

Tower 1 Building Specifications

Overall Size	Approx. 57,600m ² NLA (Office Floors)
No. of Office Floor	29 floors (3rd to 29th, 31st to 32nd)
Typical Floor Area	Approx. 1,950m ² NLA
Finished Floor-to-Ceiling Height	2,750mm
Raised Floor	Approx. 180mm from top of slab to top of raised floor
Planning Grid	1,500mm
Floor Loading	Office Floors: Live Load = 3.5 KN/m ² ; Partitions = 1.0 KN/m ²
Curtain Wall	Unitised aluminium system with double glazed low E-solar tinted or single thermal toughened glass
Total no. of Car Parking Spaces	Approx. 438 lots in both Tower 1& 2 for tenant's use and approx. 248 lots at the Marina Bay Link Mall for the public
Toilets	Male and Female, 1 Executive with handicap and shower facilities
Pantry	Waste water discharge from pantry to nearest waste stack by tenants.
	Alternatively, tenant may install a floor standing waste water pumping unit, subject to the relevant authorities' approval.
Air-Conditioning	24-hour chilled water supply from District Cooling System with an AHU per floor.
	Estimated cooling load for a typical office floor is 240 kW _r .
	One DCS chilled water tap-off points provided for each floor in conjunction with one supplementary chilled water tap off point, backup by air-cooled chillers with emergency power supply for 20% of estimated cooling load

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	Two sets of chilled water riser pipes provided for each floor, subject to availability.
	Space available for 3 nos tenants' own air-cooled chillers system, subject to availability
Security System	24-hour CCTV monitoring at all main entrances and exits. Card Access Control via turnstiles to lift lobbies.
Fire Protection	Addressable fire alarm system
	Automatic sprinkler network, wet riser system, hosereels and portable fire extinguishers
Lighting	Average 500 lux at desktop level.
Incoming Electrical Supply & Electrical Loads	Dual feed for 22 kV incoming power supply Lighting: 15W/ m ² Power: 70 W/ m ²
Computer Earthing	Provision of clean earthing available in each tenant data riser, subject to availability.
Standby Generator	20% of estimated tenant normal load.
Spare Riser	For tenants' inter-floor cabling and specialised services. 6 nos. of risers (3 electrical risers & 3 data risers), subject to availability.
Space Reserved for Tenant's Own Generator	6 nos. of generator spare plinths reserved for tenants' use, subject to availability. Provision of fuel pipe for connection to tenant's generator system.
Telecommunication	Telephone, Fibre Optic (by Service Provider), MATV and SCV.
Lifts	16 passenger lifts in 2 lift zones with separate car park lifts (2 nos.) and service lift (1 nos.)

Updated on 23 Feb 2020