

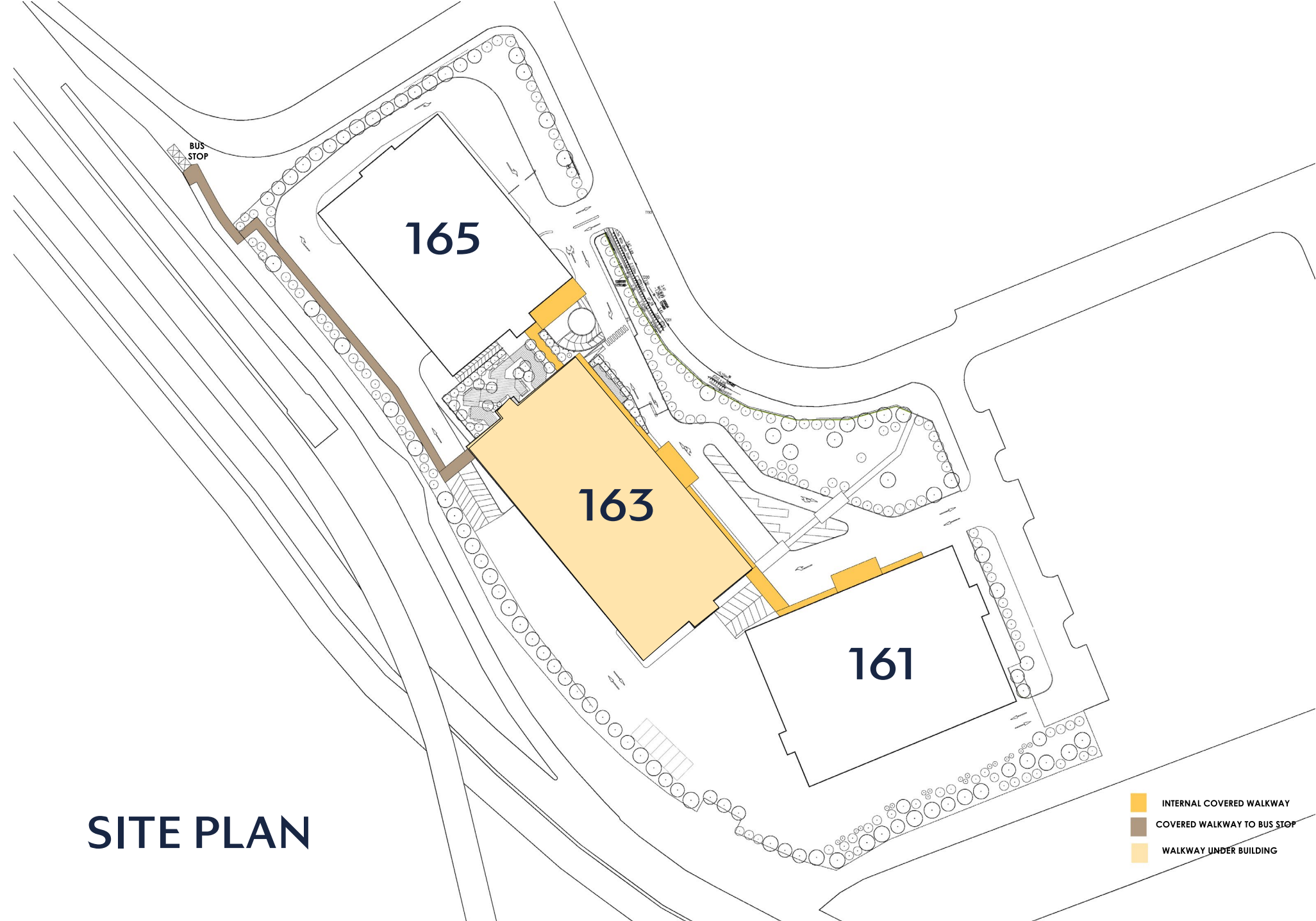
163 KALLANG WAY

DETAILS THAT MATTER

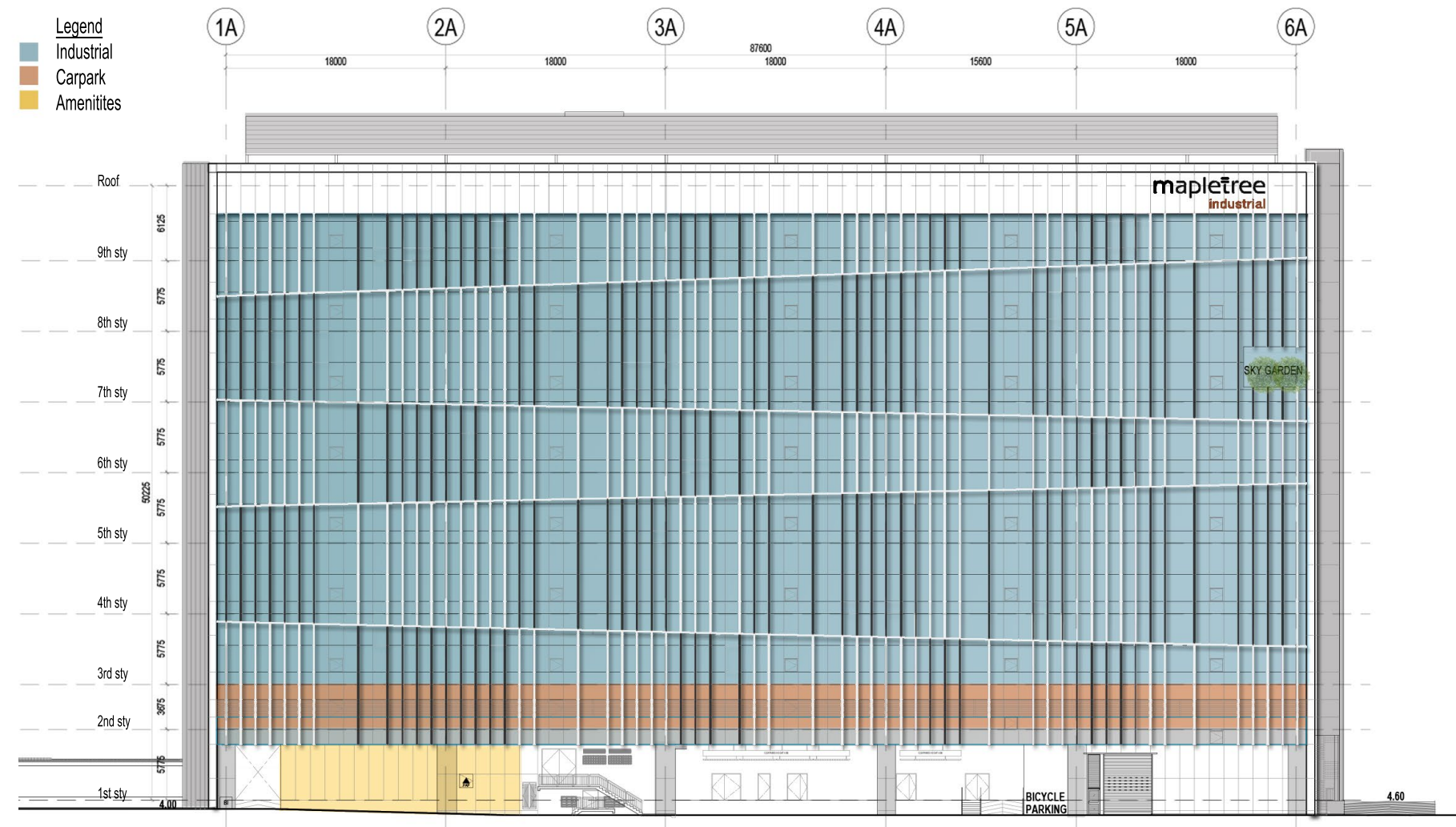
TECHNICAL PLANS

maple^{tree}
industrial

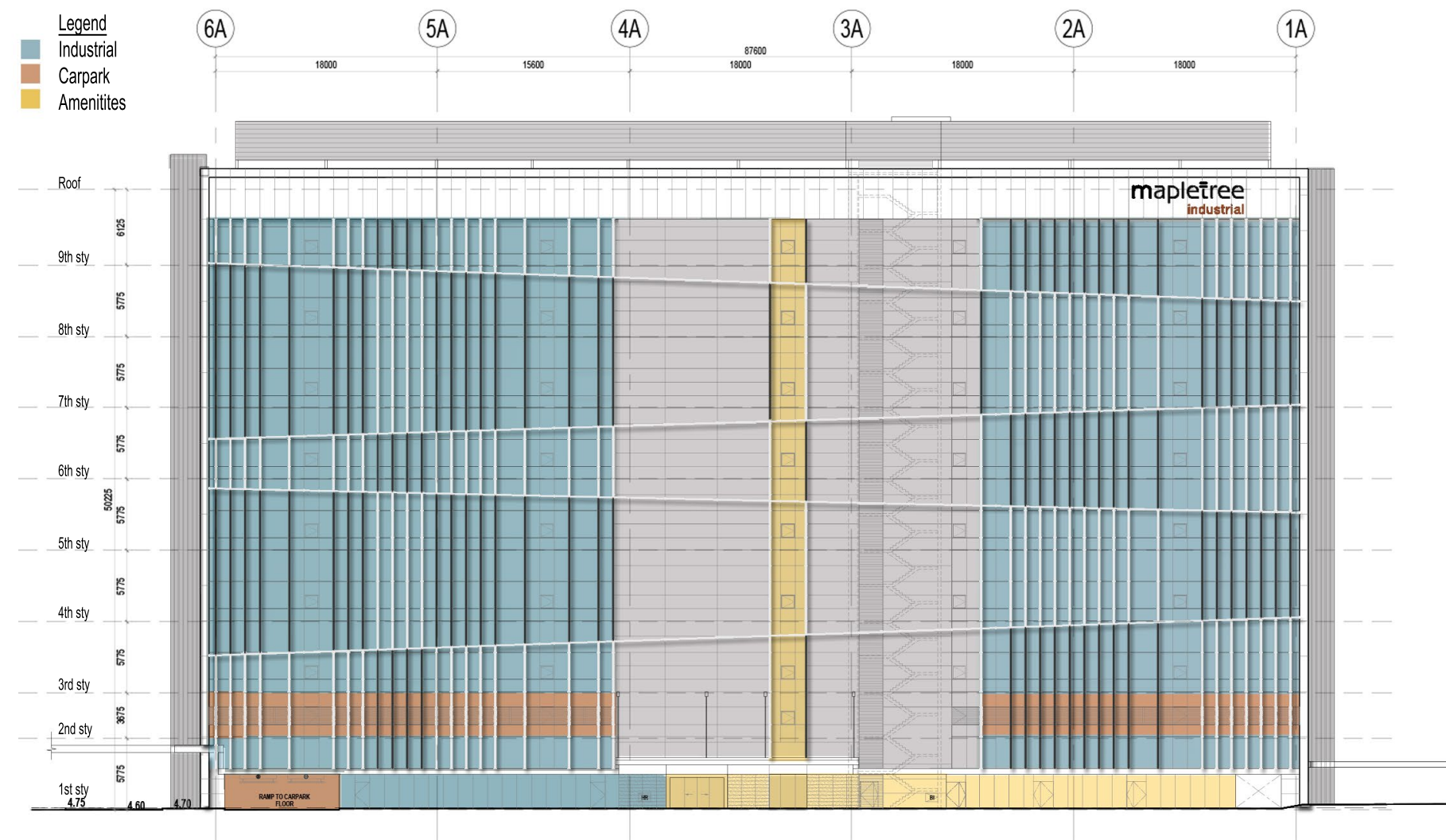
SITE PLAN



ELEVATION PLAN (PIE VIEW)



ELEVATION PLAN (KALLANG WAY VIEW)

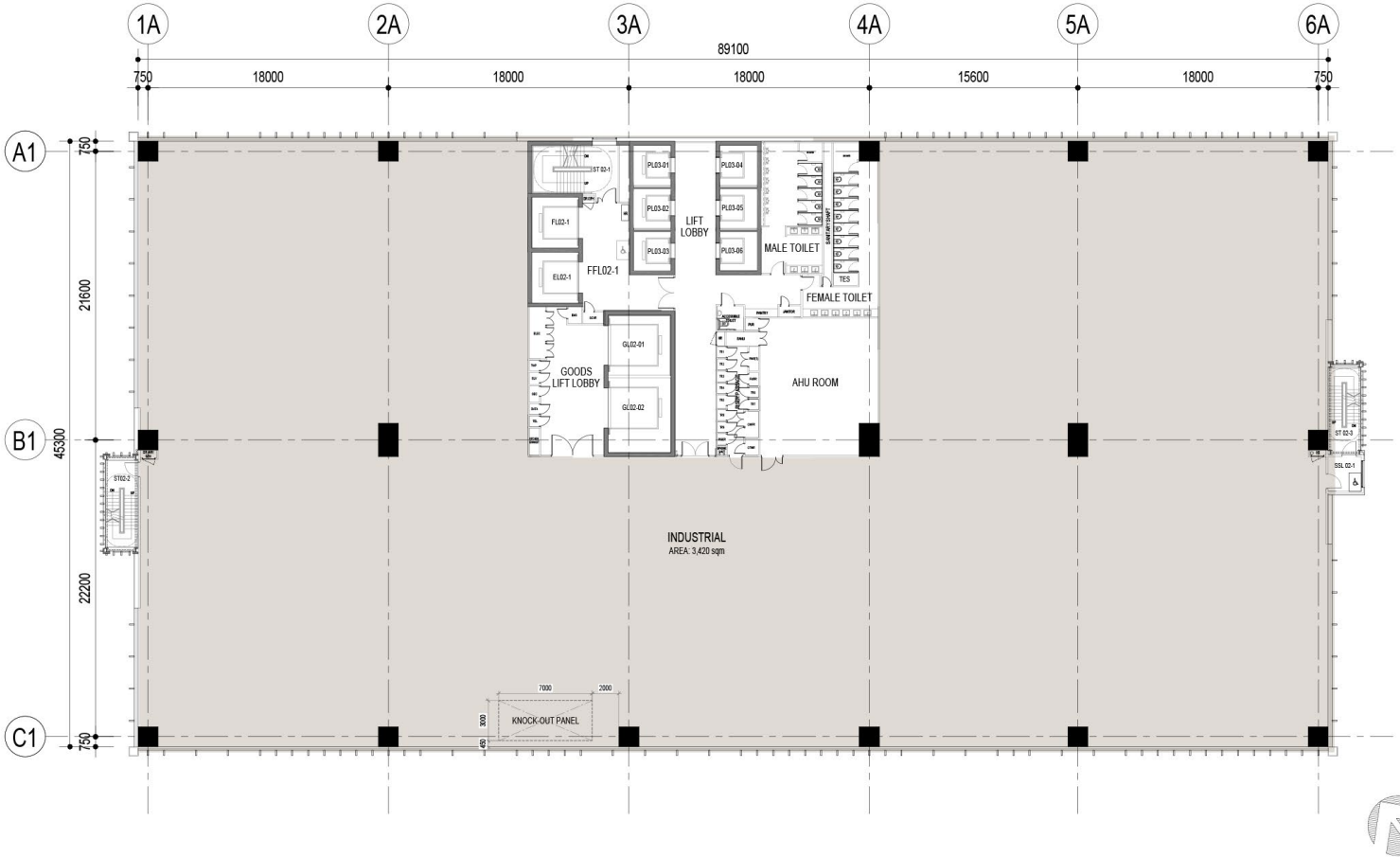


LEVEL 1 PLAN



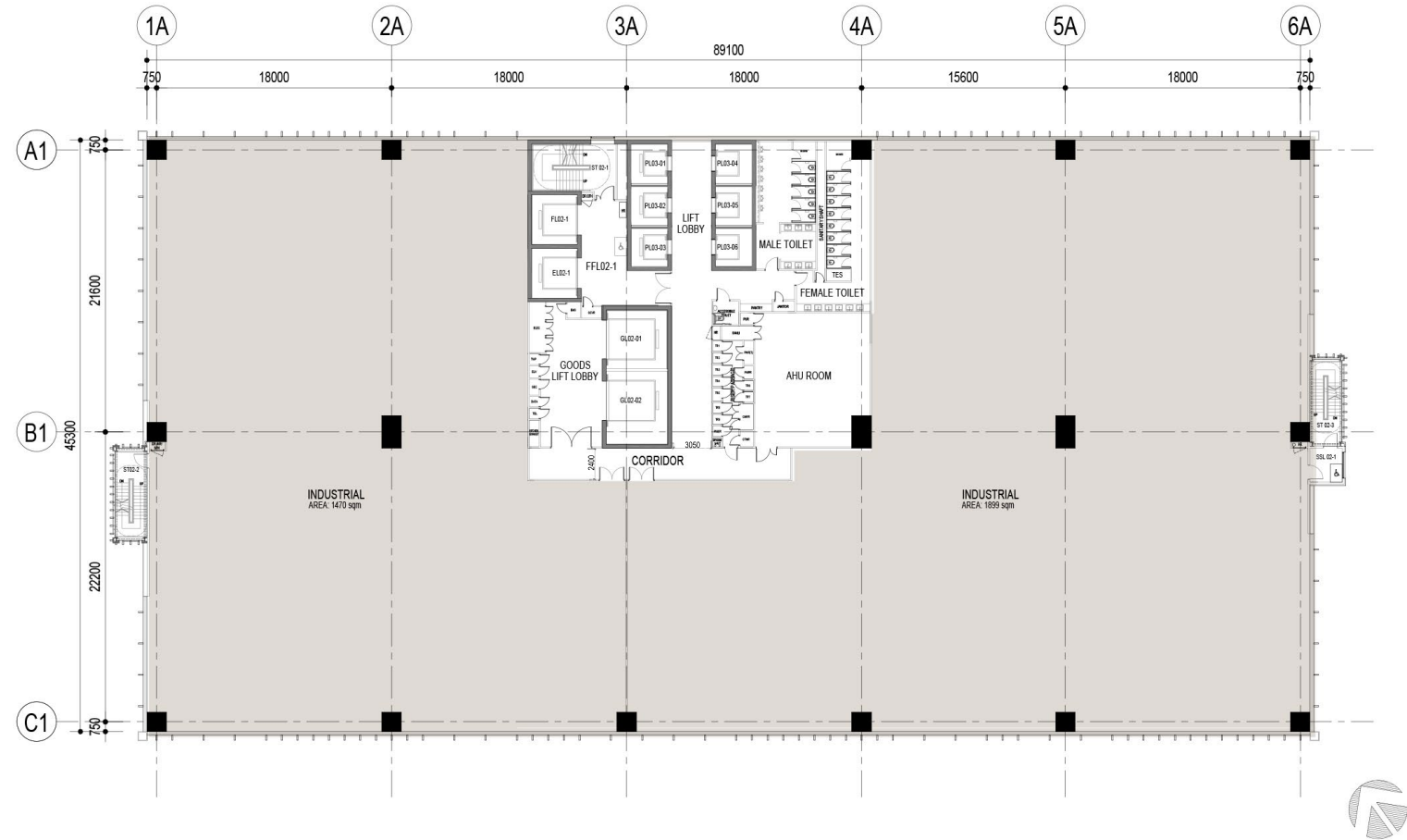
Floor areas are subject to final survey after construction is completed.

TYPICAL WHOLE FLOOR PLAN (LEVELS 3-6, 8-9)



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TYPICAL HALF FLOOR PLAN (LEVELS 3-6, 8-9)



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TYPICAL SUB-DIVIDED PLAN (LEVELS 3-6, 8-9)



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TYPICAL SUB-DIVIDED PLAN (LEVEL 7)



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KEY INFORMATION

Address	163 Kallang Way, Singapore 349256
Zoning	Industrial Business 2
Building Configuration	Level 1 – Canteen, café & industrial space Level 2 – Carpark Levels 3 to 9 – Industrial space
Net Lettable Area	23,888 sq m
Typical Unit Sizes	Per unit – 308 sq m to 673 sq m Per floor – 3,420 sq m
Ceiling Height	Floor to floor — 5.775 m Floor to false ceiling — 3.2 m
Floor Loading	12.5 KN/sq m
Air-conditioning	Central AHU air-conditioning provided during stipulated hours

Chilled Water	2 nos., ø50mm tap off
Sprinkler Rating	68 °C / OH3
Internal finishes	Cement screed floor, false ceiling, lights, sprinklers and central air-con
Lifts	6 passenger lifts (25 pax each) 2 service lifts (3 tons each) 2 goods lifts (4 tons each)
Loading / Unloading	5 bays with 2 dock levellers
Car Park	87 + 2 lots / 350 sq m per lot
Sustainability	BCA Greenmark Platinum
Amenities	Cafe and food court within development Bicycle parking Shower cubicle

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