

# Office Review

A summary of current office market conditions in Singapore



## Recent Leasing Successes

**Bacardi Martini**  
**Wyeth Singapore**  
**KIB Insurance**  
**Tellabs Asia**  
**Bachy Soletanche**  
**Indesit**  
**Everest Capital**  
**Korean Tourist Board**  
**J.B. Boda**  
**CVC Asia Pacific**  
**Lloyd Fonds**  
**McQuilling Brokers**

**Sunshine Plaza**  
**United Square**  
**PSA Building**  
**Springleaf Tower**  
**The Adelphi**  
**Alfa Centre**  
**Robinson Centre**  
**Samsung Hub**  
**Lippo Centre**  
**Millenia Tower**  
**Suntec City**  
**Cecil Court**

## DEMAND

## Space being snapped up before all supply dries up



Springleaf Tower



Suntec Tower 5



OCBC Centre



55 Market Street

Demand continues unabatedly, driven by companies relocating to more competitive locations inside or outside the CBD. It is further fueled by a continuing line of new companies setting up in Singapore, as well as existing companies expanding in their current locations.

There has also been a spate of companies moving away from Raffles Place because of the record rental levels being set; an example of this includes GE Money who are vacating 2 whole floors in Tung Centre and moving to a self-contained building on Clemenceau Avenue, just off Orchard Road. Companies like F5 Networks are moving from 6 Battery Road to more cost-effective premises in Suntec City. Likewise, Korn Ferry has relocated from Singapore Land Tower to Suntec City.

Another tenant moving out of Singapore Land Tower is Alcan Packaging, who is moving to Rex Building on Bukit Timah Road. Heineken is moving out of two floors in OUB Centre to relocate to Novena Square. ChinaOil has relocated from UOB Plaza 1 to Raffles City Tower. Even some of the banks are moving out of Raffles Place, such as Bank Mandiri, who will be moving from Republic Plaza to Springleaf Tower later in the year. Fortis Bank has also leased a floor at Springleaf Tower.

Some of the largest deals to take place recently have involved the major banks. DBS Bank has agreed to lease 100,000 sq ft at The Comtech at Alexandra Terrace and HSBC has also leased a further 100,000 sq ft in this building. This however, is not for pure office space use, but mainly their regional datacenters, service centres and backup offices. Rhodia is moving from The Concourse to Alexandra Techno Park.

Other out-of-town locations have been popular, such as One Surbana (previously HDB Centre) on Jalan Bukit Merah. New tenants to this location include Adidas, Meindhart Consultants and Handbridge Education. Warner Music is moving from Keppel Towers to Pacific Tech Building nearby and coincidentally, Sony BMG is also moving from Shaw House to the same building. Further out of town at Changi Business Park, The Eightrium has attracted several major tenants including Nestle, who has relocated from Southpoint to lease 40,000 sq ft over 2 floors and Bridge Mobile, who has leased one whole floor.

Inside the Financial District, major deals include The State Bank of India leasing the first 4 floors of 135 Cecil Street – relocating from DBS Tower II. Cisco Systems earlier this year leased 4 whole floors in Parakou Building on Robinson Road and Bayer SEA leased 4 whole floors at OCBC East (around 50,000 sq ft). Phase 1 of the Marina Bay Financial Centre is attracting considerable interest and deals have already been agreed with Standard Chartered Bank (500,000 sq ft) and Swiss Private Bank (25,000 sq ft). French bank Natixis is leasing 3 floors in Tower 1 totaling 65,000 sq ft and Wellington International will take up another floor of 21,000 sq ft.

### Raffles Place

Whilst much has been featured about companies moving out of Raffles Place, many have been moving into this location. Activity in this location has been a mixture of new tenants moving in and existing tenants expanding. Singapore Land Tower has recently secured French software company GL Trade, who will be relocating, having outgrown their space at Samsung Hub within 9 months. New tenants in Republic Plaza include fund managers new to Singapore Arcapita, who have leased a whole floor, BHI Swiss Private Banking and UTI has expanded in the same building. Bank Paribas have just leased two whole floors (20,000 sq ft) being given up by GE Money. Odyssey Reinsurance has moved to 1 Finlayson Green.

OCBC Centre has proved popular with asset management companies and new tenants here include Nalanda Capital, CP Grace Capital and Elixir Financial. 55 Market Street is now 100% full and the last tenants to find space here include Ashurst and N Tan Corporate Advisory, both relocating from 6 Battery Road, while QAP Capital and GMG Global have also moved in. New set up Millennium Capital Management has leased one whole floor on UOB Plaza II.

### Robinson Road/Tanjong Pagar

Earlier in the year this location was one of the busiest, but now most of the space has been leased out and there have been fewer transactions of note. Robinson Centre has been active and new tenants here include Everest Capital, Apollo Management, Okato Shoji Singapore and Fung Choi Media Corp. Transactions that took place earlier this year in SGX Centre 1 and 2 saw SBI Ven Capital, Blackrock, Mistui & Co Energy Risk Mgmt and Amrop Hever Gattie-Tan Soo Jin Mgmt arrive as new tenants.

Asia Capital Reinsurance leased 2 whole floors in GB Building and shoe supplier Crocs leased the penthouse floor at 150 Cecil Street. Tokyo Leasing has moved from 63 Market Street to The Corporate Office. Molyntycke Healthcare has moved from 1 Phillip Street to Robinson Towers and HeidelbergCement has moved from Commerce Point to ASO Building. Crawford & Co are moving from Robinson Towers to UIC Building.

In Tanjong Pagar, Falconer Bryan leased 6,000 sq ft in International Plaza, previously occupied by V Ships who moved to Keppel Towers. Elsewhere, law firm Tan Kok Quan Partnership leased one whole floor at 8 Shenton Way (Temasek Tower) and Gearbulk is also a new tenant here. Lippo Centre has been particularly busy and new tenants here include Amec (moving from OCBC Centre), JB Boda, Ikari (both relocating from Asia Chambers), Chembulk Tankers and Phoenix Tankers. Fountain Set has leased the penthouse floor of Amara Corporate Tower moving from 79 Anson Road. Tower Fifteen has been very active and new occupiers here include Questnet (relocating from Suntec City), Heng Lee Seng & Co (moving in from the Concourse) and Wallenium Marine.

**DEMAND****Significant leasing transactions on Orchard Road despite short supply**

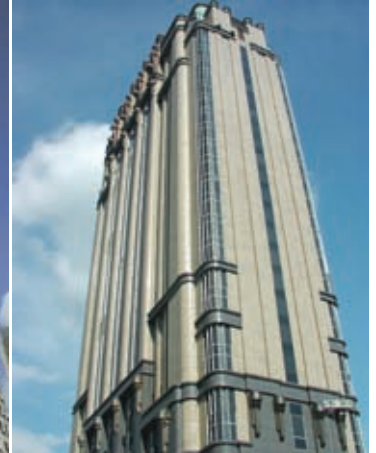
Wheelock Place



Haw Par Centre



Centennial Tower



Parkview Square

**Orchard Road**

Despite short supply there has been some significant leasing transactions in this area. Wheelock Place has two new tenants, Mulberry Partners (moving in from Centennial Tower) and Chubb Pacific Underwriters. Wisma Atria has seen two new tenants arrive, Lakefront Asset Management and Phoenix Aircraft Leasing. Asiatic Trust has just moved into Winsland House from OUB Centre, while Hitachi Chemical has just moved out of Winsland House to Haw Par Centre. Another major tenant to arrive at Haw Par Centre is O2, who leased 10,000 sq ft. LVMH Fashion is moving from Forum to Ngee Ann City and Informa has leased space in Singapore Power Building.

**City Hall/Marina Bay**

Suntec City has seen less leasing activity than usual because of its high occupancy rate. As mentioned earlier, F5 Networks and Korn Ferry both leased significant space in Tower 5. There has been little movement in Tower 1, whereas at the rest of Suntec, Lloyd Fonds has moved in to

Tower 4 and Fitch Ratings are moving from Tower 1 to Tower 4. New tenants in Tower 2 include oil trading firm Masefield (who relocated from Tower 4), Mercator Lines, LF Centennial and First Ship Lease Trust. The most significant recent leasing transaction in Centennial Tower is the letting of one whole floor to Electronic Arts. Other new tenants include Navig8 Asia, Adval (relocating from Shaw Centre), Broad Peak and Arcadia Energy. Millennia Tower on the other hand, saw very few new tenants because of its relatively full occupancy.

In City Hall, Raffles City Tower is always a popular choice. New tenants include law firm Sadique Maricam & ZM Amin, Credit Asia Capital and Parthnan Derivatives. Merck Sharp & Dohme has opened their new Asia Pacific headquarters in Parkview Square leasing 2/3rd of a floor. Coperion are moving from Plaza By The Park to The Gateway. In the more economic buildings, Barcardi Martini has moved from Keypoint to Sunshine Plaza and Bachy Soletanche has moved from San Centre to The Adelphi.

**MARKET FORECAST****Expect asking rates to increase to \$23.00 per sq ft later next year**

Current asking rates for the premium buildings in Raffles Place are now between \$17.50 and \$18.50 per sq ft. Deals are already being closed in Republic Plaza at \$17.50 per sq ft. Demand is still strong particularly in the financial sector from Europe and Hong Kong and it is expected that rates will continue to rise because of the lack of supply.

**Rates could peak around \$23.00 psf by the end of next year or early 2009**

The increase may be as much as 15% and as such, rates around \$20.00 by the beginning of next year are likely. A further rise of around 20% is probable next year and therefore rates could peak around \$23.00 per sq ft by the end of next year or early 2009. What rates will do in 2009, when there will be no supply at all, is hard to predict but there will come a time when demand will soften simply because rates are becoming cost prohibitive.

We expect the market to peak in 2010 when a glut of new and second hand supply (as a result of relocations to new schemes) comes on stream but how quickly rates will adjust after this remain to be seen.

Theoretically by the end of 2009, rates could be in the high \$20's per sq ft but we doubt this will happen.

The market may not reach this level as there may well be resistance from most companies when comparing Hong Kong and Singapore overheads. Hong Kong could see a softening of rates soon as there is ample new supply coming on stream next year, at a time when Singapore will see hardly any new projects completed in the next 2 years. The gap has already narrowed between these two regional hubs and before long this could have a serious impact on demand in Singapore.

**Demand unlikely to put up with escalating rates indefinitely**

It is important to recognize though that this imbalance between demand and supply is only a short-term problem and within a few years, there will be ample choice at reasonable rates. The question is what are companies to do in the meantime and the answer could be they will have to make do with what they have which may hinder growth.



## RECOMMENDED LEASING OPTIONS

Lower Mid Range: \$8.00 per sq ft or below



### Top Choice

#### 1. Tower Fifteen/Hoe Chiang Rd: \$7.00 to \$8.00

- Newly refurbished building
- Edge of CBD location
- Impressive ground floor foyer
- Many amenities close by
- Units from 2,500 to 5,000 sq ft



#### 2. Lippo Centre: \$8.00 psf

- Located edge of CBD
- Near to Tanjong Pagar MRT
- Good car parking
- Units from 2,000 to 6,000 sq ft
- Good value



#### 3. 11 Beach Road: \$7.50 psf

- Located close to Bugis MRT
- Basement car parking
- Floor to ceiling windows
- Minimum size-facilities
- Average floor size 6,800 sq ft



#### 4. 135 Cecil Street: \$8.00 psf

- Newly refurbished building
- High quality finishes
- Raised flooring
- Efficient square floor plate
- Average floor plate 6,250 sq ft
- Central location



#### 5. 112 Robinson Road: \$7.50 psf

- Newly refurbished building
- In the heart of the financial district
- Superb value for money
- Units from 1,300 - 8,000 sq ft





## RECOMMENDED LEASING OPTIONS

Upper Mid Range: \$8.00 to \$11.00 per sq ft

### 1. The Concourse: \$10.50 psf

- Located outside CBD
- New MRT under construction
- Many amenities within scheme
- Magnificent sea views
- Large variety of units
- Units from 2,000 sq ft to 15,000 sq ft



### 2. Robinson 77 (SIA Bldg): \$11.00 psf

- High quality corporate building
- High specification with raised floor
- Diagonally opposite MRT station
- Efficient square shape
- Units from 2,500 - 6,000 sq ft



### 3. The Gateway: \$9.50 psf

- Good corporate image
- Outside CBD
- 5 mins walk to Bugis MRT
- Excellent car parking
- Good natural lighting
- Conference facilities



### 4. United Square: \$10.00 psf

- Landmark building outside CBD
- Excellent car parking
- Opposite Novena MRT station
- Wide variety of units available
- Many amenities within scheme
- Units from 1,400 - 7,000 sq ft



## Top Choice

### 5. Wilkie Edge: \$9.00 psf

- Located on old Selegie Centre
- Brand new development
- Raised flooring
- High quality finishes
- Basement car parking
- Units from 5,000 to 25,000 sq ft
- Available November 2008





## SOME RECOMMENDED LEASING OPTIONS

Premium Buildings: \$13.00 - \$18.50 per sq ft



### Top Choice

#### 1. Visioncrest: **\$TBC psf**

- Brand new office tower
- Completion/TOP August 2008
- Located close to Dhoby Ghaut MRT
- Average floor size 13,000 sq ft
- Column free/raised floors
- High quality finishes
- Unit sizes to be confirmed

#### 2. Republic Plaza: **\$18.50 psf**

- 60 storey landmark tower
- Prestige address
- Top quality finishes
- Raised floors, column free
- Excellent views
- Units from 3,500 - 13,000 sq ft



#### 3. UOB Plaza 1: **\$16.50 psf**

- Prime Raffles Place location
- Major landmark building
- Good views of Singapore River
- High specification
- Raised floors, column free
- Units from 1,400 to 20,000 sq ft



#### 4. OUB Centre: **\$17.50 psf**

- Prime Raffles Place location
- Available first quarter 2008
- Efficient square shape
- Column free with rear service core
- Units from 2,300 - 6,000 sq ft



#### 5. Centennial Tower: **\$18.00 psf**

- Top Grade A building
- Raised flooring, column free
- High quality finishes
- Magnificent sea views
- Units from 4,000 to 15,000 sq ft



## SUPPLY

### Occupancy rate at 98% in CBD

The supply crunch is well and truly upon us and many companies are now faced with an office leasing crisis with little or no choice. Many cannot expand in their current building because it is full and finding larger space in an alternative location is difficult. Islandwide, the occupancy rate is in the region of 93% but the squeeze is clearly felt hardest in the prime areas, where most locations are 98% occupied and City Hall area is 99.5% occupied. There will be ample stock available in 2010, when a series of new developments such as Phase 1 Marina Bay BFC, Ocean Building, 9 Battery Road and Overseas Union House on Collyer Quay are completed. However until then, the supply problem will simply intensify.

This shortage of supply situation should not come as any surprise. Indeed it was predicted 3 years ago, but at that stage no developer was brave enough (the noteworthy exception being Hong Kong Land/Keppel Land – One Raffles Quay) because we had just experienced the weakest ever office market since records began, were still overcoming the SARS downturn and there was still 2 Million sq ft of secondary space lying idle with no takers. The government was still wise to the fact that the situation would eventually change and made efforts to release more land for office development. Many people forget the Urban Redevelopment Authority tried to tender for sale the land in 2003 for Phase 1 of the Marina Bay Financial Centre but there were no takers.

The most important sources of supply next year will be the new developments of Visioncrest and Wilkie Edge, but both will not be ready until 2nd & 3rd quarters next year respectively. The Central at Clarke Quay may also be an important source, but at this stage it is not clear how much out of all the space that has been sold will come onto the market for lease. There will be a good choice of opportunities in Raffles Place when large tenants move out of Republic Plaza, OUB Centre and UOB Plaza, but these will still be the most expensive choices in the market.



The Central - 240,000 sq ft available February 2008

## RENTALS

### Consistent growth in all locations and all types of buildings

We are now witnessing rental increases in far larger increments than ever before. This is partially due to the fact that landlords are tired of constantly adjusting their rates on a monthly, sometimes weekly, basis. Some owners have increased their rates from \$10.00 to \$13.00 per sq ft in one adjustment. After such a significant increase, a landlord will usually allow more room to negotiate but as time wears on, there will be less and less opportunity to bring the final signing rate down. The escalation in office rentals has now filtered down to most of the older buildings and also those in more remote locations. For instance, earlier this year the asking rental for 150 Cecil Street was only \$4.00 per sq ft. Now the bottom line rate for this building is \$6.00. This is a 50% leap in just 6 months.

The story is the same for tertiary buildings on the edge of the CBD. Earlier this year, the quoting rental for Rex Building on Bukit Timah Road was \$2.60 per sq ft; the asking rate is now \$5.00 per sq ft. Clearly the biggest jump in rates has been in the prime market, although they have been increasing steadily for the last 18 months. Generally, the prime rates in Raffles Place have gone up by \$2.00 per sq ft in the last 6 months. What was \$10.00 per sq ft is now \$12.00 and what was \$15.00 per sq ft is now \$17.00. 6 Battery Road and Republic Plaza remain the most expensive buildings at \$18.50 per sq ft. This is closely trailed by Centennial Tower at \$18.00 per sq ft and Tung Centre at \$17.50 per sq ft.

In the Robinson Road area, 1 Finlayson Green and 80 Robinson Road are the most expensive options at \$15.00 and \$12.00 per sq ft respectively. The rates for Robinson 77 (SIA Building) have just increased from \$10.00 to \$11.00. There is very little supply in this area so bargains are hard to come by. The buildings offering the best value currently in this location are 112 Robinson Road at \$7.50 per sq ft, The Globe at \$6.50 per sq ft, DBS

Tower 2 at \$10.50 per sq ft and Springleaf Tower at \$10.00 per sq ft. 135 Cecil Street is an excellent leasing opportunity at \$8.00 per sq ft but the space must be leased on a whole floor basis i.e. minimum size 6,200 sq ft. On Shenton Way, UIC Building is reasonably priced at \$6.50 per sq ft but no leases can be renewed after December 2009.

Supply is equally tight now in the Tanjong Pagar area so we have seen rates in buildings like Keppel Towers jump from \$7.50 to \$9.00 per sq ft in the last few months. Lippo Centre probably offers the best value in this area at around \$8.00 to \$8.50 per sq ft. Southpoint is fair value at \$7.50 per sq ft and Tower Fifteen is competitive at \$8.00 - \$8.50 per sq ft.

Compared to Suntec City (circa \$12.00 – \$14.00 per sq ft) and Raffles City Tower (\$15.50 per sq ft), the Beach Road location looks a good alternative choice. The Gateway and The Concourse both offer very good corporate space at around \$9.00-\$10.50 per sq ft. Shaw Towers at \$7.50 per sq ft is a reasonable choice but this building is currently nearly full. Towards the end of next year, Wilkie Edge (previously Selegie Centre) will offer brand new space at around \$9.25 - \$9.50 per sq ft.

Outside the CBD, the choices are now extremely limited. The business parks, science parks and tech parks offer excellent value between \$3.00 and \$4.50 per sq ft; this is provided the tenant qualifies. In terms of conventional office space, Alfa Centre on Bukit Timah Road is a good choice at \$6.50 per sq ft and San Centre at \$4.50 per sq ft is probably the most competitive. In Tampines, quoting rates are around \$7.50 per sq ft but there is usually much greater room to negotiate in a location like this and effective rates at around \$6.00 to \$6.50 per sq ft are the norm.



**OFFICE RENTAL GUIDE**  
 1 September 2007

 These asking rates are a guide only and are inclusive of service charge. They are liable to change at any time. This rental guide is updated daily on our website - [www.corporatelocations.com.sg](http://www.corporatelocations.com.sg)
**Raffles Place**

1 Finlayson Green	\$15.00	OCBC Centre	\$14.00-\$14.50
1 Phillip Street	Full	OCBC Centre East	Full
6 Battery Road	\$18.50	OUB Centre	\$17.50
55 Market Street	Full	Ocean Towers	\$15.00
63 Market Street	\$15.00	One George Street	Full
Bank of China Building	Full	Republic Plaza 1	\$18.50
Bharat Building	\$10.00	Republic Plaza 2	\$15.00
Chevron House (Caltex House)	Full	Royal Brothers Building	Full
Capital Square	Full	Singapore Land Tower	\$15.50-\$16
Clifford Centre	\$9.50	The Arcade	\$8.50
Commerce Point	\$10.00	Tung Centre	\$17.50
Equity Plaza	\$10.00-\$13.00	UOB Plaza 1	\$16.50
Hitachi Tower	\$14.00	UOB Plaza 2	\$15.50
Maybank Tower	Full		

**Robinson Road/Shenton Way**

1 Marina Boulevard	Full	Hong Leong Building	\$12.00
4 Robinson Rd (House of Eden)	Full	International Factors Bldg	\$7.50
6 Raffles Quay (J. Hancock)	\$9.00	Keck Seng Tower	\$6.50
80 Robinson Road	\$12.00	One Raffles Quay	Full
110 Robinson Road	\$5.50	Parakou Building	\$8.00
112 Robinson Road	\$7.50	PIL Building	Full
135 Cecil Street	\$8.00-\$11.50	PWC Building	Full
146 Robinson Road	\$6.00	Prudential Tower	Full
150 Cecil Street	\$7.00	Robinson Centre	\$10.50
AIA Tower	TBC	Robinson Centre	Full
ASO Building	Full	Robinson Towers	\$8.00-\$8.50
Bangkok Bank Building	Full	Robinson 77 (SIA Building)	\$11.00
Capital Tower	Full	Samsung Hub	Full
Cecil Court	\$9.00	SIF Building	\$8.50
Cecil House	Full	SGX Centre	\$10-\$10.80
China Square Central	\$15.00	Shenton House	\$5.00
City House	\$9.50	The Corporate Building	TBC
CPF Building	\$9.20-\$9.80	The Corporate Office	\$10.00
Dapenso Building	Full	The Globe	\$8.00
DBS Tower 2	\$10.50	The Octagon	\$5.50
Far East Finance Bldg	Full	Tong Eng Building	\$8.00
Far Eastern Bank Bldg	\$4.50	UIC Building	\$6.50-\$7.00
GB Building	\$8.50	VTB Building (MNB Bldg)	\$6.00
Great Eastern Centre	Full		

**Orchard Road/Dhoby Ghaut**

Albert Complex	Full	Regency House	Full
Burlington Square	\$8.20	Shaw Centre	Full
Faber House	\$10.00	Shaw House	Full
Fortune Centre	\$6.50	Singapore Power Building	\$8.00
Forum	\$8.50	Starhub Centre	Full
Goldbell Towers	\$10.00	Sunshine Plaza	\$8.00
Haw Par Centre	\$9.00	Tanglin Shopping Ctre	\$7.50-\$10
Haw Par Glass Tower	\$5.50	The Atrium@Orchard	Full
International Building	\$9.50	The Bencoolen	\$6.50-\$7.00
IOI Plaza	\$5.70	The Heeren	Full
Liat Towers	Full	The Paragon	Full
NTUC Prinsep House	Full	Thong Sia Building	Full
Ngee Ann City	\$14.00-\$15.70	Thong Teck Building	Full
Orchard Building	Full	Tong Building	\$12.00
Orchard Towers	\$4.80-\$9.00	Wheelock Place	Full
Pacific Plaza	\$12.00	Wilkie Edge (TOP Mid 2008)	\$9.00
Palais Renaissance	\$9.00	Winsland House 1	\$13.00
Park Mall	\$8.00-\$9.00	Winsland House 2	\$13.00
Plaza By The Park	Full	Wisma Atria	\$15.00

**Tanjong Pagar**

260 Tanjong Pagar Rd	\$6.00	Jit Poh Building	\$5.00
76 Shenton Way	\$9.00	Keppel Towers	\$9.00
79 Anson Road	\$10.50	Lippo Centre	\$8.00-\$8.50
8 Shenton Way (Temasek Twr)	\$11.00	Marina House	\$10.00
Amara Corporate Tower	\$7.50	RCL Centre	Full
Anson Centre	\$4.20	St. Andrews Centre	Full
Anson House	\$9.00	ST Building	Full
Apex Tower	\$6.50-\$7.00	Southpoint	\$7.00-\$7.50
Fuji Xerox Towers	\$9.00	Springleaf Tower	\$10.50
International Plaza	\$6-\$6.50	Tower Fifteen(Euro-Asia Ctr)	\$7-\$8.00

**City Hall/Marina Bay/Beach Road**

1 Raffles Link	Full	Premier Centre	\$7.50
30 Hill Street	Full	Prime Centre	\$8.00
11 Beach Road	\$7.50	Raffles City Tower	\$13.00-\$15.00
Bugis Junction Towers	Full	Shaw Tower	\$7.00-\$7.50
Centennial Tower	\$18.00	Stamford Court	\$6.50
Keypoint	\$6.00-\$6.50	Suntec City Twrs 1&2	\$11.00-\$14
Midlink Plaza	Full	Suntec City Twrs 3&4	\$12.80-\$14
Millenia Tower	\$18.00	The Adelphi	\$7.00
Odeon Towers	\$9.50	The Concourse	\$10.50
Parkview Square	TBC	The Gateway	\$9.50
Peninsula Plaza	TBC	The Plaza	Full

**Chinatown/River Valley Road**

Apollo Centre	\$8.00	Merchant Square	Full
Central Mall	\$8.00	San Centre	\$4.50-\$4.80
Chinatown Point	\$6.00	Shell House	\$9.50
Great World City	\$8.00	Valley Point	\$7.50
King's Centre	\$8.00		

**Others - Edge of CBD**

Alfa Centre	\$6.00-\$6.50	Novena Square	\$10.50
Boon Siew Building	\$5.00	Rex Building	Full
Central Plaza	\$8.00	SLF Building	\$6.00
Goldhill Plaza	\$7.80	United Square	\$10.00

**Others - West**

Alexandra Point	Full	Abacus Plaza	\$6.50-\$7.00
Alexandra Techno Park	\$4.00	AIA Tampines	Full
Harbourfront Ctr	\$6.50-\$6.80	Cisco Centre II	Full
Harbourfront Tower 1	\$8.20-\$8.50	Eastgate	\$5.00
Harbourfront Tower 2	\$6.50-\$7.50	Eightrium	\$4.00-\$4.50
Keppel Bay Tower	Full	Guthrie Building	\$3.50
NOL Building	Full	Honeywell Building	\$3.80
One Surbana	\$3.00	KA Centre	Full
PSA Building	\$7.50	KA Place	\$3.00
PSA Vista	\$4.00	Noel Corporate Building	\$3.00
The Comtech	\$3.80	Parkway Parade	\$3.50-\$6.00
The Strategy Jurong	Full	Singapore Post Centre	\$7.00

**Others - East**

		Tampines Junction	\$6.50
		Tampines Plaza	Full
		Tampines Point	\$6.50
		Technopark@Chai Chee	\$3-\$3.60
		Techlink	\$3.00
		Tech View	\$3.00
		Tech Point	\$3.10
		The IBM Place II	\$3.50