



## OCEAN FINANCIAL CENTRE

10 Collyer Quay Singapore 049315

First high-rise office development in South-East Asia to be conferred Platinum Level LEED-CS Award and first commercial building in Singapore's CBD to be awarded BCA's Green Mark Platinum Award.

## BUILDING SPECIFICATIONS

|   |   |                     |        |
|---|---|---------------------|--------|
| <b>Description</b>                      | 43-storey Grade A office building   |                     |        |
| <b>Overall Size</b>                     | Approx. 885,000 square feet NLA   |                     |        |
| <b>Typical Floor Area</b>               | Approx. 20,000 - 22,000 square feet NLA   |                     |        |
| <b>Finished Floor to Ceiling Height</b> | Approx. 2.8m  |                     |        |
| <b>Cable Management System</b>          | Approx. 150 mm raised floor system  |                     |        |
| <b>Floor Loading</b>                    | 3.5 kN/sqm (standard), 7.5 kN/sqm (core)  |                     |        |
| <b>Inter-Floor Accessibility</b>        | Provision for 4 knockout openings per floor   |                     |        |
| <b>Car Park</b>                         | About 220 lots<br>Allocation: 1 lot for every 4,300 square feet leased @ \$535 after GST  |                     |        |
| <b>Toilets</b>                          | Male and Female, 1 Executive/Handicapped toilet with shower facility per floor  |                     |        |
| <b>Pantry</b>                           | Common pantry on every office floor   |                     |        |
| <b>Lifts</b>                            | Low Rise zone   | : Level 1, 3 to 16  | 8 nos. |
|   | Mid Rise zone   | : Level 1, 17 to 30 | 8 nos. |
|   | High Rise zone  | : Level 1, 31 to 43 | 8 nos. |
|   | Service lift  | : Level 1 to 43     | 2 nos. |
|   | Carpark lift (at carpark podium)  | : Level 1 to 7      | 2 nos. |
| <b>Air-conditioning</b>                 | Centralised chiller system<br>Mondays to Fridays (8am to 7pm), except public holidays<br>After office hours charge: \$90 per hour (subject to GST)<br>Chilled water charge: \$0.90 per rt per hour (subject to GST) |                     |        |
| <b>Electricity</b>                      | Dual feed for 22 kV incoming power supply<br>Electricity supply allocation per floor: 80 watt per square metre  |                     |        |
| <b>Security System</b>                  | 24-hour security system with CCTV monitoring at all main entrances and exits, card access control via turnstiles to lift lobbies  |                     |        |
| <b>Fire Protection</b>                  | Addressable fire alarm system, automatic sprinkler network, wet riser system, hose reels and portable fire extinguishers at appropriate locations   |                     |        |
| <b>Telecommunication</b>                | Fibre optic provided to ground-floor MDF room, telephone and MATV cabling in riser (by service provider)  |                     |        |

## LOCATION



## ACCESSIBILITY

- Directly linked to Raffles Place Interchange MRT Station

## AMENITIES

- Ascott Singapore Raffles Place
- Boat Quay / Clarke Quay
- Clifford Pier
- Lau Pa Sat
- Marina Bay Link Mall
- Marina Bay Sands Convention Centre
- Marina Bay Sands integrated resort
- Raffles City Convention Centre
- Suntec City Convention Centre
- The Esplanade – Theatres on the Bay
- The Fullerton Bay Hotel
- The Fullerton Hotel

## FOR LEASING ENQUIRIES, PLEASE CONTACT

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