


COMMERCIAL PROPERTIES FOR RENTAL

*** Direct from Owner-Developer ***

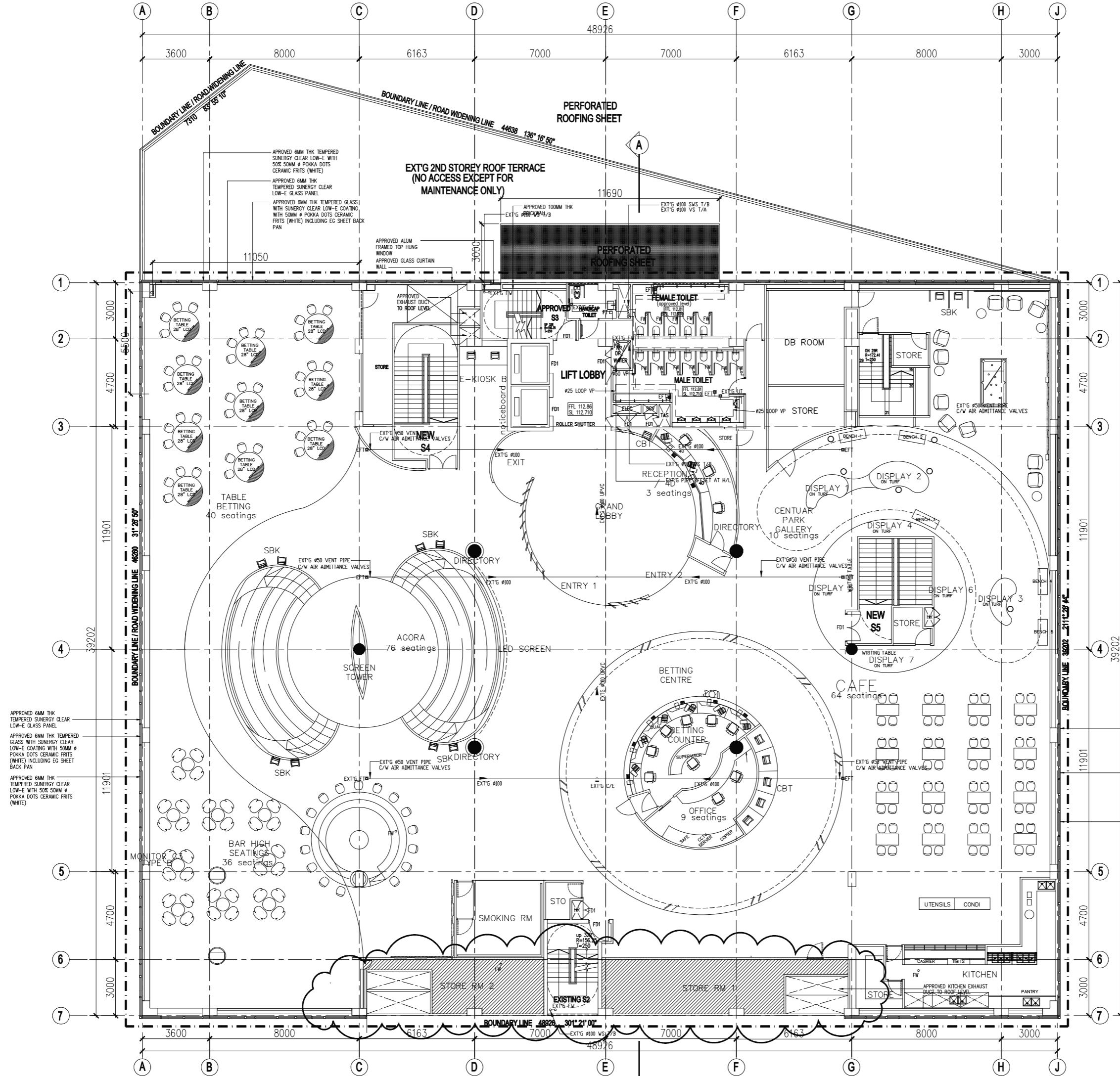
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NAME OF PROPERTY	TYPE	LEVEL	LAND / SQ FT	EST BUILT-UP / SQ FT	ASKING MONTHLY RENTAL	M&E/ Specifications	REMARKS
					<ul style="list-style-type: none"> * Heavy foot traffic location throughout the day * Telok Ayer MRT at the doorstep * Fully air-conditioned interior for comfort * Prime ground floor location and frontage * Linked by covered walkways to adjacent high-rise buildings * Surrounded by gyms, hotels, offices * Singapore Pools located just upstairs 		
51 Telok Ayer St, #03-00 (entire 3rd floor) <i>(Floor plan attached)</i>	Commercial	3rd floor	na	19,526 sf	View To Offer <i>Subject to GST</i>	Private lift lobby ; Fitted with air-con, lights, flooring, toilets ; Multiple fire staircases	<ol style="list-style-type: none"> 1. Flexible commercial use. 2. Squarish efficient layout. 3. Fitted and ready for use. 4. Central and next to MRT. 5. Lease until 28 Feb 2026.
51 Telok Ayer St, #01-06 <i>(Floor plan attached)</i>	Cafe (with own seating)	Ground floor	na	600 sf (excl ORA) * No charge for ORA	\$ 9 k <i>Subject to GST</i>	100Amp 3-phase, Exhaust, Town Gas, Grease Trap, Air-con, Own seating.	<ol style="list-style-type: none"> 1. Prime corner Café. 2. Directly facing MRT exit. 3. Fully equipped for Café. 4. For takeover till 28/2/26. 5. No takeover fee.
51 Telok Ayer St, #01-11 <i>(Floor plan attached)</i>	Food Stall (Inside Food Court)	Ground floor	na	200 sf	\$ 5 k (Excl svc chg \$1.8k) <i>Subject to GST</i>	32Amp 3-phase, Exhaust, Town Gas, Grease Trap, Foodcourt Seating	<ol style="list-style-type: none"> 1. Plate collection & dishwashing provided. 2. Available immediate. 3. For takeover till 28/2/26. 4. No takeover fee. 4. Currently Mala hotpot
51 Telok Ayer St, #01-12 <i>(Floor plan attached)</i>	Food Stall (Inside Food Court)	Ground floor	na	200 sf	\$ 5 k (Excl svc chg \$1.8k) <i>Subject to GST</i>	32Amp 3-phase, Exhaust, Town Gas, Grease Trap, Foodcourt Seating	<ol style="list-style-type: none"> 1. Plate collection & dishwashing provided. 2. Available immediate. 3. For takeover till 28/2/26. 4. No takeover fee. 5. Currently nasi lemak.
51 Telok Ayer St, #01-01A <i>(Floor plan attached)</i>	Shop (Inside Lift Lobby)	Ground floor	na	200 sf	\$ 1.5 k <i>Subject to GST</i>		<ol style="list-style-type: none"> 1. Suits convenience shop, shoe repair, phone repair. 2. Not for F&B use. 3. Lease until 28 Feb 2026.
51 Telok Ayer St, #03-07 (part)	Office	Roof Level (Take lift, press "R")	na	298 sf	\$ 2.5 k <i>Subject to GST</i>		<ol style="list-style-type: none"> 1. Exclusive top-floor unit. 2. Corner unit. 3. Adjacent to roof terrace. 4. Lease until 28 Feb 2026. 5. Season parking available.

Please see the next page for the location plan of the units.

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.

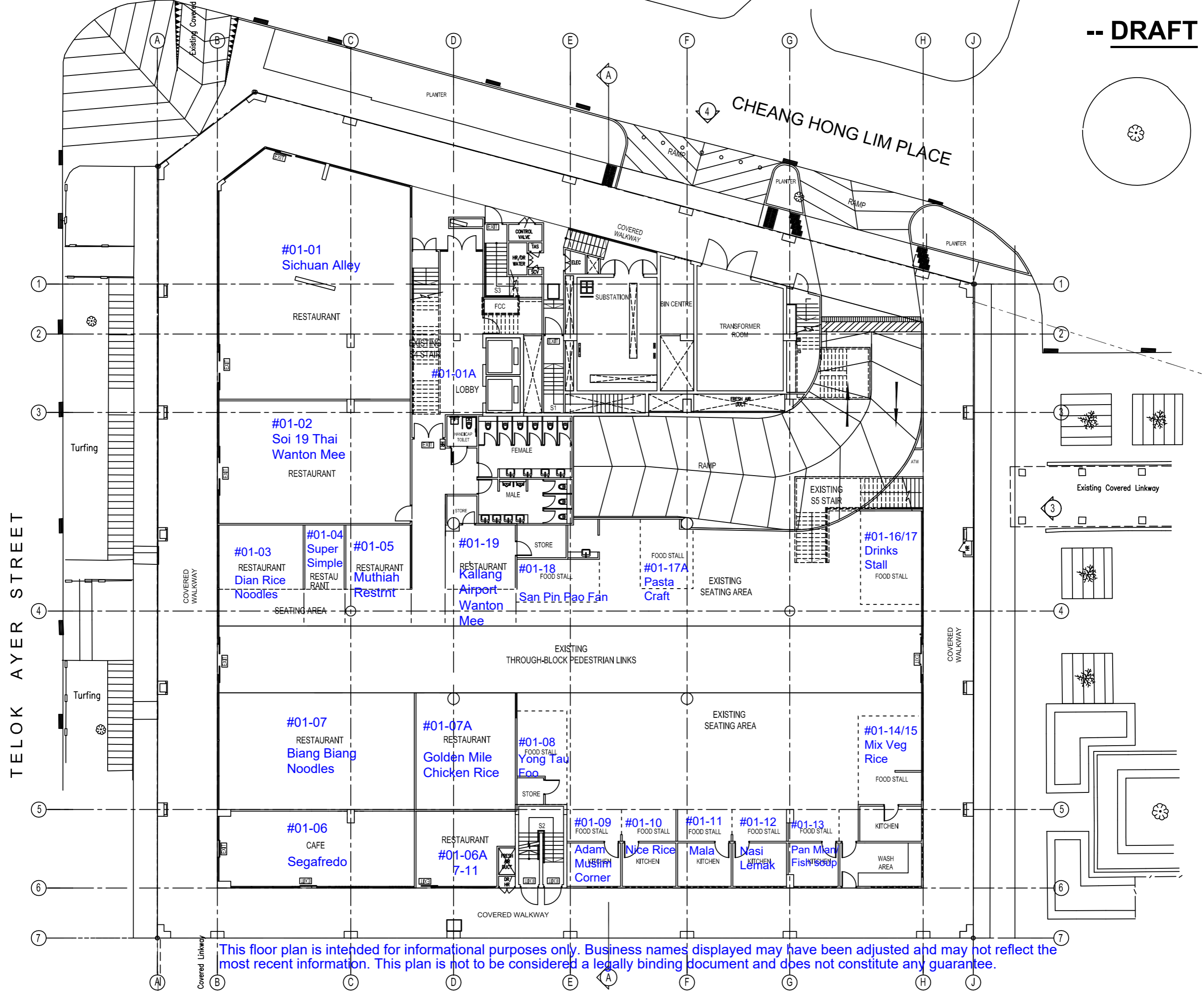
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This draft floor plan is intended for informational purposes only and subject to actual site conditions. This plan is not to be considered a legally binding document and does not constitute any guarantee.

3RD STOREY PLAN





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