



The Strategy Premium business park space at Jurong East

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industrial



Entrance & Main Drop-off

Perspectives are for illustration purpose only and may be subject to changes without prior notice.

The Strategy's New Look

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Modern, Grand Lobby with Waiting / Informal Interaction Area & Café

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Lift Lobby

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Spacious lobby atrium w/ Spinelli Café

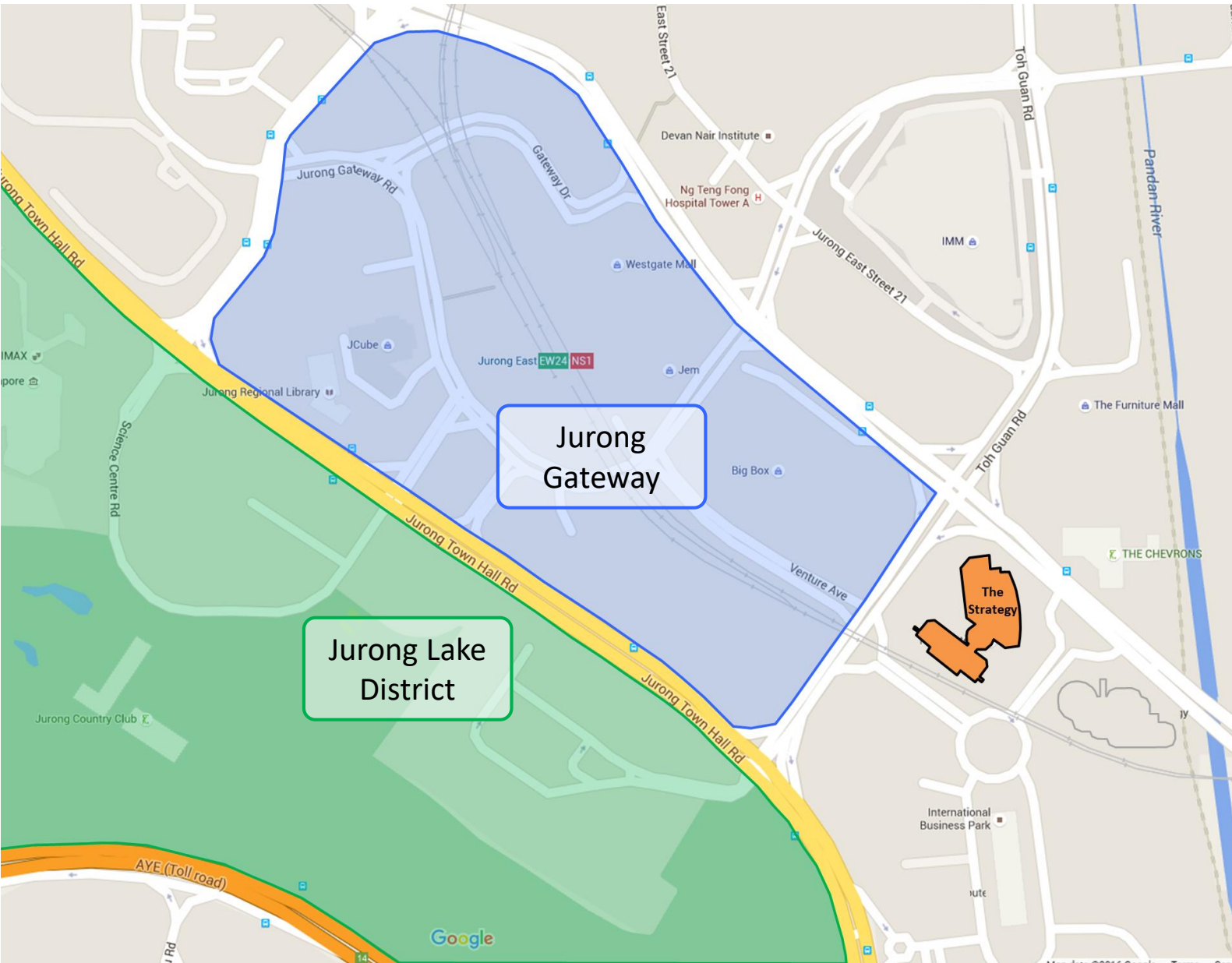


Carpeted common corridors, units with glass frontage



Typical bare unit with raised floor, lights, ceiling and air-con

Building's Corporate Image & Unit's Features



The Strategy

7 to 9 minutes walk to Jurong Gateway

- Jurong East MRT / Bus interchange
- Retail amenities
- Genting Hotel

10 minutes to research & institutions

- NUS / Singapore Poly
- Fusionpolis, one-north
- A*Star, Science Park

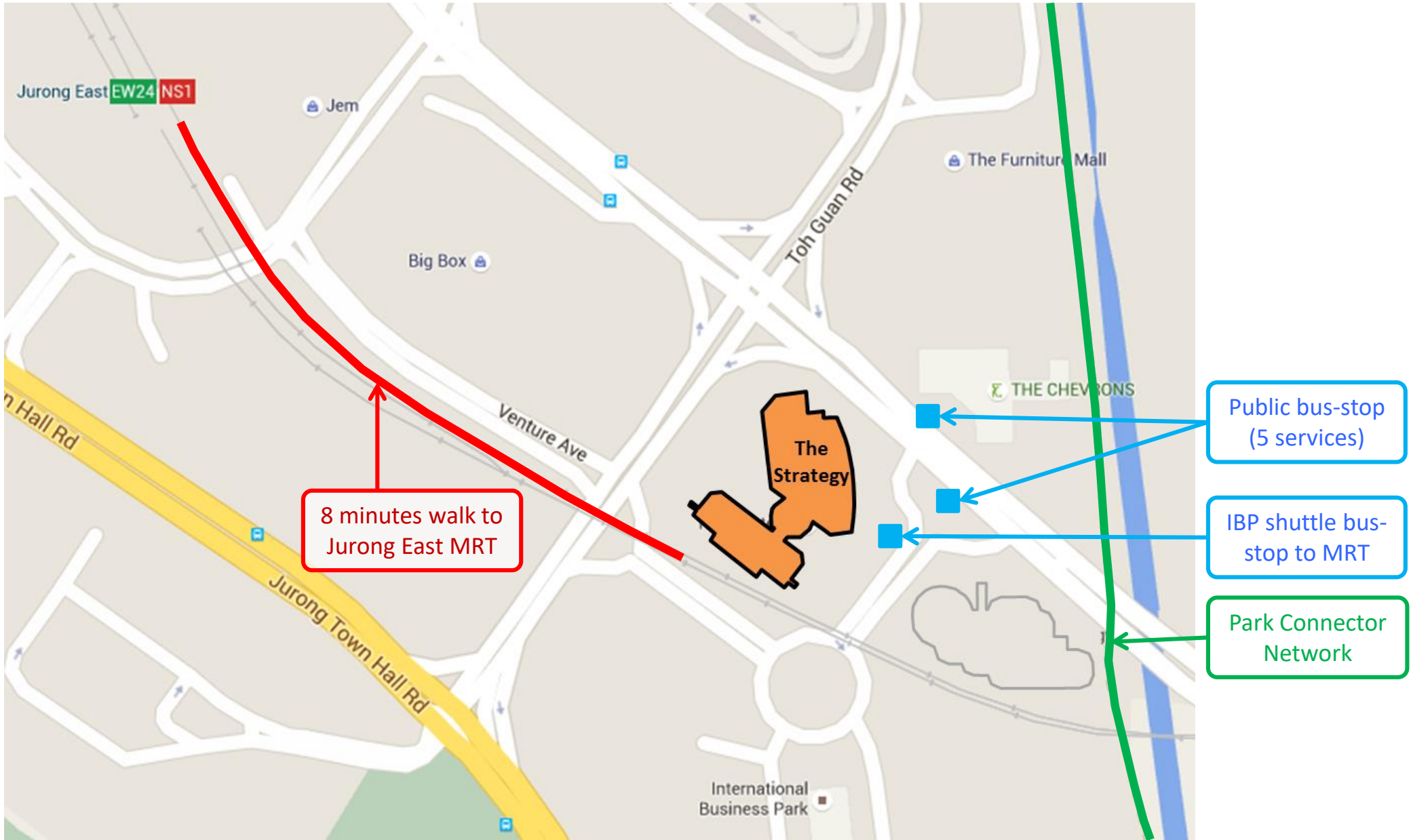
15 minutes to residential

- Clementi / Holland V / Commonwealth
- Choa Chu Kang / Bukit Batok / Bukit Timah

20 minutes to

- CBD via AYE
- Upcoming Jurong Innovation District and NTU
- Industries at Jurong Island and Tuas

Jurong Gateway – The Second Central Business District



The Strategy's Connectivity



***BRAND NEW* Food court**



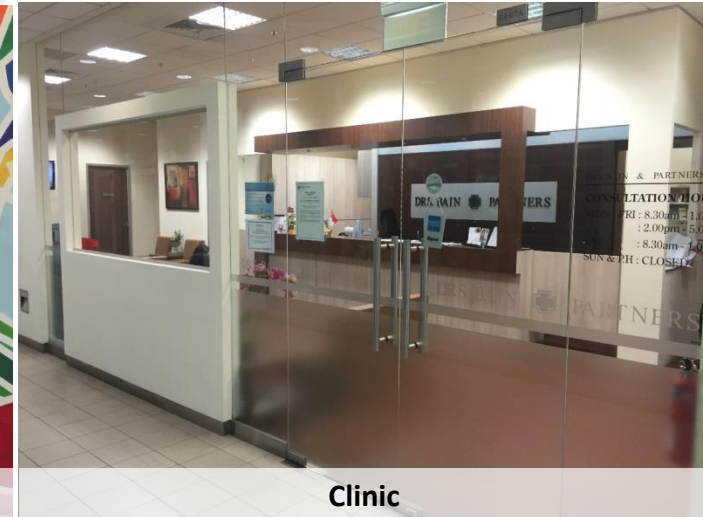
***BRAND NEW* Spinelli Café**



Outdoor Refreshment Area



Childcare



Clinic

***IMPROVED* Amenities within the building**

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ADDRESS

2 International Business Park Singapore 609930

BUILDING INFORMATION

Building Type	Business Park
Total Units	259
Gross Floor Area	67,370 sm
Land Area	26,950 sm
Unit Sizes	76 – 406 sm
Parking Lots	314
Amenities	Food court, Spinelli café, clinic, childcare centre

PREMISES INFORMATION

Units / Area	
Handover Condition	Original bare condition including raised floor, false ceiling, lights, sprinklers and central air-con

TECHNICAL SPECIFICATIONS

Floor Loading	5 KN/sqm
Floor to Ceiling Height	2.75 m
Power Supply Allocation	200 VA/sqm
Passenger Lift	6 passenger lifts, capacity of 1,350 kg
Cargo / Service Lift	2 service lifts, capacity of 2,000 kg
Loading / Unloading	6 bays & 2 dock levellers
Fire Protection	Fully automatic fire sprinkler system, addressable fire alarm system, firemen's lift, dry rising main, hoses & private fire hydrants
Air-Conditioning	Centralised system provided for Mondays to Fridays 8am to 6pm, Saturdays 8am to 1pm. Extension chargeable at \$70 per AHU per hour
Emergency Systems	2 units of 1,000 KVA diesel generators
Building Security	24-hour security guards and CCTV system installed at all lift lobbies and strategic locations
Building Management	Central management system is provided for control and monitoring of building services, maintenance service & energy usage