



Building 1

General & Key Building Specifications

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| Building Function | Dry Laboratory* / Office / Event & Exhibition |
| Total Gross Floor Area | Approx. 24,560 m ² |
| No. of Floor | 10 levels (4/F omitted) 5/F - 10/F: Dry Laboratory* / Office 3/F: Incubation Centre G/F - 2/F: Retail / Dining / Event & Exhibition Venues G/F: Loading / Unloading Bay |
| Typical Floor Area | Approx. 2,440 m ² for 5/F - 10/F |
| Ceiling and Internal Floor | Suspended ceiling and raised floor system |
| Structural Clearance (from floor to floor) | Approx. 4.40 m for 5/F - 10/F |
| Clear Headroom | Typical 3.0 m |
| Floor Loading | 7.5 kPa for 5/F - 8/F 5.0 kPa for 9/F - 10/F |
| Normal Electricity Supply | Approx. 200 VA/m ² for 5/F - 8/F Approx. 160 VA/m ² for 9/F - 10/F |
| Standby Power Supply | Approx. 50 VA/m ² for 5/F - 8/F (12 hours) Approx. 40 VA/m ² for 9/F - 10/F (12 hours) |
| Mechanical Ventilation & Air-conditioning | Centralized Air-conditioning (VAV) System Approx. 14.9 m ² / TR for 5/F - 8/F Approx. 18.6 m ² / TR for 9/F - 10/F Reserved fresh air and exhaust air louvre at façade at each unit |

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| Fire Protection | Fire hydrant, hose reel system, automatic sprinkler system, fire alarm and detection system, portable fire extinguishing devices and sand bucket provided |
| Façade | IGU Glass Dedicated intake and exhaust louvres |
| Lift Provisions | <p>Passenger Lift: 6 nos. of 1,600 kg Clear Door Dimension: 1,100 x 2,400 mm</p> <p>Services Lift: 1 no. of 2,500 kg Clear Door Dimension: 1,800 x 2,600 mm</p> <p>Fireman Lift: 1 no. of 2,000 kg Clear Door Dimension: 1,400 x 2,600 mm</p> <p>Accessible Lift (G/F - 1/F): 1 no. of 925 kg Clear Door Dimension: 1,000 x 2,400 mm</p> |
| Parking Facilities | Available for private vehicle and motorcycle Bike parking at G/F |
| Security System | CCTV monitoring in public area Access control system Security turnstile at lobby |
| Green Building Awards and Accreditations | <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="text-align: center;">  <p>BEAM Plus New Buildings V2.0 Provisional Platinum</p> </div> <div style="text-align: center;">  <p>Green Building Award 2025 - Merit Award Project Under Construction and/or Design – Commercial</p> </div> <div style="text-align: center;">  <p>LEED Building Design + Construction Pre-Certification Platinum</p> </div> <div style="text-align: center;">  <p>SmartScore PLATINUM</p> <p>SmartScore Platinum</p> </div> <div style="text-align: center;">  <p>WELL Building Standard™ - WELL Precertified™</p> </div> <div style="text-align: center;">  <p>WiredScore PLATINUM</p> <p>WiredScore Platinum</p> </div> </div> |

* Dry labs are for general use with no specific facility requirements, similar to general offices