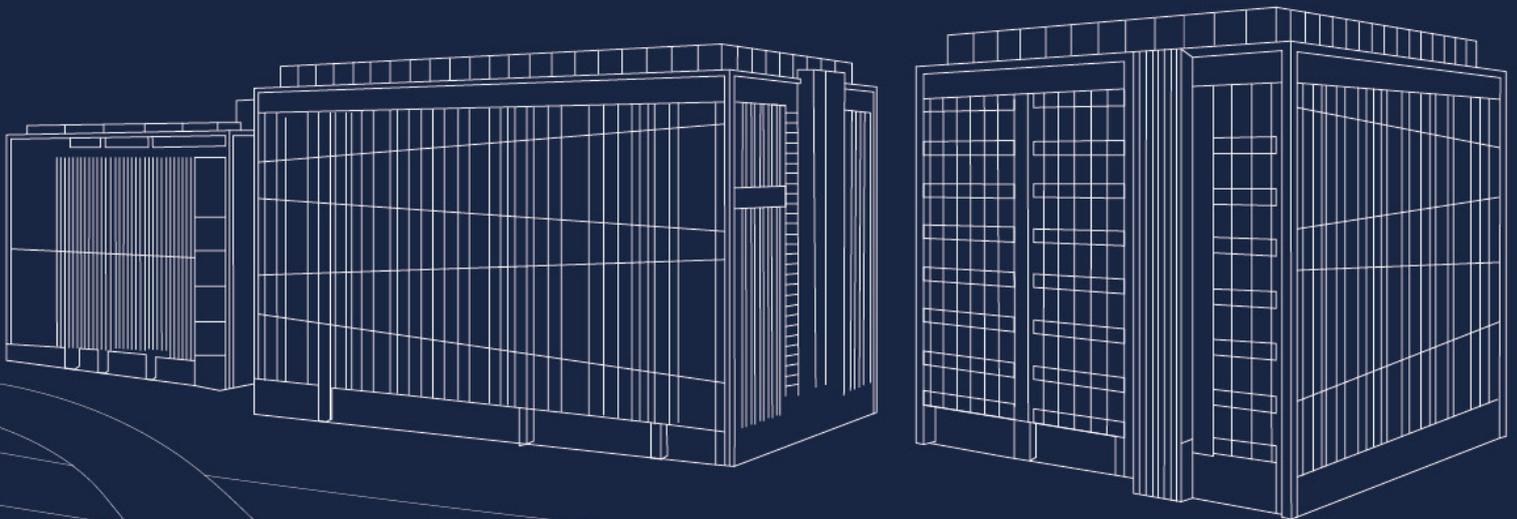


# 163 KALLANG WAY

THE CITY-FRINGE GATEWAY THAT CONNECTS



IMAGINE WORKING IN  
A GATEWAY WHERE  
EVERYTHING CONNECTS  
SEAMLESSLY, WHERE YOU  
ARE IN **CLOSE PROXIMITY**  
TO THE CITY CENTRE.

THIS IS  
**163 KALLANG WAY:**

WHERE GREAT MINDS MEET,  
WHERE BUSINESSES THRIVE.



# HI-TECH DEVELOPMENT IN A PRIME CITY-FRINGE LOCATION



Artist's Impression



# 163 KALLANG WAY ENCOMPASSES MORE THAN JUST A WORK SPACE.

We are committed to better.

As the latest addition to the Kallang Work.Live.Play rejuvenation region, the development stands tall as a representation of workplaces built for the future.

Situated on a prime city-fringe site, 163 Kallang Way boasts easy access to an exciting array of F&B offerings, recreational sites, and commercial hubs.

# STRATEGICALLY LOCATED WITH EXCELLENT CONNECTIVITY

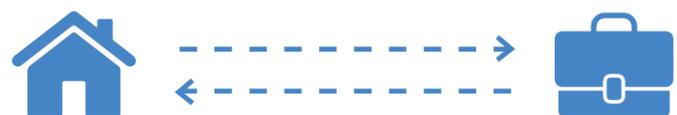
Located just minutes' drive away from Singapore's downtown area, 163 Kallang Way is ideal for businesses seeking to base themselves close to bustling business, commercial and residential hubs.

**LEGEND**

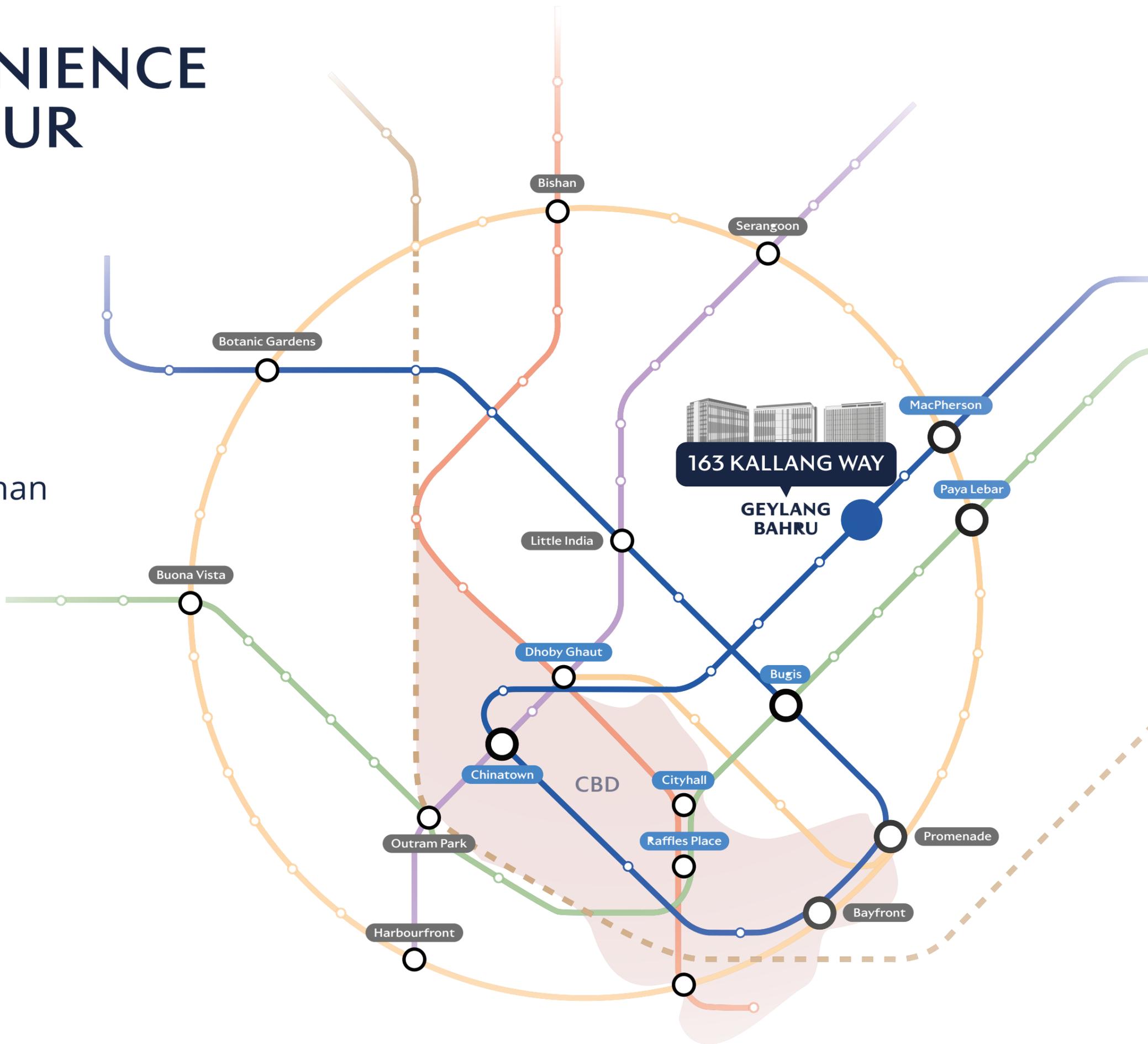
 Kallang Rejuvenation	 MRT Station
 Expressway	 Commercial Developments
 Waterbody	 Sports
 Nature	 Parks
 Park Connector	 Shopping Malls



# ENJOY CONVENIENCE FOR ALL OF YOUR COMMUTES



**6 mins** to Paya Lebar  
**10 mins** to Bedok North  
**11 mins** to Serangoon  
**16 mins** to Tampines & Bishan  
**20 mins** to Sengkang



**MRT LINES**

- East-West Line (EWL)
- North-South Line (NSL)
- North East Line (NEL)
- Circle Line (CCL)
- Downtown Line (DTL)
- Thomson-East Coast Line (TEL)

# EASILY ACCESSIBLE VIA PUBLIC TRANSPORT AND PRIVATE VEHICLES



Enjoy a fully sheltered walk to Geylang Bahru MRT station



Choose from a variety of bus routes from 3 nearby bus stops



Cycle or jog amongst lush greenery with the nearby Park Connector Network



Drive in to 163 Kallang Way through a demarcated traffic route for light vehicles only



**A BEACON OF  
WORKPLACES  
POSITIONED FOR  
SUCCESS,**

**163 KALLANG  
WAY MERGES  
FUNCTIONALITY  
IN DESIGN WITH  
QUALITY FINISHES.**

# IMPRESSIONABLE SENSE OF ARRIVAL AT THE GRAND DROP-OFF POINT



# SPACIOUS AND BRIGHTLY-LIT RECEPTION AREA AND LIFT LOBBY THAT SPEAK OF A GOOD CORPORATE IMAGE



Artist's Impression

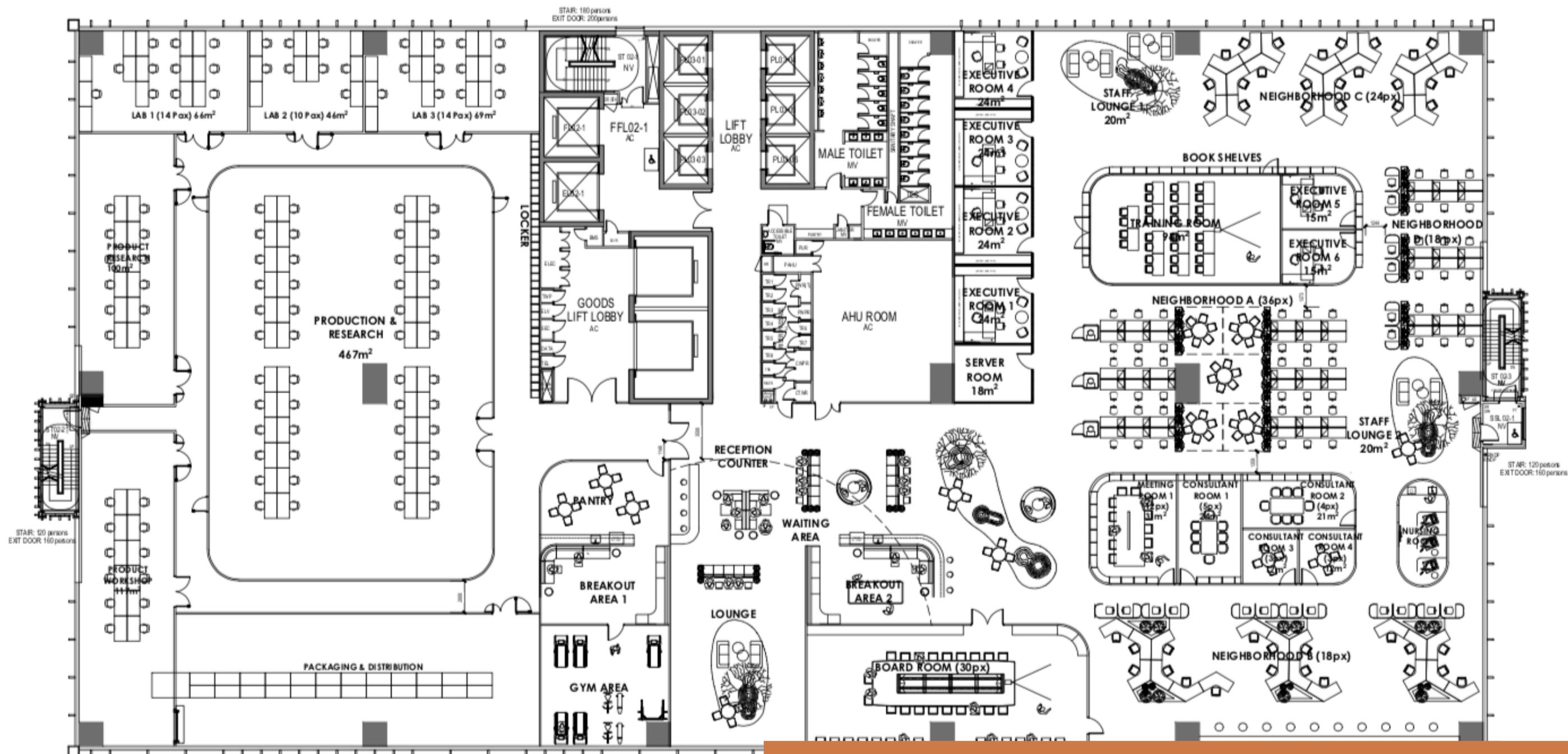


Artist's Impression

# FLEXIBLE AND EFFICIENT FLOORPLATES WITHOUT COLUMNS

XX,XXX square foot column-free floor plates provide maximum flexibility to plan the space to accommodate a variety of business needs and staff welfare initiatives.

HAVE UP TO XX WORKSTATIONS, XX MEETING ROOMS, XX WELFARE SPACES, XX DESKS



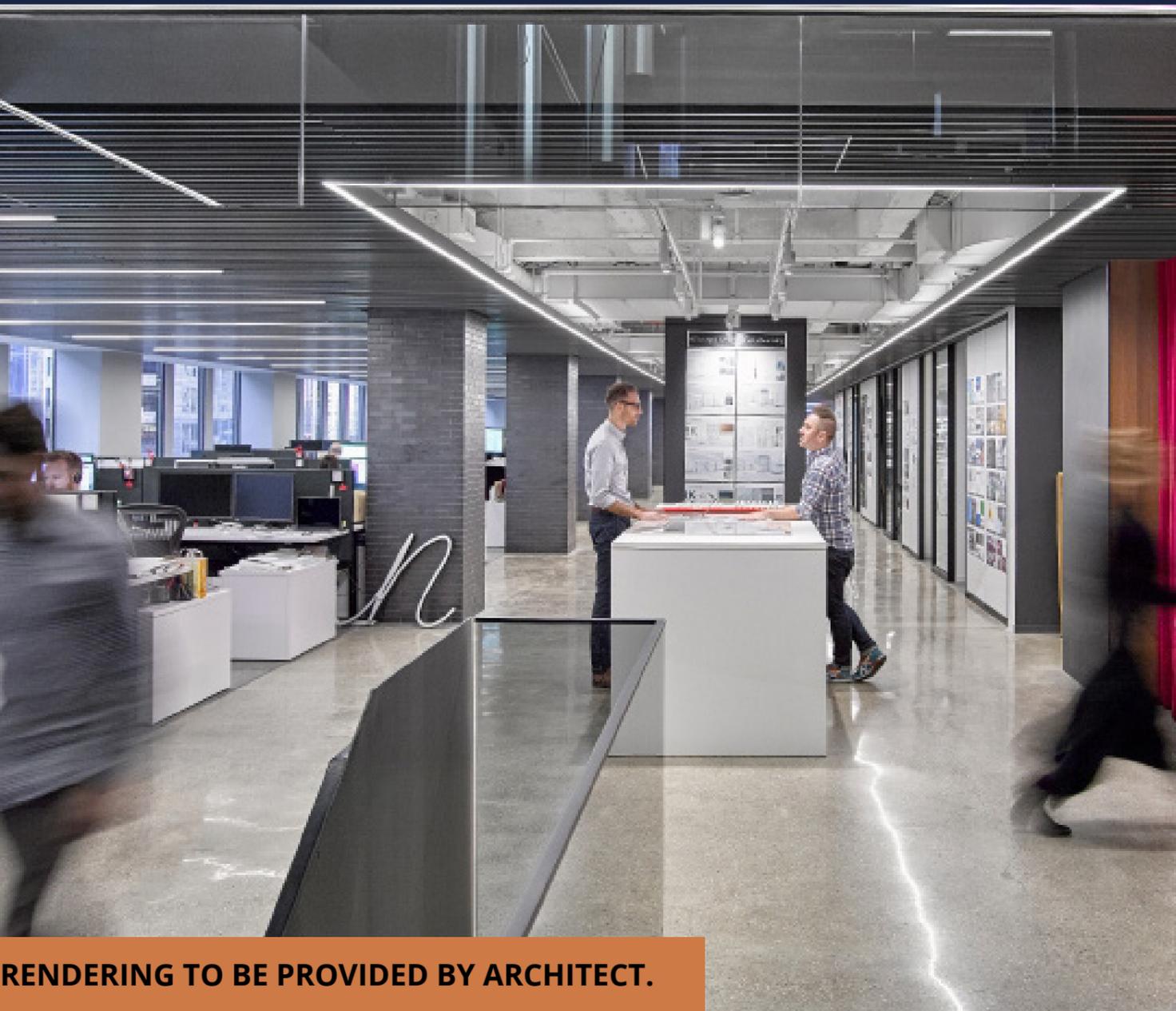
ARCHITECT TO PROVIDE LATEST TEST FIT + COLOUR CODED LAYOUT

**EXCELLENT SENSE  
OF SPACIOUSNESS  
WITH HIGH CEILINGS  
AND FULL-HEIGHT  
GLASS FACADE**



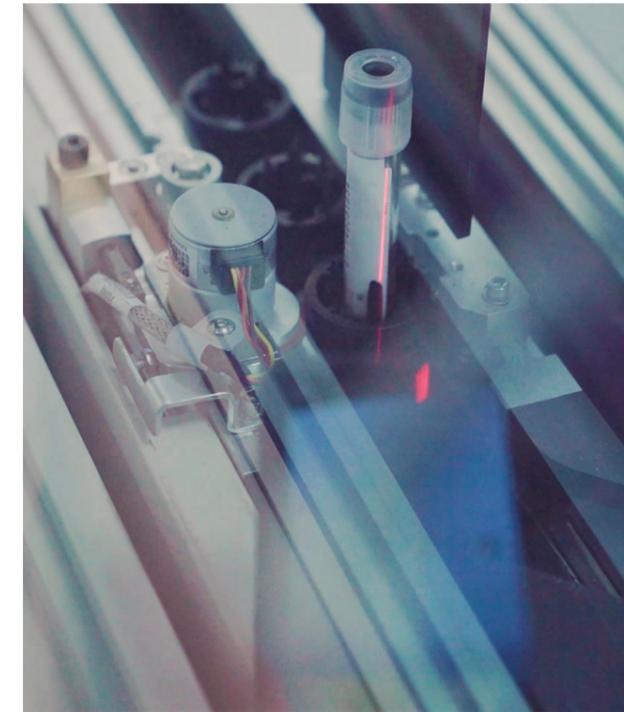
# ENJOY THE PERKS OF AN ACTIVITY-BASED WORKPLACE

Step into the future of efficient workplaces by allowing employees to choose from a variety of settings according to the nature of their tasks. This shift towards a modernised workplace format empowers companies to boost efficiency and productivity in the workplace, and maximise how flexible and adaptable it can be.



- 1 Flexible space layouts cater to varying meeting capacities and optimise usage of space.
- 2 Working clusters for different functions can be formed within a common space, allowing for a higher productivity rate to floor area ratio.
- 3 Large spaces can accommodate more meeting rooms which allow for internal / external collaboration.

**Unlock the potential of multi-functional rooms that can be easily converted for meeting pods, wellness rooms and welfare initiatives.**

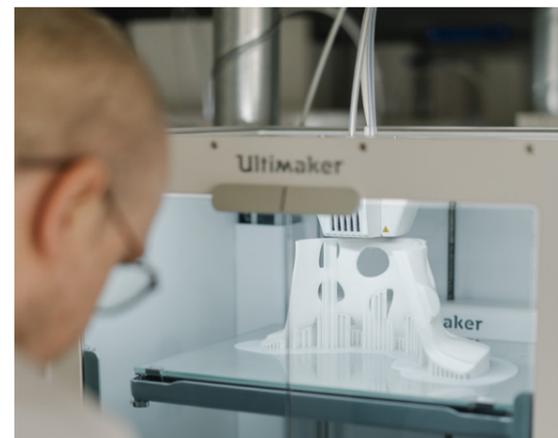


# JOIN A VIBRANT COMMUNITY OF PROGRESSIVE BUSINESSES

At 163 Kallang Way, we welcome companies who are committed to creating a business environment that speaks of modern workplace excellence. Join a community of large enterprises in the vicinity.

These are some industries that will thrive well with our site specifications:

- 1 **Medical Devices**
- 2 **Advanced Manufacturing, Automation and Robotics**
- 3 **Data Analysis & Security, Information Communication & Media Technology**
- 4 **R&D, Testing and Laboratories**
- 5 **Product Design, Engineering, Testing and Servicing**

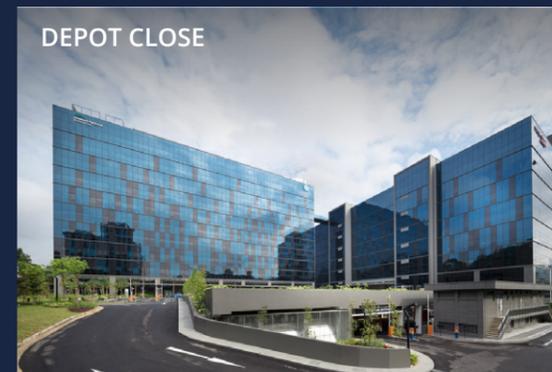


# KEY INFORMATION

<b>Address</b>	163 Kallang Way, Singapore 349256
<b>Zoning</b>	Industrial B2
<b>Building Configuration</b>	Level 1 – Canteen, café & showroom Level 2 – Carpark Levels 3 to 9 – Industrial space
<b>Net Lettable Area</b>	~262,000 sq ft
<b>Typical Unit Sizes</b>	~7,430 sq ft to 37,400 sq ft per floor
<b>Ceiling Height</b>	Floor to floor – ~5.775 m Floor to false ceiling – ~3.2 m
<b>Floor Loading</b>	Industrial units – 12.5 KN/sqm
<b>Air-conditioning</b>	Central AHU air-conditioning
<b>Chilled Water</b>	2 nos., 50mm tap off
<b>Electrical Allocation</b>	85 watt per sq m
<b>Sprinkler Rating</b>	68°C / OH3
<b>Internal finishes</b>	Cement screed floor, false ceiling, lights, sprinklers and central air-con
<b>Lifts</b>	6 passenger lifts (25 pax each) 2 fireman lifts (3 tons each) 2 goods lifts (4 tons each)
<b>Loading / Unloading</b>	5 bays with 2 dock levellers
<b>Parking</b>	87 + 2 lots / 350 sm per lot

ANOTHER QUALITY PROJECT BY

**maple<sup>tree</sup>**  
**industrial**



MIT is a real estate investment trust listed on the Main Board of Singapore Exchange. Its principal investment strategy is to invest in a diversified portfolio of income-producing real estate used primarily for industrial purposes in Singapore and income-producing real estate used primarily as data centres worldwide beyond Singapore, as well as real estate-related assets.

As at 31 December 2020, MIT's total assets under management was S\$6.6 billion, which comprised 84 properties in Singapore and 27 properties in North America (including 13 data centres held through the joint venture with Mapletree Investments Pte Ltd). MIT's property portfolio includes Data Centres, Hi-Tech Buildings, Business Park Buildings, Flatted Factories, Stack-up/Ramp-up Buildings and Light Industrial Buildings.

FOR ENQUIRES, PLEASE CONTACT:

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[industrial@mapletree.com.sg](mailto:industrial@mapletree.com.sg)

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**FOLDER SECTION FOR LOOSE INSERTS.**

