

COMMERCIAL PROPERTIES FOR RENTAL

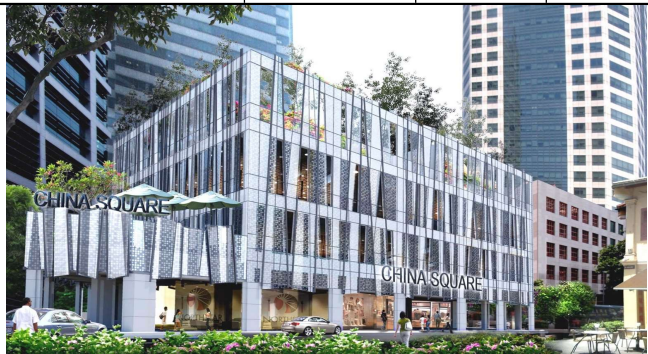

*** Direct from Owner-Developer ***

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I. FOOD & BEVERAGE SPACE FOR RENT

NAME OF PROPERTY	TYPE	LEVEL	LAND / SQ FT	EST BUILT-UP / SQ FT	ASKING RENTAL	M&E/ Specifications	REMARKS
 <p>F&B unit @ CBD area. Very heavy pedestrian flow, highly visible, excellent frontage. Covered walkways to high-rise office buildings.</p> <p>* Menu subject to Landlord's approval and cannot be similar to existing tenants. * Any prospect without providing concept/ brand/ menu will not be considered. * Prospects with F&B experience and existing outlets may be preferred. * For tenanted units, please only view from outside and do not talk to the staff.</p>							
51 Telok Ayer St, China Square Food Centre, #01-07A	Mini-Restaurant (Stand-alone Unit)	Ground floor	na	479 sf	\$ 9.5 k Subject to GST	60Amp 3-phase, Exhaust, Grease Trap, A/C, Own seating. (No gas, only electric cooking)	Currently sell Indian cuisine.
51 Telok Ayer St, China Square Food Centre, #01-12	Food Stall (Inside Food Court)	Ground floor	na	200 sf	\$ 5.7 k (+ service charge of \$1.8k for table-cleaning, dishwashing, etc) **Excludes GST	32Amp 3-phase, Exhaust, Town Gas, Grease Trap, Foodcourt Seating	Currently selling chicken rice.
 <p>Ground Floor Corner Shop. Opposite Kallang MRT Station. Large car park. Near many high-rise residential estates. Excellent location. Suits multiple trades.</p>							
12 Lor 1 Geylang	Shop / Spa / Take-away F&B / Clinic / Gym	Ground floor	na	1500 sf	\$ 11.5 k No GST	63 Amp 3-phase; grease trap	

III. EVENT SPACE / ADVERTISING SPACE FOR RENT

					<p>Very heavy pedestrian flow, highly visible, excellent frontage. Covered walkways to Prudential Tower/Samsung Hub/PWC Bldg. Opp Far East Square/Capital Square.</p>		
<p>51 Telok Ayer St, China Square Food Centre (Road Show Space)</p>	<p>Road Show / Retail Kiosk</p>	<p>Ground floor</p>	<p>na</p>	<p>32 sf</p>	<p>\$ 180 / day</p>	<p>Electrical point</p>	<p>Facing main pedestrian walkway, very high human traffic. Short lease possible.</p>

Note : All possible care has been taken to ensure that all information provided here are accurate. However, we and/or our contractors/consultants/agents cannot be held responsible for any inaccuracies or variations whatsoever. Asking Prices are subject to change at our full discretion. All plans & specifications are subject to change at the full discretion of the Architect and/or Engineer. They are also subject to approval by the relevant government authorities. Changes done after TOP or CSC also require approval by the relevant authorities and certification by a professional engineer. Tenants must ensure their intended use is approved by the relevant authorities. Furniture/ wardrobes/ cabinets/ movable items shown in the floor plans are only for reference & are not provided. All terms & conditions are subject to final contract.