



The Synergy Technology Centre in the West

maple^{tree}
industrial

The Synergy's New Look



Modern Lobby & Reception

The Synergy's New Look



Comfortable Waiting Area

The Synergy's New Look



Life Lobbies

The Synergy's New Look



New External Landscape and Footpath

Jurong Gateway – The Second Central Business District



The Synergy

7 to 9 minutes walk to Jurong Gateway

- Jurong East MRT / Bus interchange
- Retail amenities
- Hotel
- Upcoming KL-SG HSR

10 minutes to research & institutions

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

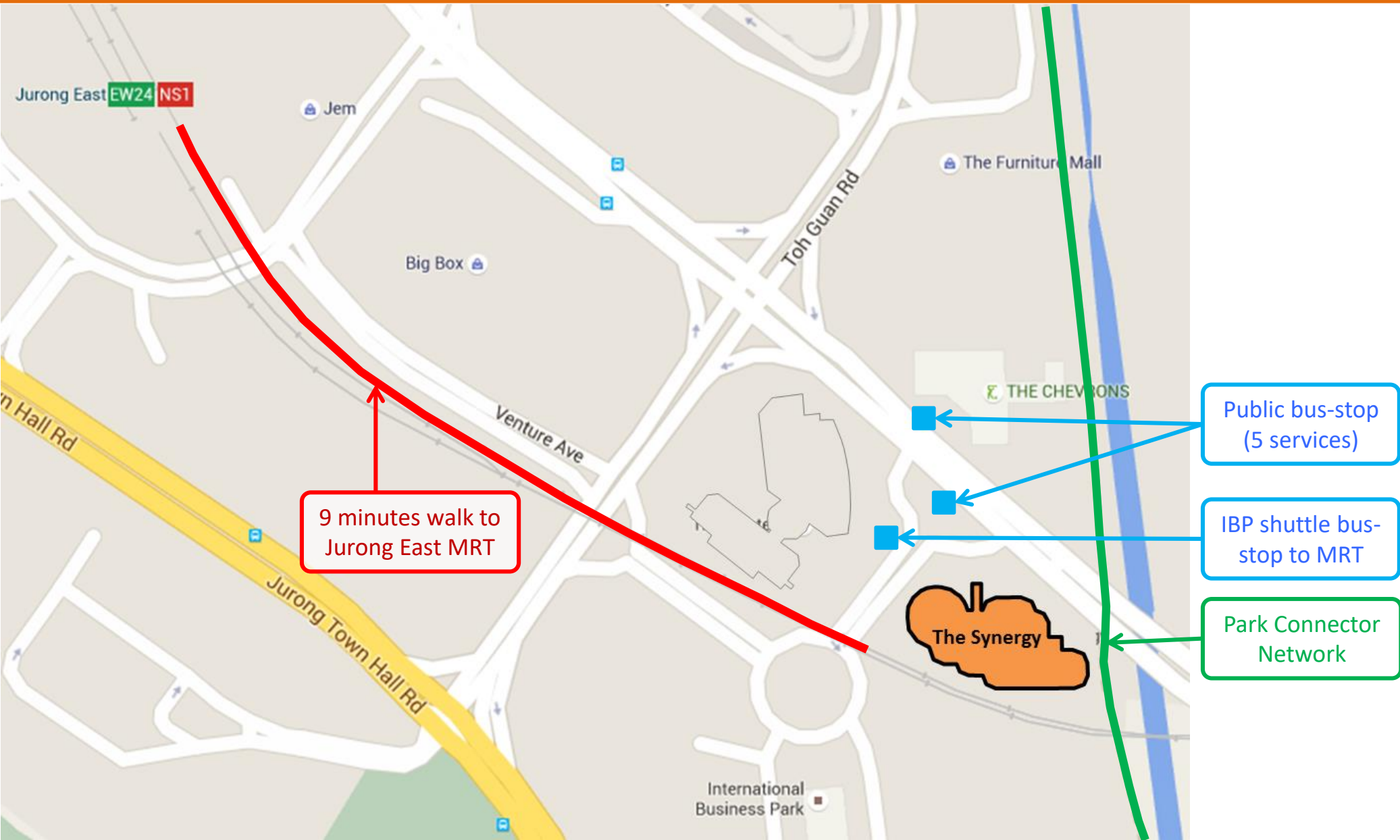
15 minutes to residential

- 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

The Synergy's Connectivity



ADDRESS

1 International Business Park Singapore 609917

BUILDING INFORMATION

Building Type	Business Park
Total Units	79
Gross Floor Area	41,636 sqm
Land Area	19,123 sqm
Unit Sizes	131 – 2,623 sqm
Parking Lots	Covered – 244 Open – 15

Amenities

PREMISES INFORMATION

Units / Area

Handover Condition	Original bare condition including cement screed or raised floor (selected units), false ceiling, lights, sprinklers and central air-con
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TECHNICAL SPECIFICATIONS

Floor Loading	5 – 7.5 KN/sqm
Floor to Ceiling Height	2.8 m
Power Supply Allocation	250 VA/sqm
Passenger Lift	4 passenger lifts, capacity of 2,000 kg 4 passenger lifts, capacity of 1,350 kg
Cargo / Service Lift	1 service lift, capacity of 2,025 kg 5 cargo / passenger lifts, capacity of 2,500 kg
Loading / Unloading	Podium Block – 6 bays / 3 dock levellers Tower Block – 2 bays
Fire Protection	Automatic fire sprinkler system, addressable fire alarm system
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 for control and monitoring of building services