



KEPPEL BAY TOWER

1 Harbourfront Avenue Singapore 098632

Keppel Bay Tower is located in proximity to a wide range of amenities, including entertainment and retail centres, corporate residences and hotels.

BUILDING SPECIFICATIONS

Description	18-storey office building		
Overall Size	Approx. 390,000 square feet NLA		
Typical Floor Plate	Podium	: Approx. 37,000 square feet NLA	
	Tower	: Approx. 17,000 square feet NLA	
Finished Floor to Ceiling Height	Approx. 2.7m		
Cable Management System	Approx. 150mm raised floor system		
Floor Loading	Typical office	: 4 kN/sqm	
	Heavy zone	: 6 kN/sqm	
Inter-Floor Accessibility	Provision for 2 knockout openings per floor		
Car Park	212 lots		
	Allocation	: 1 lot for every 2,150 square feet leased at \$230.00 per lot per month (subject to GST)	
Toilets	Male and Female, 1 Executive/Handicapped Toilet per floor		
Pantry	Common pantry on every office floor		
Lifts	Podium	: Level 1 to 6	7 nos.
	Tower Low Rise Zone	: Level 1, 7 to 10	4 nos.
	High Rise Zone	: Level 1, 11 to 18	4 nos.
	Service Lift	: B1 to Level 18	1 no.
Air-conditioning	Centralised chilled water system with AHU at individual floors		
	Mondays to Fridays from 8am to 6pm, except public holidays		
	After office hours	:	\$85.00 per hour (subject to GST)
	Condenser water	:	subject to availability
Electricity	Dual feed for 22 kV incoming power supply		
	Electricity supply allocation per floor	:	6 nos. Distribution Boards, 32A 3 phase each
Security System	24-hour security system with CCTV monitoring at all main entrances and exits, card access system at all passenger lifts		
Fire Protection	Addressable fire alarm system, automatic sprinkler network, wet riser system, hose reels and portable fire extinguishers at all strategic locations		
Telecommunication	Telephone and MATV cabling in riser (by Service Provider) Fibre Optic provided to the ground floor Main Distribution Frame (MDF) room		

LOCATION



ACCESSIBILITY

- Close proximity and sheltered walk to/from Harbourfront MRT Station and Bus Interchange

AMENITIES

- Marina @ Keppel Bay
- Sentosa / Resorts World
- Seah Imm Food Centre
- VivoCity
- Residences at Reflections
- Bay Hotel

FOR LEASING ENQUIRIES, PLEASE CONTACT:

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KEPPEL LAND REAL ESTATE SERVICES PTE. LTD.

