

BUSINESS PARK

RAZER SEA ASIA HQ
CORNER of STARS AVENUE AND
ONE-NORTH CRESCENT
SINGAPORE



Property Introduction

- RAZER SEA ASIA HQ
- Target TOP in 2Q2020
- 7-storey Business Park / Office building

Property Location

- Located at the junction of Stars Avenue and One-north Crescent
- Within 6 mins walk to One-north MRT (fully sheltered)
- 10 mins drive to CBD
- Easily accessible to AYE
- Well established amenities such as food courts, ATMs, eateries, childcare centres.

For leasing enquiries, please contact Wye Mun at 9665 1133 or Joel Tay at 9711 9191
82 Ubi Ave 4, #08-01 Edward Boustead Centre

LOCATION MAP



RAZER ASIA HQ



REAR VIEW

view from tanglin trust school



RAZER

ALICE

BUILDING SPECIFICATIONS



Site Area	6,427 m ²
Proposed GFA	19,281 m ² BP - 16,389 sqm Office - 2,892 sqm
No of Storeys	7
Green Mark	BCA Green Mark Gold Plus
Electrical Power	3 MVA Incoming Supply
Air-Conditioning System	District Cooling System
Loading Bay Facilities	2 nos
Carpark Lots	82 Lots
Bicycle Lots	55 Lots
Security System	<ol style="list-style-type: none"> Internet protocol CCTV Surveillance System (82 nos) Access Control Via Turnstiles & Smart Solutions (Habitap)
Fire Protection System	Automatic fire sprinkler system, hose reel, dry riser and automatic fire alarm system with manual break-glass points
Other Systems	<ol style="list-style-type: none"> Centralized Building Management System Centralized Panic Button System Public Addressable System Visitor Management System Lift Destination Control System
Lifts	<ol style="list-style-type: none"> 4 nos of passenger lifts (25 pax) 2 nos fireman cum service lifts (3265kg capacity)
Other Provision	Male & Female End of Trip Facilities Rooms @ Basement 1

BUILDING SPECIFICATIONS



Architectural	<ol style="list-style-type: none"> 1. Floor to floor clear height = 3.0m. 2. Ceiling grid provision. 3. Wall provision for 4 tenant units segregation configuration per floor 4. Final Wall Coating
Floor Loading Capacity	5 kN/m ²
Power	100W/m ² , Isolator and 100A Distribution Board & 3-Phase.
Lighting	LED lighting fitting complete with cabling connection to distribution board and switches
Air-Conditioning	Centralized air-conditioning with complete ducting works, diffusers, VAV boxes and accessories
Plumbing & Sanitary	<ol style="list-style-type: none"> 1. 1 nos of 32 diameter water point 2. 1 nos of floor trap
Fire Protection System	Base soffit sprinkler compliance to code and 2 nd layer sprinklers provision for ceiling
Telecommunication	Cable tray and ultra high speed fibre broadband infrastructure is provided by landlord. Tenants shall liaise and subscribe to the relevant service providers.
Tenant Riser	2 nos of tenant riser (600mm x 600mm) per floor
Roof Plinth Provision	3 nos of tenant plinths (Tenant Genset or Condensing Unit Space)
Window height	2.6m with 1m parapet wall

SPACE AVAILABLE FOR LEASE



Area available for lease

Level 7: 2,906 sqm or 31,283 sq ft (Office)

Level 6: 2,917 sqm or 31,399 sq ft (Business Park)

Level 5: 2,927 sqm or 31,510 sq ft (Business Park)

Total NLA available for lease: 8,750 sqm or 94,192 sq ft

Note: 3,471 sqm or 37,361 sq ft (on level 5 and part level 6) must expire by end of 5th year after TOP (around March 2025).

FLOORPLANS

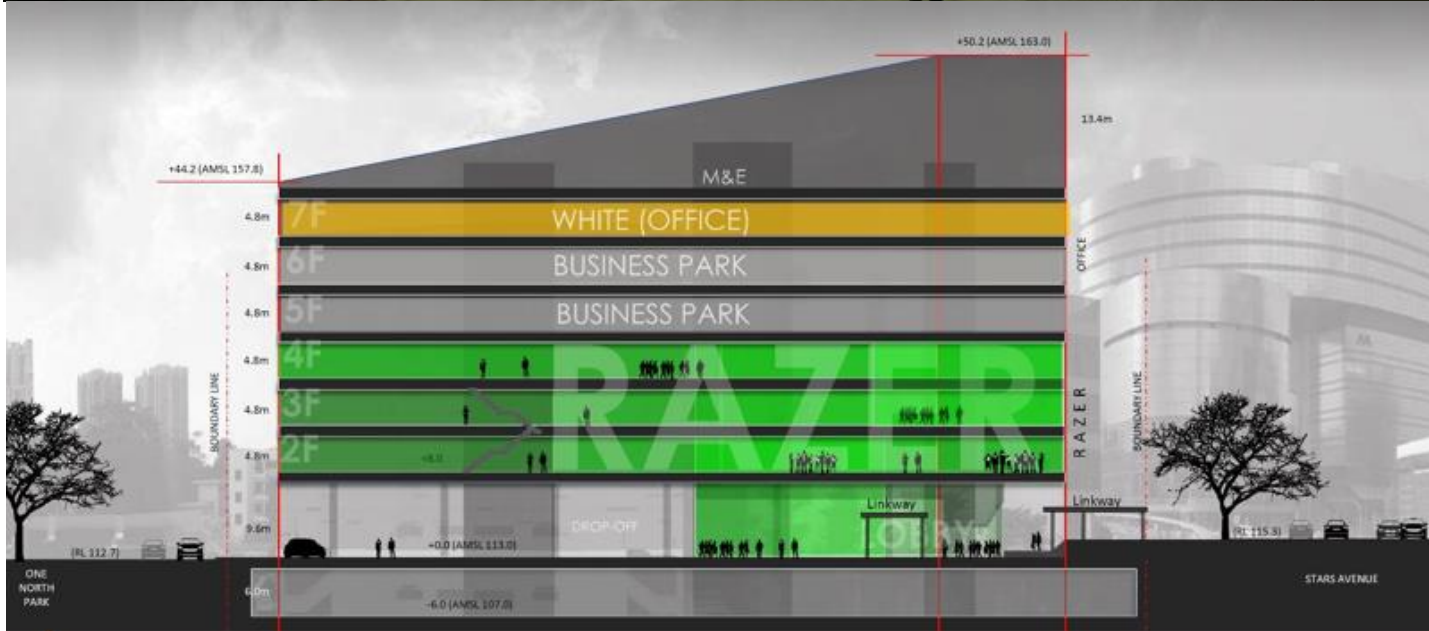


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RAZER BUILDING



Main Entrance



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