

WHERE INGENUITY COMES TO LIFE

Business park
workspace

Wet lab-ready units

Artist's impression

1 Science Park Drive

Geneo
Singapore 118221

Built for Business Efficiency

Standing at 15 storeys high, 1 Science Park Drive occupies a prime location at the main entrance of Singapore Science Park. The Grade A building's impressive facade, along with a grand arrival at the Geneo event plaza, will bring out a prestigious corporate image for tenant companies. When completed in 2025, it will offer 53,600 sqm of purpose-built workspaces ideal for innovation and R&D activities in biomedical sciences, digital, technology and more.

From levels 1 to 5, wet lab-ready units designed to accommodate laboratory specifications are available. These include exhaust risers to the roof to meet ventilation requirements, multiple floor traps and high floor loading to accommodate laboratory and research equipment. From levels 6 to 15, business park workspaces with central air-conditioning, raised floorings and false ceilings are available for R&D activities such as software development and IT.

Convenient Lifestyle Amenities

1 Science Park Drive also enjoys seamless access to the event plaza which offers exciting retail, F&B and lifestyle amenities, as well as an ideal space for people to come together and socialise. Other existing amenities at Singapore Science Park include a childcare centre, fitness facilities, swimming pool, clinics, function rooms and auditorium.

Artist's impression



Excellent Connectivity

- Approx. 1-minute walk to Kent Ridge MRT station via direct sheltered linkway
- Well-served by three bus stops within 1 to 6-minute walk
- Right next to AYE, accessible via new slip road for smooth vehicular drop off
- Within 5 minutes' drive to National University of Singapore
- Approx. 15-minute drive to Central Business District
- Shuttle bus service within/between Singapore Science Park 1 and 2 available

Building Specifications

Type of Building

- 15-storey premium business park building integrated with cafeteria and restaurants on basement 1 and 1st storey
- Suitable for wet lab activities on 1st to 5th storeys
- Sheltered walkway to the central garden
- Connected to the basement carparks of 1, 1A, 1B Science Park Drive

Sustainability

- BCA Green Mark Platinum certified
- Green amenities to facilitate low carbon mobility, including 14 electric vehicle charging lots, 466 bicycle lots, 490 m cycling path and fully-equipped end-of-trip facilities
- Distributed district cooling network across Geneo for energy-efficient cooling
- Live energy and water dashboard integrated with Building Management System to track building's real-time energy and water carbon footprint
- Constructed with Singapore Green Building Product (SGBP) certified green materials
- Accordion facades to minimise building's heat gain
- Stimulating user-centric landscaping through extensive and verdant greenery

Floor Area

- Total business park NLA: Approx. 44,939.92 sqm

Typical Floor Plate

- Basement 1: Approx. 950.0 sqm (canteen / restaurant)
- 1st storey: Approx. 2,318.15 sqm (restaurant / wet lab-ready)
- 2nd to 4th storey: Approx. 2,981.63 sqm (wet lab-ready)
- 5th storey: Approx. 2,910.57 sqm (wet lab-ready)
- 6th to 15th storey: Approx. 2,981.63 sqm (BPIT)

Floor Loading

- 1st to 15th storey: 5.0 kN/sqm
- Roof: 7.5 kN/sqm

Ceiling Height

- Floor to Floor
 - 1st storey: 6.3 m
 - 2nd to 15th storey: 4.9 m
- Floor to Ceiling
 - 1st storey to 15th storey: 3.0 m (raised floor to false ceiling)

Column Grid

- 1st to 9th storey: Approx. 10.8 m x 19.8 m

Lifts

- Passenger lifts (low zone):
 - 7 nos. x 1,630 kg (24 persons)
- Passenger lifts (high zone):
 - 7 nos. x 1,630 kg (24 persons)
- Service lift:
 - 1 no. x 2,450 kg (36 persons)
- Fire lift:
 - 1 no. x 2,450 kg (36 persons)
 - 1 no. x 1,155 kg (17 persons)

Loading Bay Facilities (shared with Blk 1, 1A and 1B)

- Access via existing 5 Science Park Drive Ingress
- 10 bays at basement 1 (no dock leveller)

Parking Lots (whole of cluster 1)

Access via existing 5 Science Park Drive Ingress

- Car: Approx. 370 (incl. 14 nos. of electric vehicle lots)
- Motorcycle: Approx. 34
- Bicycle: Approx. 466
- Parking lot allocation: 1 lot per 550 sqm leased

Air-conditioning System

- Centralised chilled water system
- Air-con provided from Mon to Fri (8:00am - 6:00pm) except Public Holidays

Power Supply Allocation

- Business park space: Approx. 85 watts per sqm of lettable area (3-Phase)
- Wet lab-ready space: Approx. 150 watts per sqm of lettable area (3-Phase)

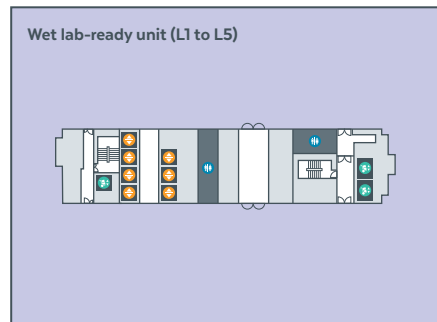
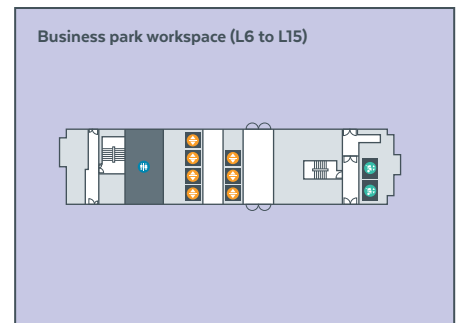
Provisions

- Lab exhaust shaft and fresh air louvre provided for designated lab tenant unit (for wet lab-ready space)
- Emergency source for lab tenant's exhaust fan (for wet lab-ready space)
- 150 mm raised floor on each floor
- Floor traps and knock out panel available on all floors
- Automatic fire alarm and sprinkler system
- Anti-pass back feature for building security system
- Contactless turnstile to have seamless integration and interface with card access system

Amenities

- Food court and restaurants at basement 1 and 1st storey
- Amphitheatre, retail and food & beverage outlets at the event plaza
- 250 units of serviced apartments and facilities under Citadines Science Park Singapore at 7 Science Park Drive
- Meeting rooms, auditorium and fitness centre with a swimming pool at Oasis
- Food & beverage outlets at Ascent, Cintech I, Oasis and One@Kent Ridge
- Retail shops and supermarket at One@Kent Ridge

Typical Floor Plan



Leasable Area
Passenger Lift
Cargo Lift
Toilet