

WHERE INGENUITY COMES TO LIFE



Artist's impression

1A Science Park Drive

Geneo
Singapore 119314

Built for Business Efficiency

1A Science Park Drive sits next to the biodiversity island, welcoming visitors with the soothing sounds of cascading water terraces and a lush display of diverse foliage. The Grade A development's impressive facade and surroundings will bring out a prestigious corporate image for tenant companies.

Targeted for completion in 2025, the development boasts 30,300 sqm of purpose-built wet lab spaces over 9 storeys. With specifications such as high floor-loading, ample exhaust shafts and 4000 MIPS provisions, these units will be ideal for companies conducting laboratory research activities in key sectors such as life sciences, foodtech and pharmaceuticals.

Convenient Lifestyle Amenities

1A 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.



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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

- 9-storey premium wet lab business park building
- Bare research units ideal for any R&D activities with wet laboratory
- Sheltered walkway to the landscaped central garden
- Connected to the basement carpark 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. 24,279.74 sqm

Typical Floor Plate

- 1st storey: Approx. 1,145.54 sqm
- 2nd storey: Approx. 2,316.12 sqm
- 3rd storey: Approx. 2,939.02 sqm
- 4th storey: Approx. 2,933.91 sqm
- 5th storey: Approx. 2,959.15 sqm
- 6th storey: Approx. 2,997.34 sqm
- 7th storey: Approx. 2,996.50 sqm
- 8th storey: Approx. 2,996.09 sqm
- 9th storey: Approx. 2,996.07 sqm

Floor Loading

- 1st to 9th storey: 7.5 kN/sqm
- Roof: 7.5 kN/sqm

Ceiling Height

- Floor to Floor
 - 1st storey: 6.3 m
 - 2nd to 9th storey: 4.9 m
- Floor to Beam Soffit
 - 1st storey: 5.8 m
 - 2nd to 9th storey: 4.4 m

Column Grid

- 1st to 9th storey: Approx. 10.8 m x 9.6 m

Lifts

- Passenger lifts:
 - 6 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

- Chilled water system

Power Supply Allocation

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

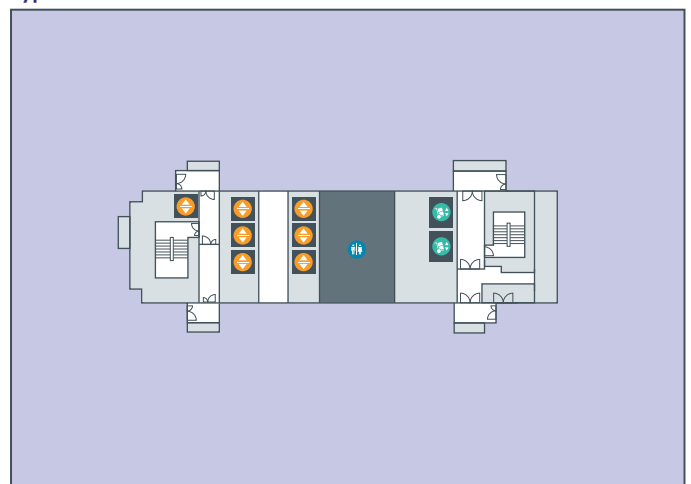
Provisions

- Lab exhaust shaft and fresh air louvre provided for designated lab tenant unit
- Emergency source for lab tenant's exhaust fan
- Floor loading is designed with 4000MIPS vibration criterion
- Cement screed flooring
- Floor traps and knock out panel available on each level of business park space
- 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

- 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



Leasing Enquiries

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