

# The Kendall

## Science Park Space



The Singapore Science Park is Asia's most prestigious address for R&D and technology, unique for its lushly landscaped grounds and unrivalled for its high quality facilities and services. Situated along Singapore's Technology Corridor, the Park's campus-like setting provides an ideal working environment for more than 300 MNCs, local companies and research organisations.

### Location

Singapore Science Park III

### Accessibility

- Minutes away from the National University of Singapore (NUS)
- A 15-minute drive from the CBD and Clementi/Buona Vista MRT stations
- Convenient access to Jurong East Interchange via bus service 183

### Building Specifications

#### Type of Building

- A proposed 6-storey research building with 1 level basement carpark

#### Type of Premises

- Research Units: bare units ideal for any R&D activities, from wet laboratory to software development and IT set-ups

#### Net Lettable Area

- Approx. 16,000 sqm

#### Unit Sizes

- Approx. 210 sqm to 3,000 sqm per floor

#### Floor Loading

- 1st storey - 12.5KN/sqm
- 2nd - 6th storey - 7.5 KN/sqm

#### Column Spacing

- 13.6 m x 13.6 m

#### Floor-to-Floor Height

- 5 m

#### Carpark System

- Car Park Barrier System (Full EPS system)
- 160 lots



### Features and Finishes

- Characterised by the innovative use of raw precast concrete panels on its facade, and supplemented with a vertical green screen made up of creeper plants for a softer touch, The Kendall will provide an inspiring working environment conducive to R&D and knowledge-intensive activities
- Eco-friendly features that improve the overall energy efficiency of the building

### Research Unit

- Plastered brick wall and/or painted dry wall partitions with cement floor finish
- Windows with reflective tinting help minimize heat and glare
- Floor traps provided, ideal for wet laboratory set-ups
- Ample spare duct spaces for exhaust fumehoods, air-con ducts and other building/research equipment purposes
- Designated space for air-conditioning equipment provided

### Mechanical Provisions

- Telecommunication facilities: Tap off points available at TAS riser ducts
- MATV connection: Tap off points available from data riser duct, enabling TV broadcast reception

### Electrical Provision

- Maximum Demand Load approximate 5 MVA

### Air-conditioning System

- Central chilled water tap-off points available at S\$0.12 per kWhr

### Passenger Lifts

- 3 nos. with capacity for 17 persons each (1155 kg)
- Door opening: 1.1 m(W) x 2.1 m(H)
- Car size: 1.8 m(W) x 1.5 m(D) x 2.3 m(H)

### Service Lift

- 1 no. with capacity for 36 persons (2450 kg)
- Door opening: 1.7 m(W) x 2.5 m(H)
- Car size: 2.3 m(W) x 2.15 m(D) x 2.5 m(H)

### Goods Lifts

- 1 no. with capacity for 2500 kg
- Door opening: 1.7 m(W) x 2.5 m(H)
- Car size: 2.3 m(W) x 2.5 m(D) x 2.5 m(H)

### Loading / Unloading Bay

- 3 covered lots for 20-foot containers

### Fire Sprinkler System

- Automatic fire alarm system and sprinkler system

### CCTV System

- Basic CCTV system installed at entrance and exit points of basement car park, 1st storey lift lobby, loading/unloading bays and service lift

### Amenities

- Food court
- Outdoor dining overlooks lush landscapes

Information contained herein is subject to change without prior notice.