

SPECIFICATIONS

OVERALL SIZE (APPROX.)	Net Leaseable Floor Area		473,000 sq ft		
	Office		435,000 sq ft		
	L1 Café / Restaurant / ORA		6,000 sq ft		
	Gym / Fitness Facility		6,000 sq ft		
	Rooftop Bar / Restaurant		3,700 sq ft		
	Community Use (CSFS)		21,000 sq ft		
TYPICAL FLOOR AREA (APPROX.)	Low Zone Office		18,000 sq ft		
	High Zone Office		20,000 sq ft		
TOTAL NO. OF OFFICE FLOORS	Low Zone		12		
	High Zone		11		
CORE CONFIGURATION	Side Core				
CORE-TO-WINDOW DEPTH (APPROX.)	North	East		West	
	Low Zone	15.8m / 19.4m	14.0m		14.0m
	High Zone	15.8m	14.0m		14.0m
CLEAR FLOOR TO CEILING HEIGHT	Podium Retail Level 1		7.8m		
	Podium Retail Level 4 (Gym)		2.8m		
	Low Zone Office		3.0m		
	High Zone Office		3.0m		
OFFICE FLOOR LOADING	General Office		Imposed loading allowed – 4.5kN/m² Live Load – 3.5kN/m² Partitions – 1.0kN/m²		
	Compactus Zone (2.0m wide along short edge of central-core)		Imposed loading allowed – 6.0kN/m² Live Load – 5.0kN/m² Partitions – 1.0kN/m²		
KNOCK-OUT PANELS	Available for tenants’ interconnectivity between office floors				
OFFICE FLOOR CEILING	Mineral fibre acoustic drop-in ceiling tile				
RAISED FLOOR	150mm (including tile thickness)				
FAÇADE SYSTEM	High performance fully unitized curtain wall system with laminated DGU glass for vision panel, DGU glass and aluminum sunshade for spandrel panel.				
PARKING FACILITIES	91 carpark lots (including 4 EV lots and 2 accessible lots and 2 family lots) 7 motorcycle lots				
LIFTS	Zone	No. of Passenger Lift	No. of Service / Fire Lift	Loading Capacity	Remarks
Podium	L1 to L6	3	3	21 pax – Passenger Lifts 24 pax – Fire Lift	
	L1 to L2	3	1	27 pax	
Office (Destination controlled lift systems integrated with security turnstiles)	Low Zone (L1 to L19)	6	–	27 pax	
	High Zone (L19 to L31)	6	–	27 pax	2 lifts serve Rooftop Restaurant
	All floors	–	2	27 pax	Also serves Roof Level

ELECTRICAL SYSTEM	Incoming electrical supply and loads	Dual feed for 22kV incoming power supply
	Power	75 W/m² (Typical office floors)
	Lighting	High Efficiency LED SMART Lighting with 5.5 W/m² lighting power density
	Lighting Illumination Density	Average illumination level of 500 lux for office areas
	Landlord emergency generator	Provision for building essential load and 30% of tenants’ normal electrical & aircon load (subject to availability)
	Space reserved for Tenant supplementary standby power	Size and location subject to availability
	Spare riser	3 nos. of spare risers from L7 to L32 for tenants’ interfloor cabling and specialized services (subject to availability)
TELECOMMUNICATIONS	Computer earthing	Provision of clean earth connection for tenants at every floor
	2 telecommunication risers with tap-off units on every floor (for typical office)	
	Fibre termination boxes and cable containment for future fibre optic cabling	
AIR-CONDITIONING SYSTEM	1 mainframe distribution rooms with dual intakes	
	Chilled water supply from water-cooled high efficiency chiller plant	
	Pre-cooled fresh air supply to the offices. 130% airflow compared to ASHRAE 62.1.	
	Centralised AHU system serving with VAV + ACB terminal units for office floors	
	Provision of space for tenants’ own air conditioning equipment (subject to availability)	
	20W/m² office tenant supplementary chilled water tap off provision for future connection (subject to availability)	
	Typical office / retail indoor environment: 24°C +/- 1	
SECURITY SYSTEM	Integrated Security Management System (including card / phone access and facial recognition via turnstiles and lift destination control in the main office lobbies)	
	Integrated 24-hour CCTV surveillance and guard tour control to monitor common areas	
SOUND / PAGING SYSTEM	Emergency voice communication and public address system	
FIRE PROTECTION SYSTEM	Automatic fire detection and alarm system, fire sprinkler system, wet risers, hose reels and portable fire extinguishers	
TOILETS	Male, Female and Accessible Toilets (with shower provisions) available on every office floor	
	Family Room at L4 (includes diaper changing facilities & nursing room)	
	End of Trip Facilities including 161 bicycle lots, 16 showers and 162 locker facilities (including accessible lockers) on Level 2 (for Tenants’ use only)	
PANTRY	Provision of water connection and floor trap discharge points for connection by tenants (subject to availability)	
BUILDING MANAGEMENT SYSTEM (BMS)	Integrated BMS to monitor all major Mechanical & Electrical equipment	

Important Note: All figures are approximates. Specifications are subject to further changes without prior notice.