503	\$4.30	\$2,162.90	Immediate	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	
		#08-06B	485	\$4.50	\$2,182.50						
		#08-06C	485	\$4.50	\$2,182.50						
		#08-06D	515	\$3.90	\$2,008.50						
		#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. No window		
38 Ang Mo Kio Ind Park 2 Singapore 569511	B1 Warehouse / B2 Clean	#02-02A	3,553	\$2.30	\$8,171.90	1-Oct-26	2.5	4.5	Bare. With windows.	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	
		#02-02B	3,552	\$2.30	\$8,169.60						
		#02-06B	1,051	\$2.90	\$3,047.90	Immediate			With air-con, lights & windows		
		#06-04	1,600	\$2.20	\$3,520.00	1-Sep-26					
		#06-07	1,780	\$1.90	\$3,382.00	1-Oct-26					
		WPS610	1,625	\$2.20	\$3,575.00	15-Dec-26					With air-con & lights. No window
		#08-03	4,903	\$1.60	\$7,844.80	Immediate					Bare. With windows & raised floor.

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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	Immediate	15	6	With full height glass & 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
		#02-06A	1,513	\$3.00	\$4,539.00	13-Sep-26			With lights. No window	
		#02-06B	1,046	\$3.00	\$3,138.00				With full height window & attached washroom	
		#02-06D	1,400	\$3.00	\$4,200.00				With full height window, roller shutter entrances & attached washroom	
		#02-07	6,067	\$2.90	\$17,594.30				With lights & roller shutter. No window	
		#03-02	10,898	\$2.90	\$31,604.20				With full height window, roller shutter entrances & attached washroom	
		#03-03E	1,247	\$3.00	\$3,741.00					
		#03-04	10,898	\$2.90	\$31,604.20					
		#04-02	4,784	\$2.90	\$13,873.60					
		#04-02A	4,516	\$2.90	\$13,096.40				With full height window, roller shutter entrances & attached washroom	
		#04-05	9,300	\$2.90	\$26,970.00					

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Space @ Tampines 18 Tampines Ind Crescent Singapore 528605	B1 Warehouse / Ancillary Office	#05-05A	4,790	\$2.90	\$13,891.00	21-Oct-26	15	6	With full height window, 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 bay 6 loading bays with dock levellers Heavy vehicle parking @ \$250 per lot 24-hr access & CCTV Accessible via TPE & PIE Nearest MRT Tampines & Pasir Ris stations Opposite IKEA, near Giant & Courts
		#05-06	9,320	\$2.90	\$27,028.00					
		#07-01	5,051	\$2.90	\$14,647.90	13-Sep-26				
		#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 44 Kallang Place Singapore 339172	B1 Warehouse / Ancillary Office	#01-04	2,326	\$3.90	\$9,069.68	Immediate	15	4.2	With air-con, lights, windows & roller shutter	Rent includes facilities fee \$0.57 psf Minutes walk to Bendemeer MRT & Kallang MRT 24-hr access & CCTV 1 cargo lift, 1 service lift, 1 passenger lift 3 loading bays 3 Phase 60 Amps Season parking \$85 per lot	
	B1 Warehouse	#01-05	250	\$4.00	\$1,000.00	1-Nov-26			Bare		
	B1 Warehouse / Ancillary Office	#04-02	549	\$4.00	\$2,196.00	Immediate			1-Oct-26		With air-con & lights. No window
		#04-05	1,062	\$3.30	\$3,504.60	With air-con, windows & glass display frontage					
		#04-06	1,013	\$3.30	\$3,342.90						
		#04-07	1,369	\$3.30	\$4,517.70						
		#04-08	1,338	\$3.30	\$4,415.40	With air-con & lights. No window					
		#05-03	306	\$4.00	\$1,224.00				Immediate		
55 Tuas South Avenue 1 Singapore 637462	Food Factory / Cemtral Kitchen	#01-02	2,519	\$2.80	\$7,053.20	Immediate	12.5	10.5	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	* Terms & conditions apply on promo rent. 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	
		#02-01	2,519	* \$1.00 psf	6						
		#02-05	2,131								
		#02-06	2,142								
		#03-03	2,626					5			
		#03-04	2,390								
		#03-05	2,120								
		#03-06	2,131								

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55 Tuas South Avenue 1 Singapore 637462	Food Factory / Central Kitchen	#04-01	2,497	* \$1.00 psf		Immediate	12.5	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	* Terms & conditions apply on promo rent. 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
		#04-02	2,433							
		#04-03	2,616							
		#04-04	2,379							
		#04-05	2,110							
		#04-06	2,120							
		#05-02	2,422							
		#05-03	2,605							
		#05-04	2,368							
		#05-06	2,110							
		#06-04	2,357							
		#06-05	2,088							
		#07-01	2,465							
		#07-02	2,400							
		#07-03	2,583							

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55 Tuas South Avenue 1 Singapore 637462	Food Factory / Central Kitchen	#07-04	2,347	* \$1.00 psf		Immediate	12.5	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	* Terms & conditions apply on promo rent. 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
		#07-05	2,077							
		#07-06	2,088							
		#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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Pre-Termination Lease										
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				With air-con, windows & glass display frontage	
Space @ Tampines 18 Tampines Industrial Crescent Singapore 52860	B1 Warehouse / B2 Clean	#02-05B	1,722	\$3.00	\$5,166.00	1-Oct-26	15	6	With lights. No window	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	\$2.90	\$27,486.20	1 month's notice			With full height windows, roller shutter entrances & attached washroom	
		#04-04B	4,484	\$2.90	\$13,003.60					
38 Ang Mo Kio Ind Park 2 Singapore 569511	B1 Warehouse / B2 Clean	#02-03/04	11,740	\$2.50	\$29,350.00	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 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	
		#06-11	1,540	\$2.50	\$3,850.00					
		#06-12	1,975	\$2.50	\$4,937.50					

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10 Raeburn Park Podium Block S088702	F&B / Café / Restaurant / Canteen	#01-28 to #01-31	5,000	\$1.50	\$7,500.00	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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ANCILLARY OFFICE
***\$1.80 PSF**
 FOR FIRST 3 MONTHS LEASE

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF Per Mth	Asking Rent Per Mth	Promo Rent Per Mth (1st 3 mths)	Availability	Furnishing	Amenities / Accessibility / Other Features
34 Boon Leat Terrace S119866	Ancillary Office	#04-14D	450	\$3.10	\$1,395.00	\$450.00	Immediate	No window. With air-con & lights	1st 2 months promo rent @ \$1.80 psf including air-con charges. Terms & conditions apply. Asking 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)
		#04-14F	420	\$3.10	\$1,302.00	\$420.00		No window. With air-con, lights & built-in cabinet	
		#04-14G	550	\$3.00	\$1,650.00	\$550.00		With air-con, lights & windows	
		#04-14H	560	\$3.00	\$1,680.00	\$560.00		No window. With air-con, lights & 1 room	
		#04-14J	450	\$3.10	\$1,395.00	\$450.00		No window. With air-con & lights	
		#04-16	932	\$3.00	\$2,796.00	\$932.00		With air-con, lights & windows	
		#04-17E	293	\$3.50	\$1,025.50	\$293.00		With air-con, lights, windows, wet pantry, glass door & 7 rooms	
		#04-17F	737	\$3.00	\$2,211.00	\$737.00		With air-con, lights, windows & 1 room	
		#04-19	3,207	\$2.70	\$8,658.90	\$3,207.00		With air-con, lights, windows & 2 rooms	
		#04-19A	550	\$3.20	\$1,760.00	\$550.00			
		#04-19B	500	\$3.20	\$1,600.00	\$500.00			

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ANCILLARY OFFICE
***\$1.80 PSF**
 FOR FIRST 3 MONTHS LEASE

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34 Boon Leat Terrace S119866	Ancillary Office	#04-20	882	\$3.00	\$2,646.00	\$882.00	Immediate	No window. With air-con, lights & 4 rooms	1st 2 months promo rent @ \$1.80 psf including air-con charges. Terms & conditions apply. Asking 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)
		#04-20A	805	\$3.00	\$2,415.00	\$805.00		No window. With air-con, lights & cabinet	
		#05-14	1,742	\$2.70	\$4,703.40	\$1,742.00		With air-con, lights, windows & 5 rooms	
		#05-15	561	\$3.10	\$1,739.10	\$561.00		No window. With air-con, lights & glassdoor	
		#05-15A	560	\$3.10	\$1,736.00	\$560.00			
		#05-16	2,279	\$2.70	\$6,153.30	\$2,279.00		With air-con, lights, windows, glass door & 1 room	
		#05-17F	480	\$3.10	\$1,488.00	\$480.00		With air-con, lights & windows	
		#05-19C	380	\$3.30	\$1,254.00	\$380.00		No window. With air-con & lights	
		#05-20E	350	\$3.30	\$1,155.00	\$350.00			
		#05-20G	460	\$3.10	\$1,426.00	\$460.00		With air-con, lights & windows	

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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	\$2.50	\$6,540.00	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
Phoenix Park Blk 310 Tanglin Rd S247975		#01-03	440	\$2.50	\$1,100.00			
Phoenix Park Blk 312 Tanglin Rd S247982		#01-01	1,256	\$2.50	\$3,140.00			
Phoenix Park Blk 312A Tanglin Rd S247982		#01-02	1,007	\$2.50	\$2,517.50			
Phoenix Park Blk 314 Tanglin Rd 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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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
Phoenix Park Blk 314 Tanglin Rd 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 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
		#01-13	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 Blk 316 Tanglin Rd 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. No window	
		#02-11	87	\$5.30	\$461.10			

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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
Phoenix Park Blk 316 Tanglin Rd S247978	Office	#02-12	89	\$5.30	\$471.70	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 greenery Complimentary parking Season parking \$109 per lot including GST for block 316 10 minutes drive to Orchard Rd Accessible by PIE
		#02-14	80	\$5.30	\$424.00			
Phoenix Park Blk 318 Tanglin Rd 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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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
10 Raeburn Park Block A S088702	Serviced Office	GH01	183	\$8.00	\$1,464.00	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 Common shower facilities on ground floor Tenant mix include school for special needs children, serviced office & serviced apartment.
		GH19	118	\$8.00	\$944.00			
		GH27	180	\$8.00	\$1,440.00			
		GH30	119	\$8.00	\$952.00		With workstations, air-con, lights & wi-fi	
		GH43	152	\$8.00	\$1,216.00		With full height windows, workstations, air-con, lights & wi-fi	
		GH44	145	\$8.00	\$1,160.00			
	Office	#01-03	1,720	\$2.00	\$3,440.00		With glass door & full height windows	
		#01-04	1,700	\$2.00	\$3,400.00		Bare. With window & glass door entrance	
		#01-05	700	\$2.00	\$1,400.00		With 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
10 Raeburn Park Block B 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 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, 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 Podium Block 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
Spaze 202 Kallang Bahru Singapore 339339	Ancillary Office	#08-06A	503	\$4.30	\$2,162.90	Immediate	With air-con, lights & windows	Rent includes facilities fee of \$0.45 psf Minutes walk to Bendemeer MRT & Boon Keng MRT Newly refurbished building Lounge area at lobby for tenants fitted with air-con, lights, powerpoint, wet pantry, f&b vending machines & free wi-fi. 5 loading bays Accessible via PIE Individual air-con units 3 Phase 32 Amps
		#08-06B	485	\$4.50	\$2,182.50			
		#08-06C	485	\$4.50	\$2,182.50			
		#08-06D	515	\$3.90	\$2,008.50			
		#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. No window	

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Commercial Spaces For Lease

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent psf	Asking Rent per mth	Availability	Furnishing	Amenities / Accessibility / Other Features
Pre-Termination Lease								
34 Boon Leat Terrace 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 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)
10 Raeburn Park Block A S088702	Office	#01-06/07	2,380	\$3.00	\$7,140.00	Immediate	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 Next to new Kampong Bahru bus terminal Accessible via MCE, AYE & CTE Located at fringe of CBD 24 hr CCTV surveillance Season parking \$128 per mth Common shower facilities on ground floor

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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
Pre-Termination Lease								
Phoenix Park Blk 310 Tanglin Road 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 Free 5 minutes shuttle bus to & from Redhill mrt Colonial-style building Lush greenery Complimentary parking 10 minutes drive to Orchard Rd Accessible by PIE

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LHN Industrial (Work Plus Store) Spaces For Lease

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

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
100 Eunos Ave 7 Singapore 409572	Lockers	L3 / L4	6	Including GST	\$50.00	Immediate	5	1	6 sq ft 0.6m by 0.64m by 0.88m 10 sq ft 1m by 0.7m by 1m (WxDxH)	Promotion : <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 Service fee stated is before discount Power sockets along common corridor Service fee includes utilities fee, facilities fee & GST. 24-access, 24-hr CCTV Minutes walk to Eunos MRT Accessible via PIE Variety of F&B nearby 1 complimentary season parking
			10		\$90.00					
	Basic Storage	L2	80	\$540.00	2.5			With lights only		
			115	\$720.00						
	Business Storage	L3	159	\$980.00	3			No window. With air-con & lights		
			622	\$2,850.00				With windows, air-con & lights		
		L4	327	\$1,920.00						
		L5	220	\$1,500.00						

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
38 Ang Mo Kio Ind Park 2 Singapore 569511	Business Storage	L3	115	Lumpsum incl. utilities fee, facilities fee & GST - price before discount (*up to 20% Off)	\$720.00	Immediate	2.5	3.5	No window. With air-con & lights	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					
			126		\$980.00					
			180		\$1,160.00					
			218		\$1,300.00					
			399		\$2,030.00					
			424		\$2,100.00					
	Basic Storage	L5	35		\$370.00			2.5	No window. With lights only	
			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	Promotion for 24/7 air-con storage L4 3 months lease: 20% off + 0.5 month rent free 6 months lease: 20% off + 1.5 months rent free 13 months lease: 20% off + 4 months rent free (Full upfront payment) Service fee stated is before discount Service fee includes facilities fee, utilities fee & 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 & 4 passenger lifts Single Phase 13 Amps
			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 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
		L7	185		\$1,335.00					
	Basic Storage	L8	90		\$700.00			2.5	With lights	
Space @ Tampines 18 Tampines Ind Crescent Singapore 528605	Basic Storage	L2	424	Lumpsum incl facilities fee, utilities fee & GST Price before discount (*up to 10% Off + 3 mths rent-free)	\$1,540.00	Immediate	15	6	Mezzanine unit. No window. With lights & powerpoint.	10% Off + 3 mths rent-free with min 1 yr lease Service fee incl facilities fee, utilities fee & GST Wide ramp-up 40-footer accessible to ground floor loading bays 6 loading bays with dock levellers 24-hr access & CCTV Heavy vehicle parking lot @ \$250, cars @ \$80, 2nd & subsequent lot @ \$110 per mth Accessible via TPE & PIE Nearest MRT Tampines & Pasir Ris stations Opposite IKEA, near Giant & Courts

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Spaze 202 Kallang Bahru Singapore 339339	Air-con Storage	L1	30	Lumpsum including utilities fee, facilities fee & GST (up to 20% Off + 3 mths rent-free)	\$415	Immediate	5	2.5	With 24-hour air-con	Air-con Storage & Wine Storage early bird promotion: • Minimum 3 mths lease : 20% Off + 0.5 mth rent-free • Minimum 6 mths lease : 20% Off + 1 mth rent-free • Minimum 13 mths lease : 20% Off + 3 mths rent-free Basic Storage & Business Storage : •Minimum 3 mths lease : 20% Off + 0.5 mth rent-free •Minimum 6 mths lease : 20% Off + 1 mth rent-free •Minimum 12 mths lease : 25% Off + 2.5 mth rent-free Service fee includes facilities fee, utilities fee & GST Service fee stated is before promotion. Power sockets outside unit along common corridor for business storage units Ground floor communal space for tenants with free wi-fi, air-con, lights, sink, power sockets & snacks vending machines Centralised air-conditioning units 9 am to 9 pm for business storage units Newly refurbished building Minutes walk to Bendemeer MRT, Boon Keng MRT & Kallang MRT 5 loading bays Accessible via PIE Single Phase 13 Amps
			50		\$530					
			90		\$685					
	Wine Storage		Up to 22 cases		\$180					
			Up to 44 cases		\$310					
			Up to 66 cases		\$435					
			Up to 88 cases		\$565					
			Up to 110 cases		\$690					
			Up to 121 cases		\$745					
			Up to 165 cases		\$975					
			Up to 198 cases		\$1,240					

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Spaze 202 Kallang Bahru Singapore 339339	Business Storage	L2	80	Lumpsum including utilities fee, facilities fee & GST (up to 25% Off + 2.5 mths rent-free)	\$945	Immediate	5	2.5	With window, air-con & lights	•Minimum 3 mths lease : 20% Off + 0.5 mth rent-free •Minimum 6 mths lease : 20% Off + 1 mth rent-free •Minimum 12 mths lease : 25% Off + 2.5 mth rent-free Service fee includes facilities fee, utilities fee & GST Service fee stated is before promotion. Power sockets outside unit along common corridor for business storage units Ground floor communal space for tenants with free wi-fi, air-con, lights, sink, power sockets & snacks vending machines Centralised air-conditioning units 9 am to 9 pm for business storage units Newly refurbished building Minutes walk to Bendemeer MRT, Boon Keng MRT & Kallang MRT 5 loading bays Accessible via PIE Single Phase 13 Amps
			100		\$905				No window. With air-con & lights	
			140		\$1,200				With window, air-con & lights	
			150		\$1,235					
			160		\$1,300					
	Basic Storage	L4	55		\$480				With lights only	
			70		\$525					
			80		\$545					
			90		\$590					
			115		\$765					
			150		\$920					

Our Standard Commission Scheme

Lease Period	Commission		
	Commercial - Retail/F&B (including facilities fee & rent-free period)	Industrial & Office (excluding facilities fee & rent-free period but including GST)	Work+Store
Less than 1 year			10% of total contract value
1 year			
2 years to less than 3 years	Pro-rate	1 month	
3 years	1 month	1.5 month	

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