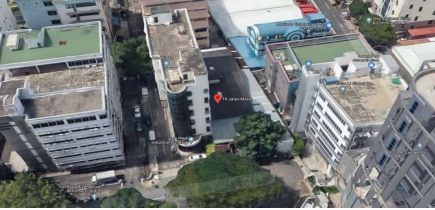


COMMERCIAL PROPERTIES FOR RENTAL

*** 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
					◆ Prime Restaurant In City Centre ◆ High visibility, main road frontage, facing MRT ◆ Easy access: Next to MRT (Little India - Exit A) ◆ Ample parking: Opposite URA carpark & others ◆ High-density residential area: Large customer base ◆ Vibrant Locale: Albert Court, Wilkie Edge, many hotels, schools, hostels, etc		
25, 27, 29 Mackenzie Road	Restaurant	Ground floor	na	1,120 sf	\$ 12.5 k <i>Subject to GST</i>	63+63+63Amp 3phase, Exhaust Provision, Grease Trap, Toilet, Town Gas Provision	Newly renovated, fully fitted and ready for operations. Available immediate.
					◆ Rare opportunity to rent a whole building with land ◆ Prime central Tai Seng location, excellent connectivity ◆ High ceiling for efficient operations and storage ◆ Regular, spacious layout with Mezzanine office ◆ Wide entrance with ample parking space ◆ Newly refurbished with clean, modern fittings ◆ No MCST, greater flexibility, fewer restrictions		
19 Jalan Mesin	Industrial (BI zoning)	na	8,499 sf	15,050 sf	\$ 25 k <i>no GST</i>	150 Amp 3 phase	
					◆ Prime location with high foot traffic ◆ MRT doorstep and easy access to public transport ◆ Best row of shophouses along Upper Thomson Road ◆ Highly visible shopfront with main road frontage ◆ Newly refurbished with modern shopfront & fittings ◆ Regular and versatile internal layout ◆ Proximity to popular amenities and eateries		
244N Upper Thomson Road	Commercial	2nd floor	na	1,600 sf	\$ 11 k <i>No GST</i>	32Amp single phase	Available immediate.

Tenant-Managed Foodstall Listings

The following listings are subletting opportunities offered directly by our tenant/operator. Interested parties should contact the tenant directly.

					◆ Next to Aljunied MRT station, bus stop and carpark. ◆ Rare corner coffeeshop, excellent main road frontage ◆ Ample public parking available for convenience. ◆ Heavy human traffic, crowded 24/7. ◆ Popular location, next to Singapore Pools.		
56/58 Lorong 25A Geylang	Food Stall (Half-Stall) Inside Coffeeshop	Ground floor	na	95 sf	\$ 6 k <i>Subject to GST</i>	- 40Amp single phase - Cylinder Gas (LPG) - Exhaust - Grease Trap - Foodcourt Seating	Interested parties please contact the coffeeshop tenant/operator directly Edmund 92986688.

Note : The landlord provides the above information for general guidance only, without any warranty as to its accuracy or completeness. This information should not be considered as a statement of fact or a representation and should not be relied upon as such for any contract for rental or sale of any housing or commercial units. Any visual representations, including pictures and drawings, are merely artists' impressions and do not represent factual information. Specifications provided, including but not limited to ceiling height, floor loading, and electrical supply, are subject to change and should be verified independently. The landlord reserves the right to make changes to the information, including asking prices, as required by the landlord or relevant authorities. All areas and measurements are approximate and subject to final survey. Any furniture, wardrobes, cabinets, or movable items shown in the floor plans are for reference only and are not provided. All terms and conditions are subject to the final contract.