



## 18 SCIENCE PARK DRIVE

Located at Singapore Science Park 1, 18 Science Park Drive offers ready-fitted spaces for flexible and short-term lease. The four-storey building provides approximately 15,500 sqm of business park space and large contiguous floor plates of up to 3,900 sqm per floor.

These units come fully-fitted with false ceiling, central air conditioning, raised flooring, general lighting, workstations and meeting facilities making it ideal for businesses looking to move in immediately.

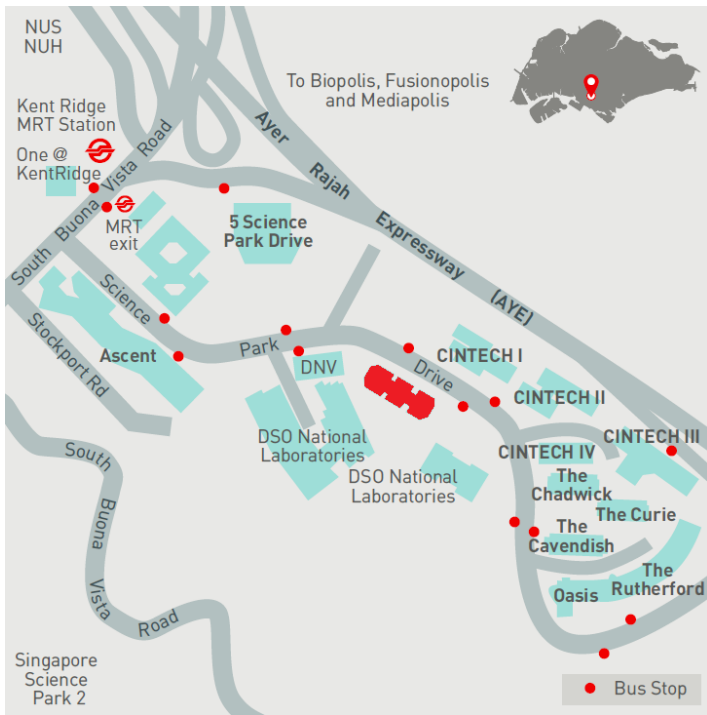
The building is easily accessible via the Ayer Rajah Expressway (AYE) and within walking distance to Kent Ridge MRT station. Shuttle services are available to the National University of Singapore, Kent Ridge MRT and within Singapore Science Park.

Nearby amenities include F&B, childcare, sports facilities, shared meeting facilities and auditorium all within the park.

18 Science Park Drive offers companies a prestigious business address and the opportunity to be part of an ecosystem of more than 350 businesses, and a working population of over 12,000 people.

18 Science Park Drive  
Singapore Science Park 1  
Singapore 118229





### ACCESSIBILITY

- Within 5 minutes' drive to National University of Singapore (NUS)
- 15 minutes' drive to Central Business District, Clementi and Buona Vista MRT stations
- 5 minutes' walk to bus stop with bus no. 92 and Science Park shuttle service
- Walking distance to Kent Ridge MRT station

### Shuttle Bus Services

- Conveniently located in front of 18 Science Park Drive
  - To Singapore Science Park 1 & 2, NUS and Kent Ridge MRT station

### BUILDING SPECIFICATIONS

#### Type of Building

- 4-storey Business Park Space

#### Type of Premises

- IT unit:
  - Unit fitted with false ceiling, central air-conditioning, raised flooring and lighting. Ideal for software development and IT set-ups

#### Typical Floor Plate

- 1st storey: Approx. 3,919 sqm
- 2nd storey: Approx. 3,672 sqm
- 3rd storey: Approx. 3,921 sqm
- 4th storey: Approx. 3,992 sqm

### Floor Area

- Total NLA: Approx. 12,734 sqm
- Total GFA: Approx. 15,504 sqm

### Floor Loading

- 1st storey: 4.8 - 5.0 kN/sqm
- 2nd - 3rd storey: 4.8 kN/sqm
- 4th storey: 7.2 kN/sqm
- Roof: 1.5 - 7.5 kN/sqm

### Ceiling Height

- Raised floor to false ceiling clear height
  - 1st storey: 2.8 m
  - 2nd - 3rd storey: 2.6 m
  - 4th storey: 5.0 m

### Lifts

- Passenger lifts: 4 x 600 kg (8 persons)
- Cargo lift: 1 x 2,040 kg
  - Dimension: 2.7 m (W) x 1.73 m (D) x 2.41 m (H)
  - Lift car door size: 2.0 m (W) x 2.1 m (H)

### Loading Bay Facilities

- 2 loading/unloading bays

### Column Grid

- 1st - 4th storey: Approx. 6.25 m x 6.25 m

### Parking Lots

- Car: Approx. 123
- Motorcycle: Approx. 7
- Parking lot allocation: 1 lot per 100 sqm leased

### Air-conditioning System

- Central chilled water system
- Air-con provided from Mon to Fri (8am-6pm) except Sun and Public Holiday

### Power Supply Allocation

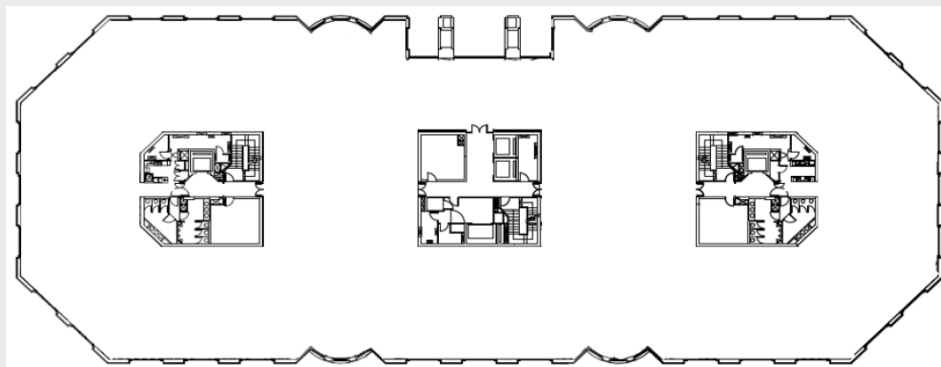
- Business Park Space: Approx. 85 watts per sqm of lettable area (3-Phase)

### Provisions

- General lighting for Business Park
- Floor traps for wet pantry connection
- Automatic fire alarm and sprinkler system
- 24-hour security surveillance
- Contactless proximity smart card system at turnstiles

### Amenities

- Meeting rooms, auditorium and fitness centre with swimming pool at Oasis
- Food and beverage outlets available at Ascent, Cintech I, Oasis and One@KentRidge
- Retail shops and supermarket at One@KentRidge



Leasing Enquiries [✉ sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com) ☎ 6508 8686 📱 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

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