

MEET ALICE

An aerial night-time rendering of a modern, multi-story office building. The building features a prominent glass-enclosed rooftop terrace and several internal green courtyards with trees and landscaping. The building's facade is composed of blue-tinted glass panels, and the interior lights are on, revealing office spaces and people working. A wide, curved pedestrian walkway with a glass railing leads from the building down to a landscaped plaza area. The plaza is filled with trees, grass, and people walking. In the background, other city buildings and a distant city skyline are visible under a dark blue sky.

WHERE
IMAGINATION
COMES
TO LIFE

A

Alice is the first privately-developed, green and smart, multi-tenanted business park and office space in Mediapolis @ one-north.

L

Learn in a collaborative setting. Alice provides a friendly collaborative ecosystem in Mediapolis for entrepreneurs and startups.

I

Integrated with shared media facilities, Alice supports the media through content creation and production activities.

C

Curated with art, Alice provides a range of flexible spaces where ideas, events and performances can take place.

E

Eat, Live, Work & Play. In addition to having her own F&B outlets, Alice is surrounded by a wide variety of food and retail establishments in the greater one-north community.



BUILDING A CREATIVE COMMUNITY

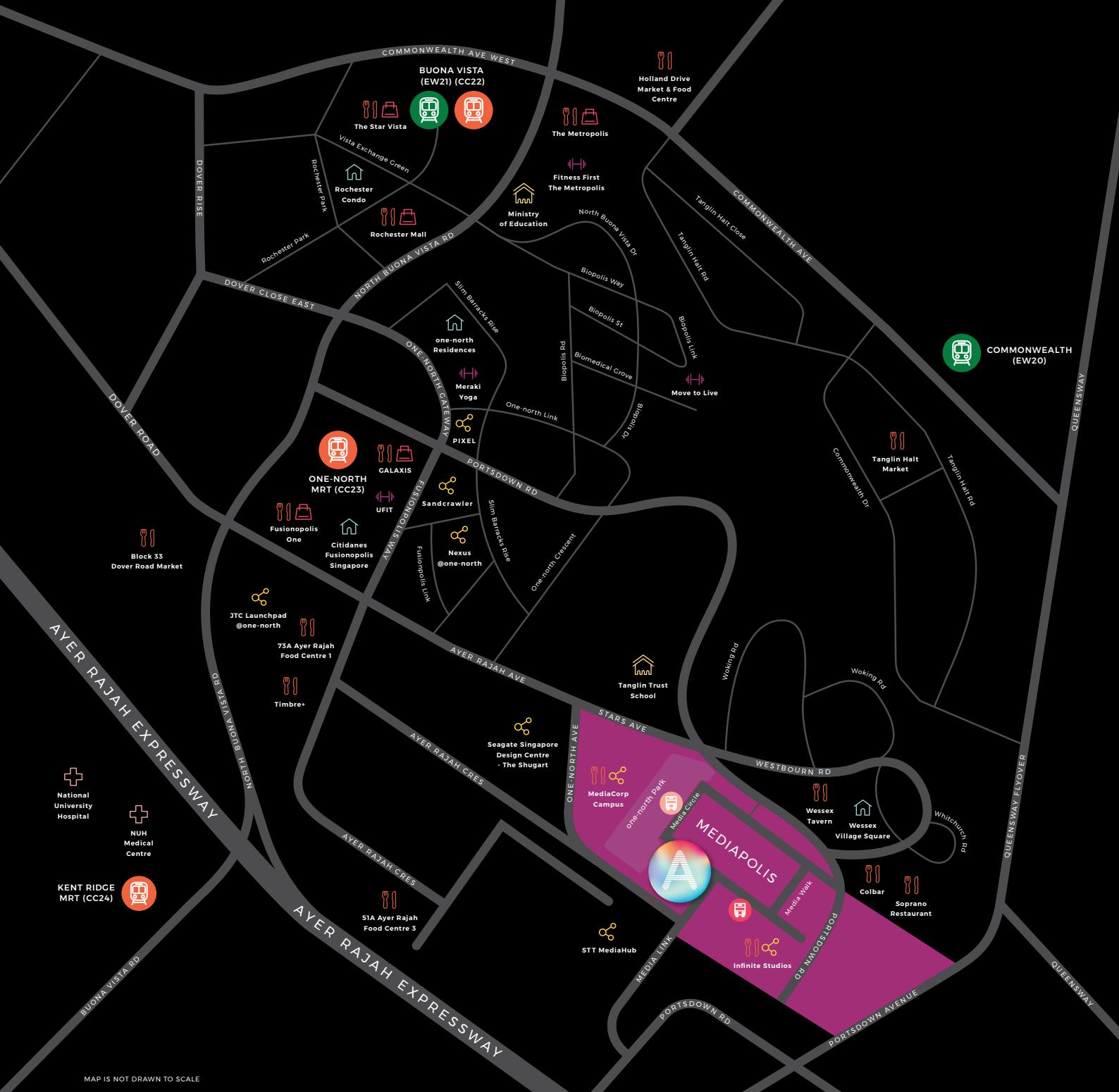
Alice is a brand new business park created as a step-up for startups and a base for established organisations right in the heart of Mediapolis @ one-north. Alice will bring together dreamers, thinkers, and makers within a vibrant environment of startup spaces, shared media facilities, and an assortment of flexible work-live-play-learn spaces.

ONE-NORTH: A WONDERLAND FOR A NEW GENERATION OF SUPER CREATIVES

A 200-hectare development strategically positioned in the heart of Singapore, one-north is designed to host a cluster of world-class research facilities and business park space, all built to support the growth of Biomedical Sciences, Infocomm Technology (ICT), Media, Physical Sciences & Engineering and Research & Development. Combined with educational institutes, residences and recreational amenities, it creates an ideal work-live-play-learn environment conducive for creative minds to excel and innovation to flourish. This makes it a great melting pot of talent, ideas, and business opportunities.

READ MORE

<http://www.jtc.gov.sg/industrial-land-and-space/pages/one-north.aspx>






MAP IS NOT DRAWN TO SCALE



ALICE



29 Media Circle
S138565





KEY FACILITIES

-  Business Parks
-  Dining Outlets
-  Retail Outlets



-  Fitness Facilities
-  Housing Options

-  Healthcare
-  Academic Institutes

TRAIN STATIONS

-  Circle Line
-  East West Line

BUS STOPS

-  Bus 191
-  JTC one-north Rider*

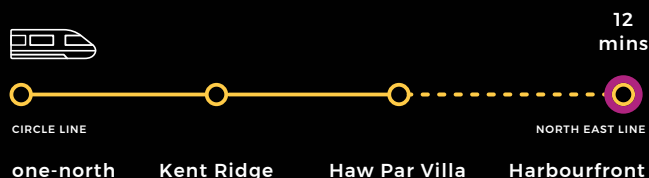
*Shuttle Services to and fro one-north MRT are available from 7:30am to 7:30pm, Mon to Fri, excluding P.H.

AT THE HEART OF ONE-NORTH

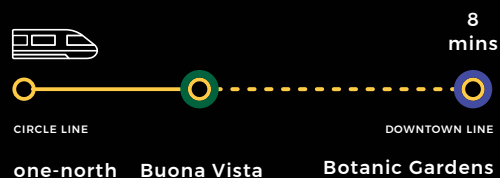


ACCESSIBLE TO MRT NETWORK

North East Line (NEL)



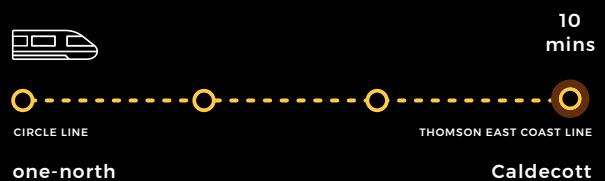
Downtown Line (DTL)



North South Line (NSL)



Thomson East Coast Line (TEL U/C)



CONNECTED BY MAJOR EXPRESSWAYS



Illustrations shown above indicates approximate travelling time

SPACES & FACILITIES





INNOVATING TOGETHER

CORPORATE OFFICE

Well-designed offices offering views from the highest levels. Our corporate offices features large, flexible floor plates and standard office fittings to accommodate a variety of office configurations.



STARTUP SPACE

Small suites are available for emerging startups looking for a place to call their own. With open concepts and sufficient breakout areas, tenants will find room to relax or hold working discussions away from their working spaces.



COLLABORATIVE AREAS

Our collaborative areas function as catalysts for social interaction and potential collaborations. Fitted with furniture and greenery, the area features social spaces for gatherings and is free to use for registered tenants.





SHARED MEDIA FACILITIES

SHARED CONVENIENCE

From planning to post-production, Alice is adequately designed for the next wave of digital innovation. Future possible facilities* could include film and recording studios, editing suites and post-production workstations. Experience the unparalleled convenience of having your work done in one place.

*subject to terms and conditions and approval





A GREEN RESPITE

SKY TERRACE

Retreat to nature at one of Alice's many sky terraces, where one can work or relax in sheltered working pods amongst lush greens and serene views. Directly connected to Alice's offices, they can be found on level 3,6 and 9 of Alice's North Tower.





SURROUNDED BY CREATIVITY



DESIGNED TO INSPIRE

Immerse yourself in Alice's innovative landscape, where part of it will be dedicated to installation art, including public furniture, sculpture, and soundscape. A synergetic creation between content creators and craft makers, these creative works explore new ideas and connections between medium and message, storyteller and storymaker.



REPLENISH & REJUVENATE

FOOD AND RETAIL CONCEPTS

Alice offers a range of F&B concepts and choices which will cater to your every need. Within the larger one-north community, you can also find other amenities for one to Eat, Live, Work & Play within one-north.

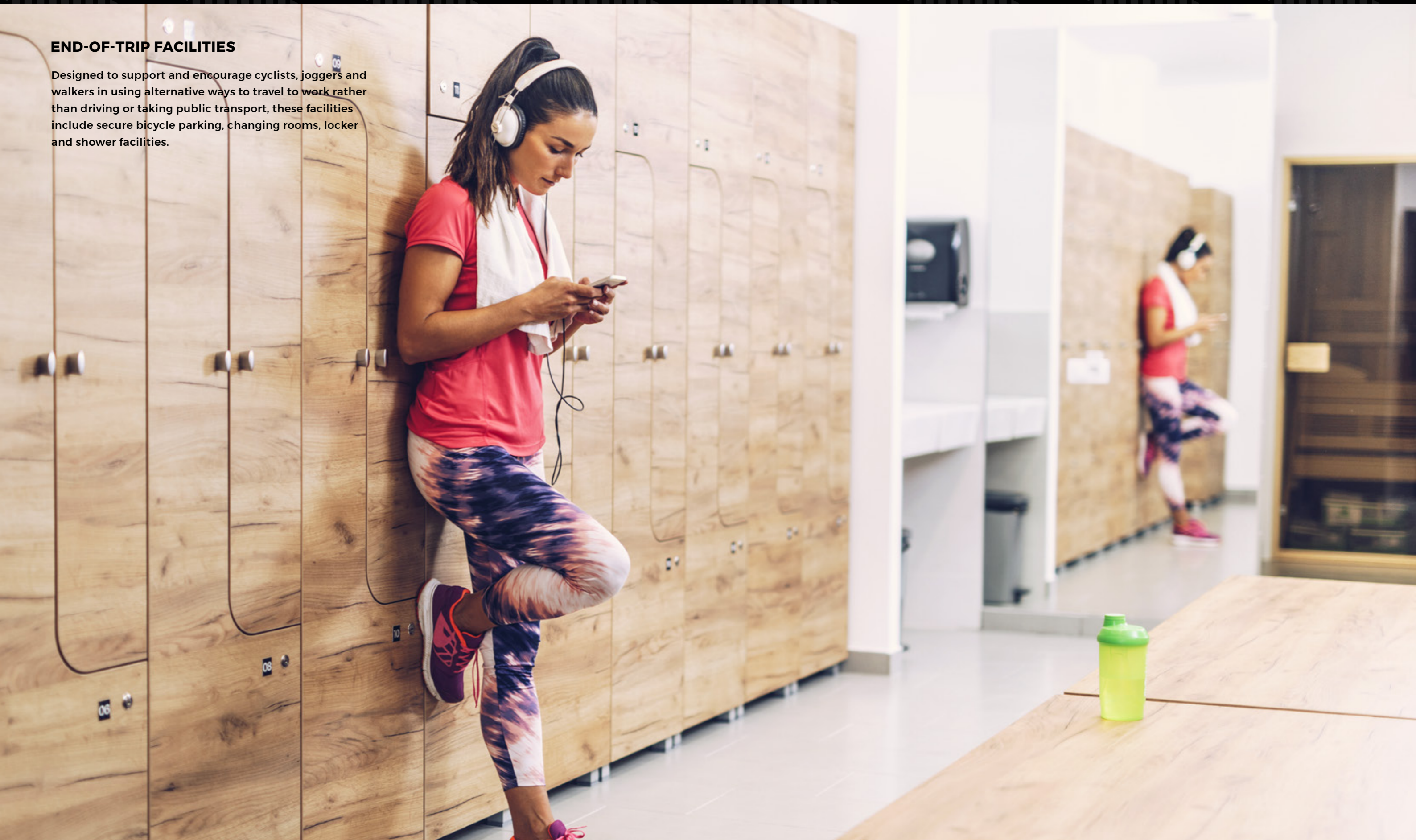




LIFESTYLE

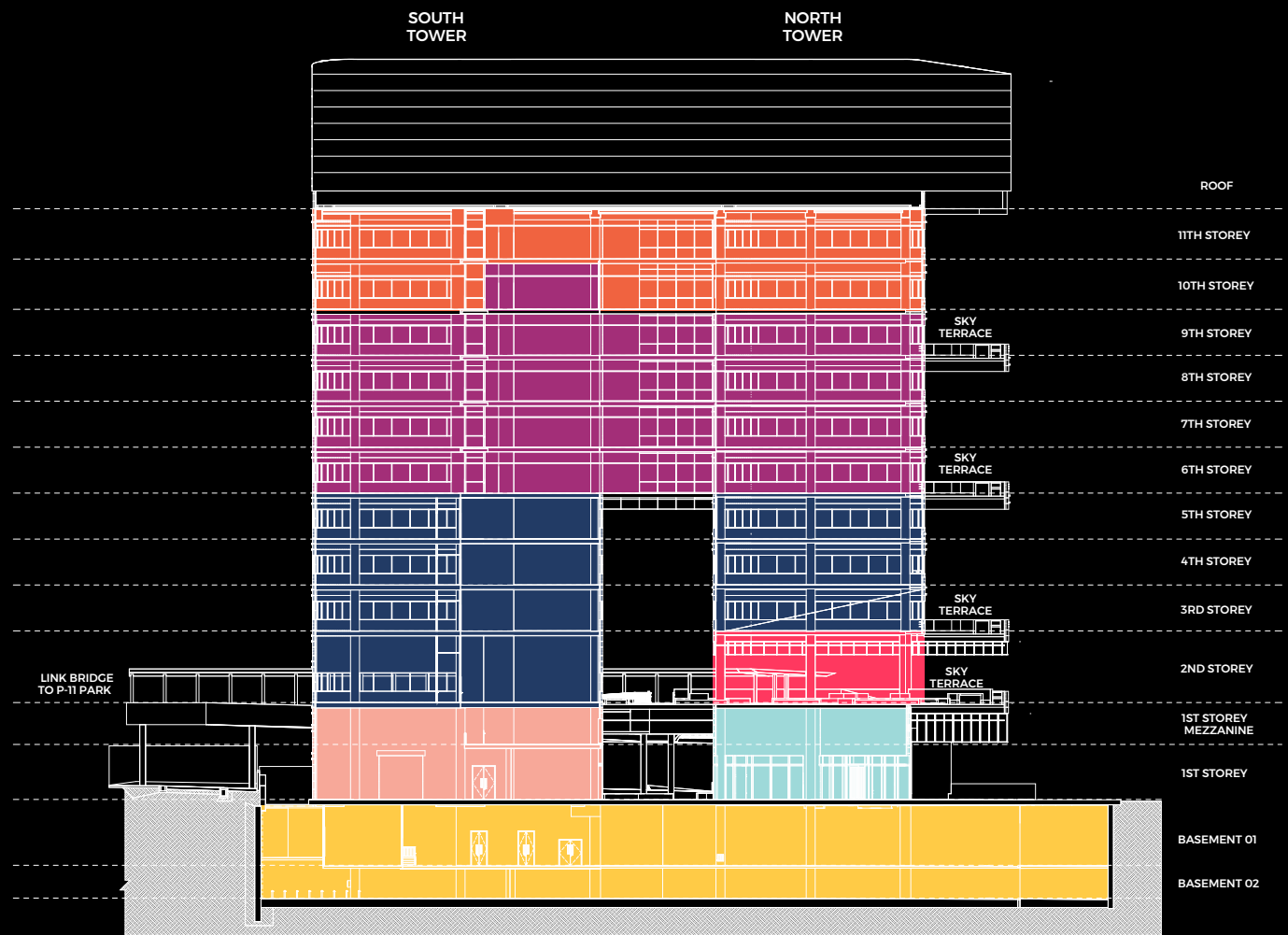
END-OF-TRIP FACILITIES

Designed to support and encourage cyclists, joggers and walkers in using alternative ways to travel to work rather than driving or taking public transport, these facilities include secure bicycle parking, changing rooms, locker and shower facilities.



STACK AND FLOOR PLANS

STACKING PLAN



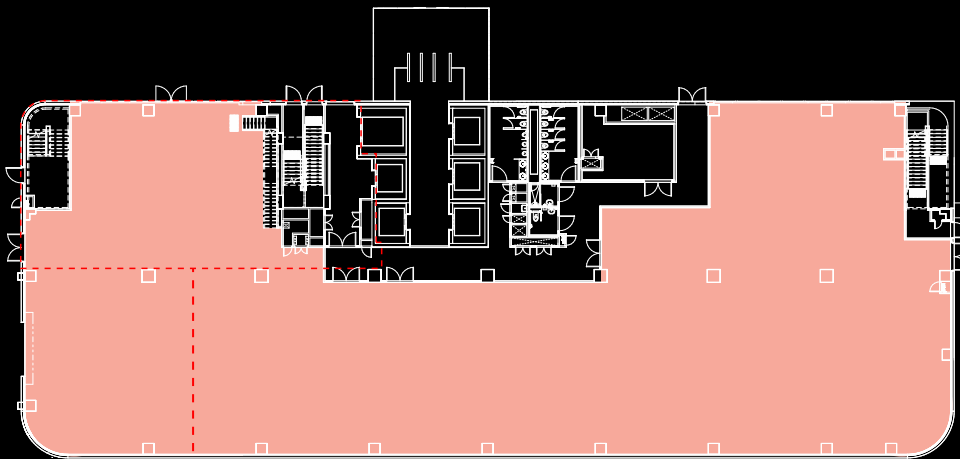
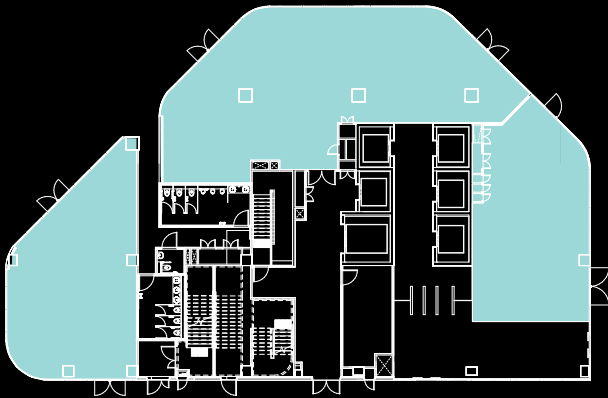
LEGEND

- Corporate Office
- Business Park
- Startup Space
- Collaborative Area
- F&B Space
- Shared Media Space
- Basement Carpark

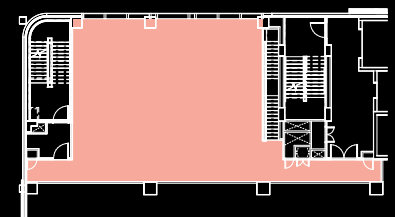
Note: Floor areas are approximate, subject to final survey.

F&B AND SHARED MEDIA SPACE FLOOR PLAN

1st Floor

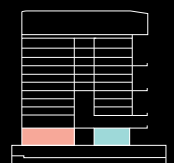


1st floor
Mezzanine

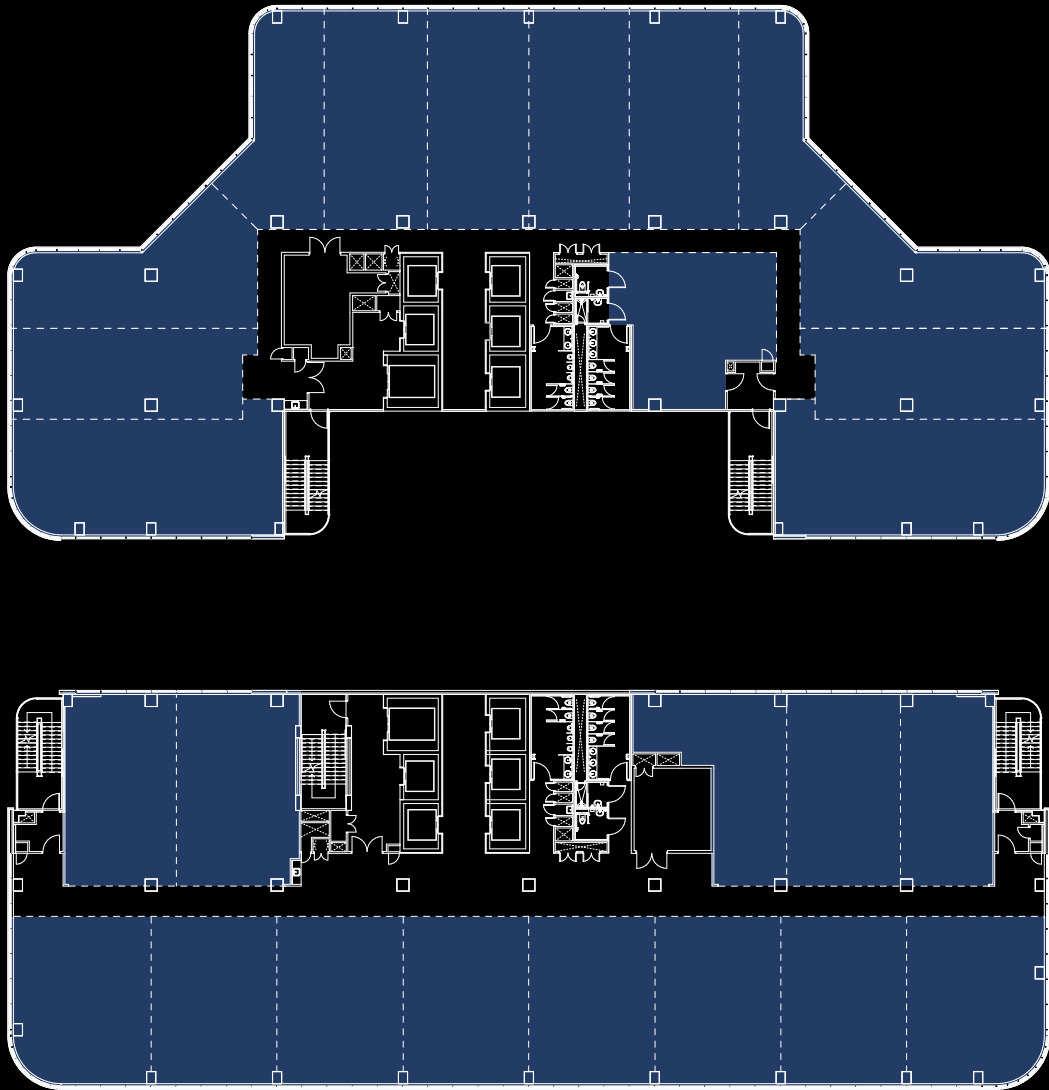


LEGEND

● Shared Media Space ● F&B Space

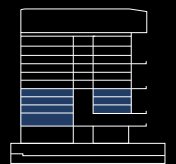


TYPICAL STARTUP SPACE FLOOR PLAN

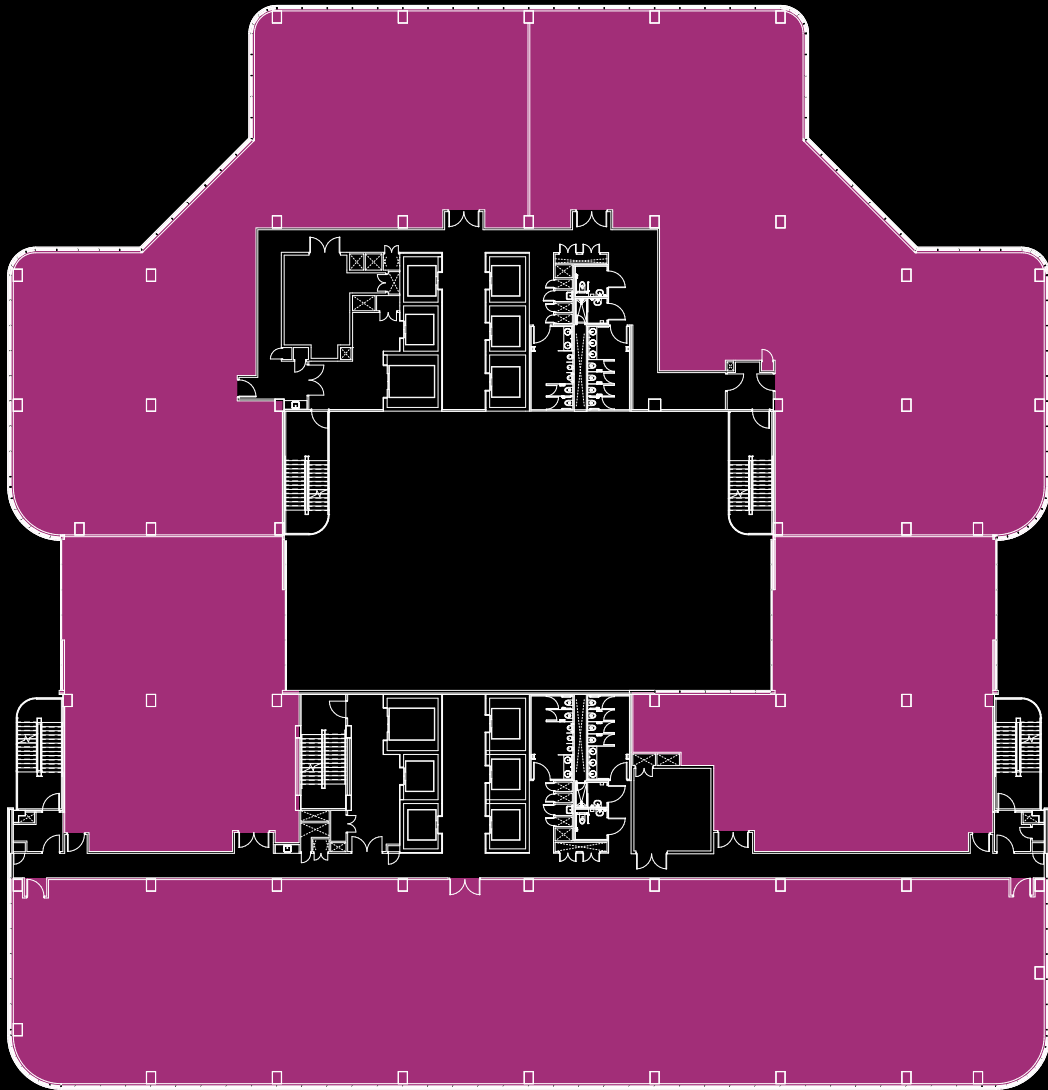


LEGEND

● Startup Space

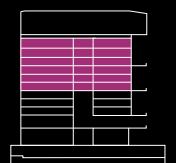


TYPICAL BUSINESS PARK SPACE FLOOR PLAN



LEGEND

● Business Park



SPECIFICATIONS

ALICE@MEDIAPOLIS

Building Description

An 11-storey building with 2 basement carpark located at the junction of one-north Ave and Media Circle. It features modern architectural design with quality building specifications. The building is separated into 2 Towers, North Tower and South Tower.

Land Area : 9,872 sqm (approx)
GFA : 39,487 sqm (approx)

Type of Space

• Office/Business Park • Startup Space
• Collaborative space • Shared Media Centre • F&B

Expected TOP

Q4 2018

Green Mark

BCA Green Mark Platinum

Column Grid at Business Park/Office Tower

A combination of following modules: 8.4m × 8.4m / 8.4m × 12.0m

Floor plate size (approx.)	Sqm
North Tower	1,300
South Tower	1,600
Amalgamated (Both Towers)	3,000 (approx)

Floor-to-Ceiling Clear Height	Level Height (m)
Office (10th - 11th storey)	3.2
Business Park (6th - 9th storey)	3.0
Startup Space (3rd - 5th storey)	2.9 - 3.0
Business Park/Startup Space (2nd storey)	4.5
Shared Media Centre (1st storey)	7.2
Shared Media Centre (Mezzanine level)	2.7
Shared Media Centre (Area under mezzanine)	3.5
F&B (1st storey)	6.0

Floor Loading Capacity	Level kN/m ²
Roof (space for tenant equipment)	7.0
Office/Business Park (6th & 11th storey)	5.0
Startup Space (3rd to 5th storey)	5.0
Business Park (2nd storey)	5.0
Startup Space (Level 2, South Block)	8.0
Shared Media Centre (1st storey)	8.0
Shared Media Centre (Mezzanine level)	5.0
F&B (1st storey)	5.0
Carpark (Basement 1)	5.0
Carpark (Basement 2)	2.5

Electrical Power

Dual feed for 4MVA incoming supply

Power	Watt (per sqm)
Office / Business Park	100W/sqm, 3-phase
Startup Space	50W/sqm, single phase
Shared Media Centre	50W/sqm, 3-phase
F&B	300W/sqm, 3-phase

Air conditioning

District Cooling System

Air conditioning hours

Office/Business Park/Startup Space 8:30am - 6:00pm (Mon-Fri)
8:30am - 12:30pm (Sat)

F&B 7:00am - 8:00pm
Closed (Sat)

Additional charges apply for air conditioning after office hours.

Parking	Available Lots
Car	202
Motorbike	29
Bicycle (incl. bicycle repair station)	60 (Basement 1) 16 (Level 1)
Handicap accessible	4
Taxi	5

Loading Bay Facilities (Basement 1)

2 Loading and unloading bays
2 Lorry parking lots

Security System

Access Control via Turnstiles
CCTV Surveillance System
24/7 Security Guards

Fire Protection

Automatic fire sprinkler system, hose reel, dry riser and an automatic fire alarm system with manual break-glass points

Telecommunications

Telecom risers are provided to facilitate service providers to provide telecommunication service to the tenants.

Cable tray and ultra-high speed fibre broadband infrastructure is provided by Landlord. Tenants shall liaise and subscribe to the relevant service providers.

Lifts Provision

North Tower
• 4 passengers lifts (25 pax)
• 1 fireman lifts (25 pax)
• 1 service (cum fireman) lifts (3265kg capacity)

South Tower
• 4 passengers lifts (25 pax)
• 1 fireman lifts (25 pax)
• 1 service (cum fireman) lifts (3265kg capacity)

Courtyard
• 1 passenger lift (15 pax)

Other Provisions

Sky Terrace at levels 3, 6 and 9 of North Tower
Nursing room available at level 2 of North Tower
Toilets and shower facilities available at all floors
Art pieces curated at various spaces in common areas and lobbies
Pantry provision available at all Startup Spaces, Offices/Business Park
End of Trip Facilities available at Basement 1 - 10 stalls of showers/
75 units of lockers

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Find Out More

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DEVELOPER

ALICE@MEDIAPOLIS

ABOUT BOUSTEAD DEVELOPMENT PARTNERSHIP

Established in 2014, the Boustead Development Partnership (BDP) is a co-investment partnership between SGX-listed Boustead Projects Limited and a reputable Middle East sovereign wealth fund. The BDP has a strategy to develop and redevelop modern logistics and high quality industrial facilities in Singapore. The BDP leverages from Boustead Projects' in-depth domain expertise in design- build-and-lease and development projects and strong network within Singapore.

Four development properties have been secured under the BDP so far. The completed properties comprise Safran Helicopter Engines' new regional headquarters and GlaxoSmithKline (GSK)'s headquarters for Asia, a business park development named GSK Asia House. The developments under construction comprise Continental Building Phase 3, a research & development centre expansion, and ALICE, a multi-tenanted business park development at Mediapolis, one-north.

ABOUT BOUSTEAD PROJECTS LIMITED

Established in 1996, Boustead Projects Limited is a leading industrial real estate solutions provider in Singapore, with core engineering expertise in the design-and-build and development of industrial facilities for multinational corporations and local enterprises. To date, Boustead Projects has constructed and developed more than 3,000,000 square metres of industrial real estate regionally in Singapore, China, Malaysia and Vietnam. Boustead Projects is 51%-owned by Boustead Singapore Limited, a progressive global infrastructure-related engineering services and geo-spatial technology group which is also listed on the SGX Mainboard.

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