



MARINA
ONE

www.marinaone.com.sg

Artist's Impression



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MARINA
ONE
OFFICES

One place to locate in Asia

Marina Bay is one of Asia's real estate success stories, conceived as a place for financial and multinational companies to prosper.

The Urban Redevelopment Authority's vision of a 'Garden City by the Bay' has delivered a financial powerhouse connecting Singapore to Asia and the rest of the world.

At the heart of this business centre sits Marina One, Asia's premier office development.

- Approximately 1.88 million sq ft premium Grade A office space
- Typical floor plates ranging from 34,000 sq ft to 40,000 sq ft
- Two high density floors of approximately 100,000 sq ft each - the largest Grade A office floor plate in Singapore with panoramic views on Levels 28 and 29
- 3m clear floor to ceiling height (3.8m on high density floors)
- 150mm raised flooring (350 mm on high density floors)
- Knock out panels for inter-floor connectivity
- Generous core-to-window span
- Over 300-pax capacity auditorium with pre-function area
- Two 122-person meeting rooms that could be joined to provide up to 244-person room
- Bicycle parking lots and shower facilities
- LEED Platinum Pre-Certified and BCA Green Mark Platinum Certified
- Live, work and play within an integrated development with approximately 140,000 sq ft net retail - The Heart and 1,042 luxury residential units - Marina One Residences
- Only integrated development to be flanked by two green parks - Central Linear Park and Marina Station Square
- Only integrated development in the city with a biodiversity garden at its core - The Green Heart, approximately 65,000 sq ft lush greenery on Level 1
- Sky Terrace Gardens on both office towers - The Oasis, approximately 30,000 sq ft living green with mist pool on Level 4
- Event spaces - The Pulse, which is up to approximately 50,000 sq ft on Levels 1 & 2, injecting life and buzz into The Heart
- Two signature restaurants nestled within The Oasis
- Wide range of F&B and lifestyle retail services including a fitness club, supermarket and food court
- Public terraces, outdoor sitting, water features and green gardens are provided in communal social spaces to offer respite for occupiers

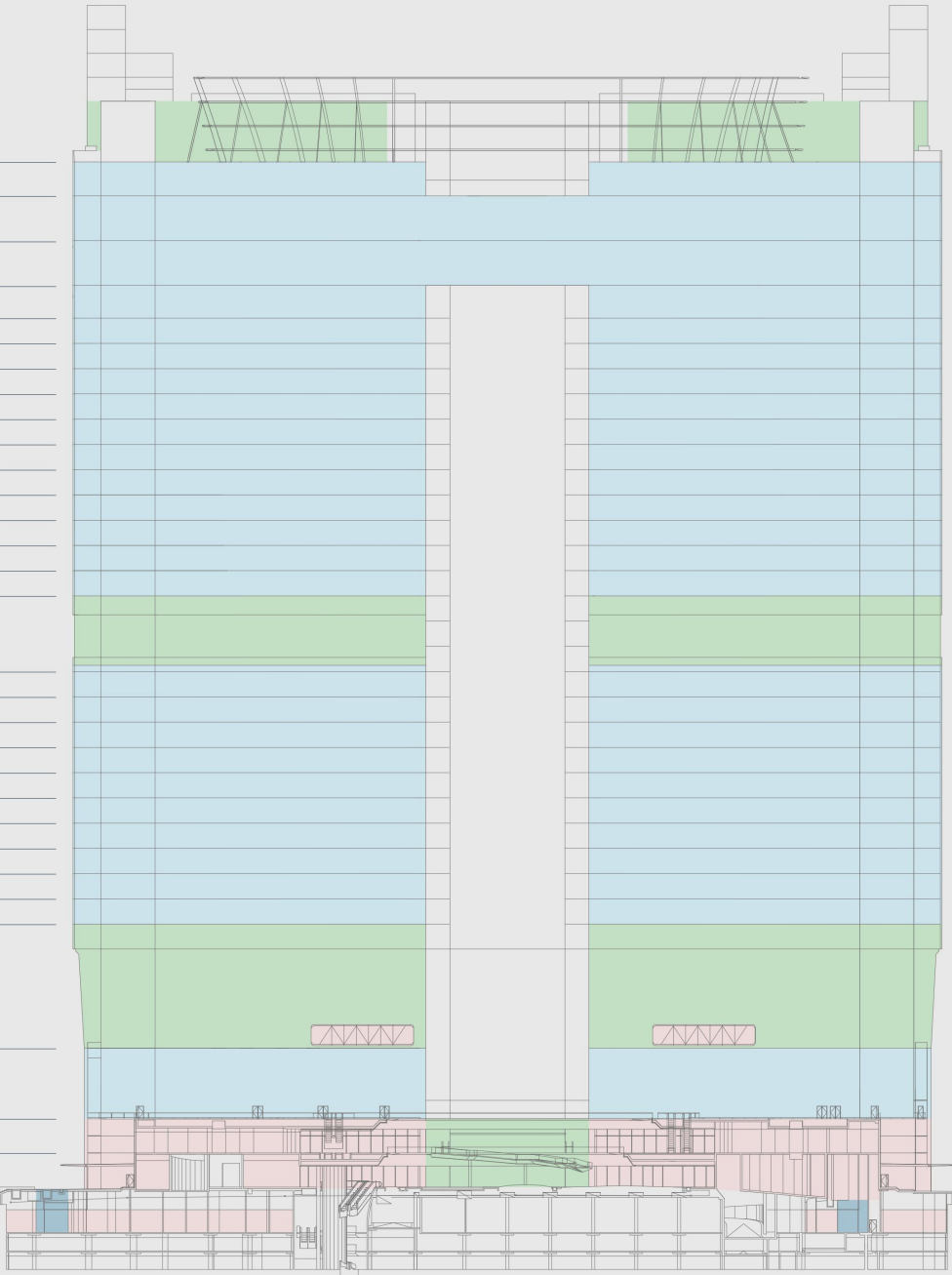
Schedule of Areas

East Tower – 7 Straits View

Zone	Level	Floor Type	SQ M	SQ FT
High Density Office Floors	30	Office	3,916	42,152
	29	Office	9,602	103,356
	28	Office	9,663	104,013
High Rise Zone	27	Office	4,047	43,562
	26	Office	3,913	42,120
	25	Office	3,882	41,786
Mid Rise Zone	24	Office	3,569	38,417
	23	Office	3,806	40,968
	22	Office	3,772	40,602
	21	Office	3,738	40,236
	20	Office	3,703	39,859
	19	Office	3,667	39,472
	18	Office	3,631	39,084
	17	Office	3,594	38,686
Low Rise Zone	16	Office	3,550	38,212
	15	Sky Terrace	NA	NA
	14	Office	3,355	36,113
	13	Office	3,350	36,059
	12	Office	3,344	35,995
	11	Office	3,339	35,941
	10	Office	3,333	35,876
	9	Office	3,328	35,823
Basement	8	Office	3,067	33,013
	7	Office	3,316	35,693
	6	Office	3,311	35,640
	5	Office	3,384	36,425
	4	The Oasis Signature Restaurant 1 (377 sq m / 4,058 sq ft) and Garden Terrace		
	3	Office Lobby and Facilities (with Fitness Club – 621 sq m / 6,688 sq ft)		
	2	The Heart Retail Podium (with Fitness Club – 1,777 sq m / 19,139 sq ft) and The Pulse City Room		
	1	The Heart Retail Podium (4,133 sq m / 44,488 sq ft) and The Pulse City Room		
	B1	Vehicle Parking		
	B2	The Heart Retail (5,061 sq m / 54,476 sq ft), UPN and MRT		
	B3	Vehicle Parking		
	B4	Vehicle Parking		

West Tower – 9 Straits View

Level	Floor Type	SQ M	SQ FT	Zone	
30	Office	3,989	42,938	High Density Office Floors	
29	Office	—	—		
28	Office	—	—		
27	Office	4,042	43,508	High Rise Zone	
26	Office	3,907	42,055		
25	Office	3,875	41,711		
24	Office	3,561	38,331	Mid Rise Zone	
23	Office	3,796	40,860		
22	Office	3,761	40,483		
21	Office	3,725	40,096		
20	Office	3,689	39,708		
19	Office	3,651	39,299		
18	Office	3,614	38,901		
17	Office	3,570	38,427		
16	Office	3,531	38,008	Low Rise Zone	
15	Sky Terrace	NA	NA		
14	Office	3,351	36,070		
13	Office	3,343	35,984		
12	Office	3,335	35,898		
11	Office	3,327	35,812		
10	Office	3,322	35,758		
9	Office	3,318	35,715		
8	Office	3,060	32,938	Basement	
7	Office	3,310	35,629		
6	Office	3,306	35,586		
5	Office	3,383	36,415		
4	The Oasis Signature Restaurant 2 (377 sq m/ 4,060 sq ft) and Garden Terrace				
3	Office Lobby and Facilities				
2	The Heart Retail Podium (with Food Court) and The Pulse City Room				
1	The Heart Retail Podium and The Pulse City Room				
B1	Vehicle Parking				
B2	The Heart Retail, UPN and MRT				
B3	Vehicle Parking				
B4	Vehicle Parking				



- Office
- Retail
- Greenery
- Underground pedestrian network to MRT

Subject to changes in design development.

Level 14



Typical Low Zone Floor Plan

36,070 SQ FT
3,351 SQ M

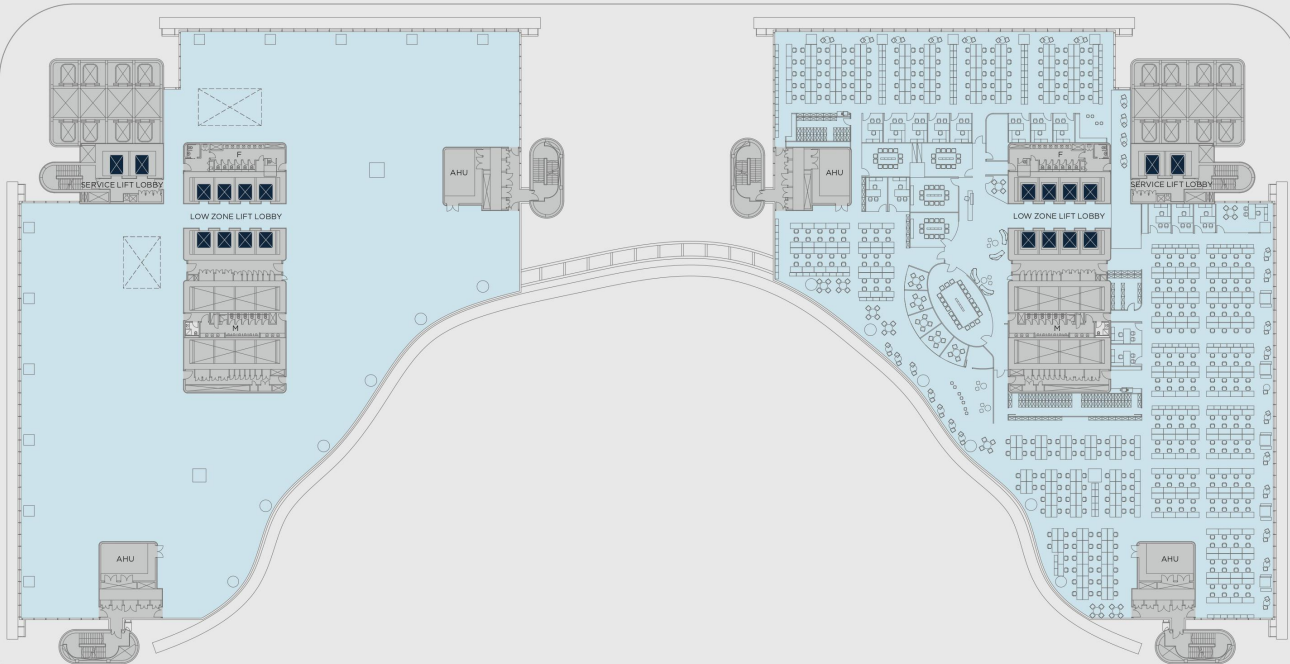
Occupancy load
540 persons

- Office
- Core
- Lifts
- Executive Toilet (with shower facilities)

6 MINS
SHENTON WAY
T519
Under construction

PARK STREET

MARINA BAY
NS27 CE2 T520
5 MINS



5 MINS
DOWNTOWN
D117

COMMERCE STREET

MARINA BAY
NS27 CE2 T520
5 MINS

East Tower Test Fit

36,113 SQ FT
3,355 SQ M

Workstations 397
Offices 13
MD Office 1
Spare Offices 2
Total Headcount 413

22 Person Meeting Room 1
10-12 Person Meeting Room 4
4 Person Meeting Room 6
Total Meeting Room Seats 94

Occupancy Ratio
8.1 sq m / 87 sq ft per occupant
Meet and Greet Space
104 people

Level 21



West Tower Test Fit

40,096 SQ FT
3,725 SQ M

Workstations 400
Offices 13
MD Office 1
Total Headcount 414

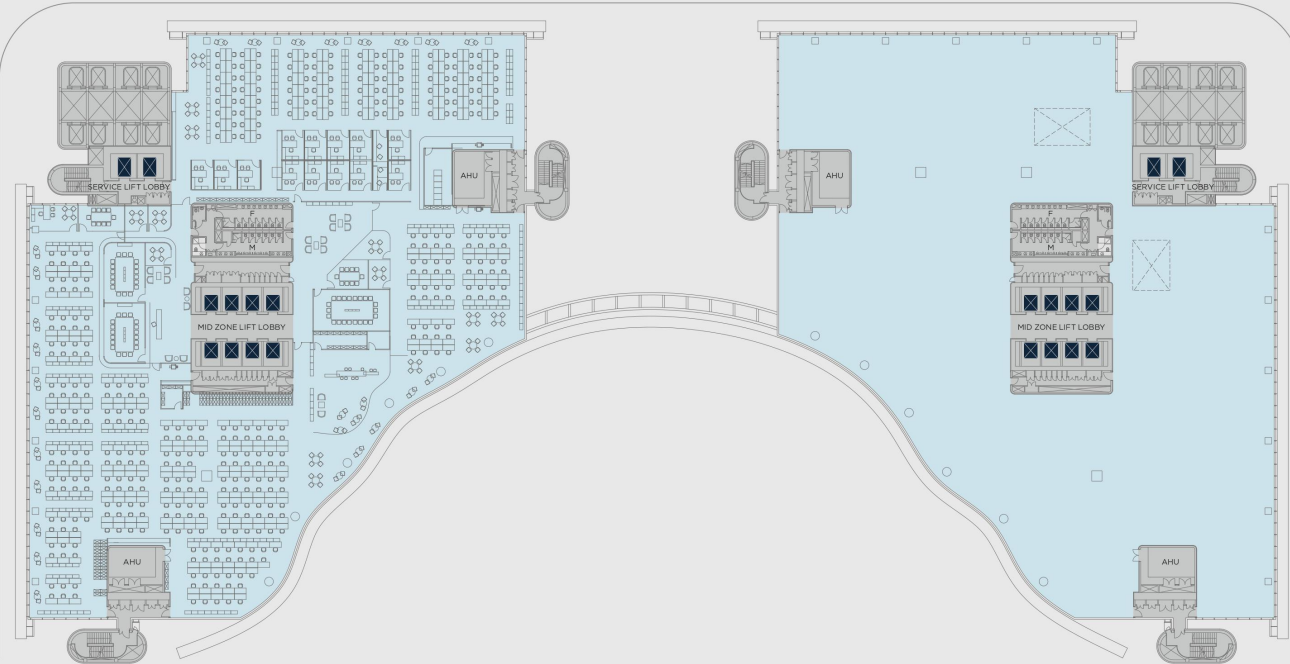
22 Person Meeting Room 3
10-12 Person Meeting Room 2
4 Person Meeting Room 5
2 Person Meeting Room 2
Total Meeting Room Seats 110

Occupancy Ratio
9.0 sq m / 97 sq ft per occupant
Meet and Greet Space
77 people

6 MINS
SHENTON WAY
T519
Under construction

PARK STREET

MARINA BAY
NS27 CE2 T520
5 MINS



5 MINS
DOWNTOWN
D117

COMMERCE STREET

MARINA BAY
NS27 CE2 T520
5 MINS

Typical Mid Zone Floor Plan

40,236 SQ FT
3,738 SQ M

Occupancy load
540 persons

- Office
- Core
- Lifts
- Executive Toilet (with shower facilities)

Level 27



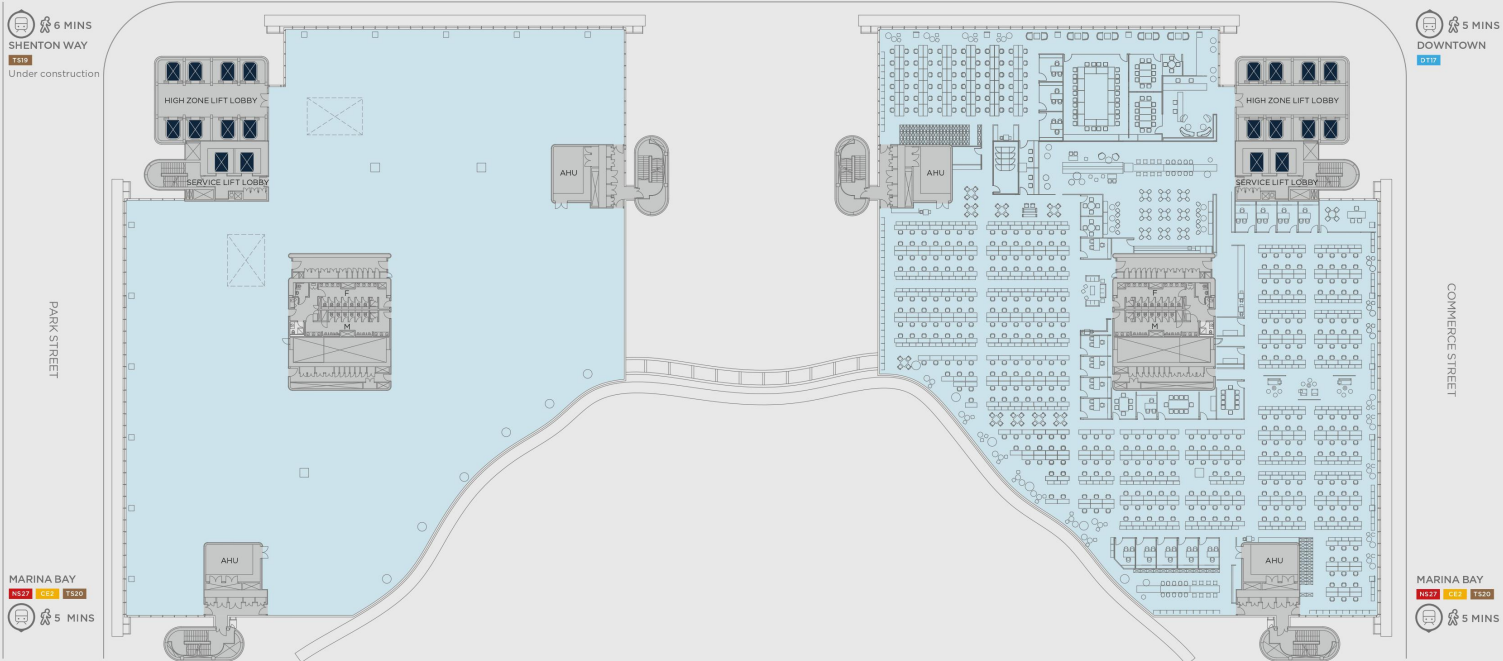
Typical High Zone Floor Plan

43,508 SQ FT
4,042 SQ M

Occupancy load
540 persons

- Office
- Core
- Lifts
- Executive Toilet (with shower facilities)

CENTRAL LINEAR PARK
STRAITS VIEW



East Tower Test Fit

43,562 SQ FT
4,047 SQ M

Workstations 471
Offices 18
MD Office 1
Total Headcount 490

28 Person Meeting Room 1
12 Person Meeting Room 1
10 Person Meeting Room 3
6 Person Meeting Room 1
4 Person Meeting Room 3
2 Person Meeting Room 4
Total Meeting Room Seats 96

Occupancy Ratio
8.3 sq m / 89 sq ft per occupant
Meet and Greet Space
229 people

Overview

- Approximately 1.88 million sq ft of premium Grade A office space.
- An integrated development with approximately 140,000 sq ft of retail space and 1,042 residential apartments.
- Floorplates range from approximately 34,000 sq ft to 100,000 sq ft, the largest in Singapore's Central Business District.
- 3m clear floor-to-ceiling height (3.8m on high density floors).
- Knock out panels for inter-floor connectivity.
- Panoramic city skyline and sea views.
- Over-300-person auditorium and two 122-person meeting rooms that could be joined to provide a 244-person room.
- Signature restaurants, air-conditioned food court, supermarket, fitness club plus a wide range of F&B outlets and retail services within the retail podium to cater to occupiers' needs.
- LEED Platinum Pre-Certified and BCA Green Mark Platinum Certified.
- Only integrated development in the city with an approximately 65,000 sq ft bio-diversity garden as the central core on Level 1.
- Flanked by two green parks in Marina Bay - Central Linear Park and Marina Station Square.
- Sky Terrace Gardens on both office towers of approximately 30,000 sq ft with mist pool on Level 4.
- Event spaces on levels 1 and 2, injecting life and buzz to the building.



**MARINA
ONE**
THE HEART

Your Space to Indulge

The Heart is a retail podium that covers over 140,000 sq ft within Marina One and offers a variety of shopping, lifestyle and signature gastronomic outlets surrounded by lush greenery and its adjacent parks – Marina Station Square and Central Linear Park.

With a plethora of Asian and Western dining, upscale bars and bistros coupled with a wide array convenience services, The Heart is your destination to unwind and entertain amidst lush greenery and parks reminiscent of London's Hyde Park and Manhattan's Central Park.

- The Pulse – A double-storey event space that include public terraces, water features and green gardens
- 26,000 sq ft fitness club, 8,400 sq ft air-conditioned food court, over 9,000 sq ft gourmet supermarket and a wide range of F&B outlets and retail services
- Two signature restaurants with mist pools nestled within The Oasis on Level 4



One Experience

This development offers an array of features that sets it apart from a standard office development. Whether dropping by the fitness club before work, meeting colleagues for lunch in the food court or dining with clients at the two signature restaurants, there is always something to experience at Marina One.

One Intersection

Marina One offers excellent connectivity by public transport, car or foot. It sits within easy reach of four MRT lines which are accessible through an air-conditioned Underground Pedestrian Network (UPN) that will also eventually allow you to walk in comfort to Raffles Place and Marina Bay Sands. Access by car is just as convenient as the development has easy access to major expressways ensuring quick access to all areas of Singapore.

LOCAL INTEREST

- 1 The Westin Singapore
- 2 The Fullerton Bay Hotel
- 3 Customs House
- 4 Ascott Singapore
- 5 Raffles Place
- 6 Lau Pa Sat
- 7 Hotel Sofitel
- 8 So Singapore
- 9 Marina Bay Link Mall
- 10 The Promontory @ Marina Bay
- 11 Marina Bay Sands
- 12 Gardens by the Bay

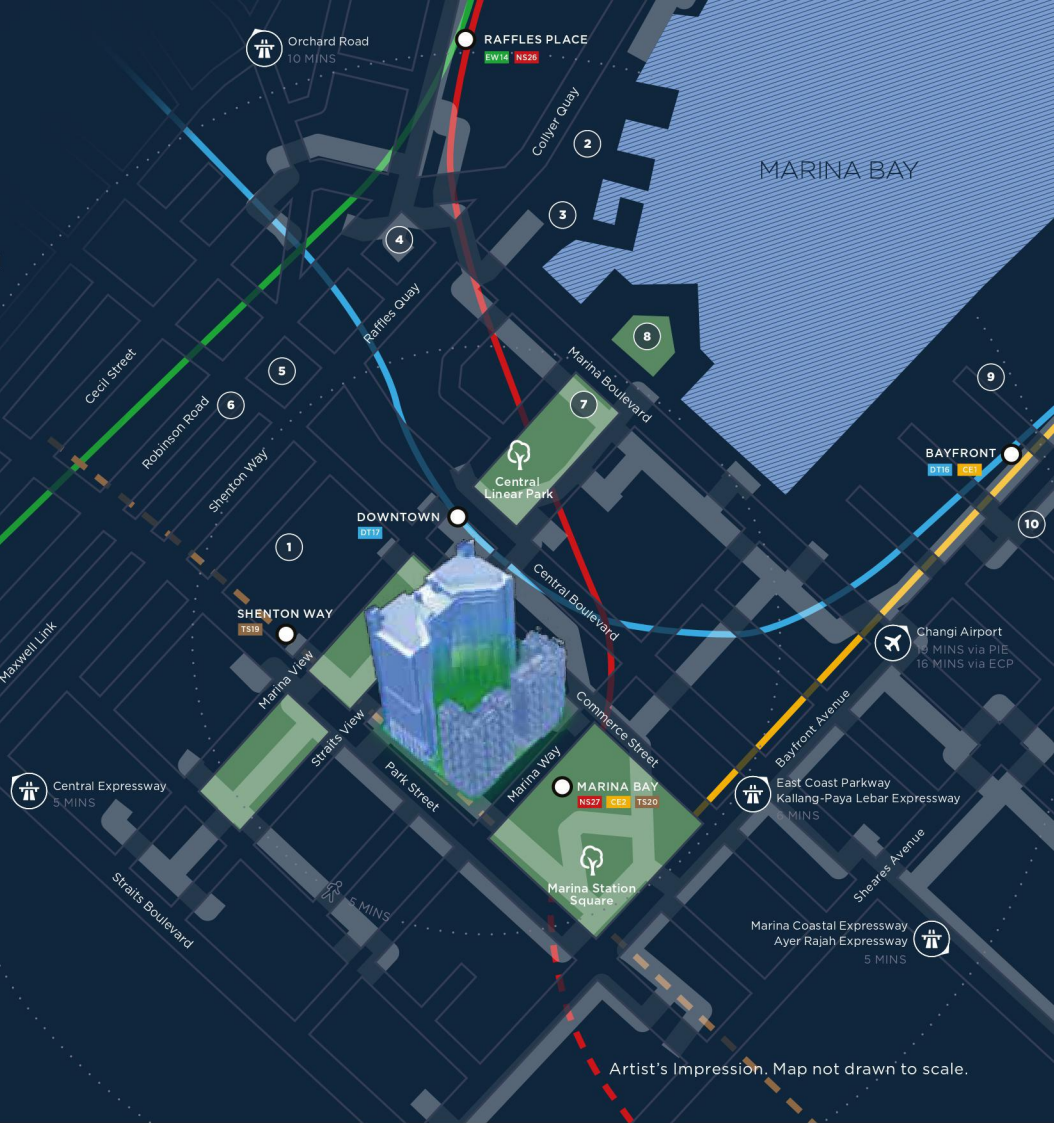


MRT LINES

- EAST-WEST LINE
- NORTH-SOUTH LINE
- DOWNTOWN LINE
- CIRCLE LINE
- THOMSON LINE (UC)



UNDERGROUND PEDESTRIAN NETWORK



Project Team



A member of UEM Group



Developer

Owned 60:40 by Khazanah Nasional Berhad and Temasek Holdings (Private) Limited respectively, M+S Pte. Ltd. was set up on 27 June 2011 to develop Marina One and DUO; two integrated developments in Singapore. Marina One (www.marinaone.com.sg) located at Marina Bay with a total gross floor area of approximately 3.67 million square feet will comprise close to 1.88 million square feet prime Grade-A office space, 140,000 square feet retail space and 1,042 luxury residential apartments. DUO (www.DUOSingapore.com) located at Ophir-Rochor with a total gross floor area of approximately 1.73 million square feet will comprise close to 570,000 square feet Grade-A office space, 56,000 square feet retail space, 660 premium residential apartments and a 5-star hotel.

Project Manager

UEM Sunrise Berhad ("UEM Sunrise") is a public-listed company and one of Malaysia's leading property developers. It is the master developer of Nusajaya, one of the flagship zones of Iskandar Malaysia, the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the economic growth and development of the region.

In the Central Region, UEM Sunrise is renowned for its award-winning, up-market residential, commercial and integrated developments largely in Kuala Lumpur's affluent Mont'Kiara enclave, as well as in Kuala Lumpur City Centre, Shah Alam and Selangor. Internationally, UEM Sunrise's presence extends into Singapore, Canada, South Africa and Australia.

Project Manager

Mapletree is a leading Asia-focused real estate development, investment and capital management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential in Asia. By combining its key strengths as a developer, an investor and a capital manager, the Group has established a track record of award-winning projects in Singapore and delivered consistent and high returns from across various real estate classes in Asia.

As at 31 March 2014, Mapletree owns and manages S\$24.6 billion of office, logistics, industrial, residential and retail/lifestyle properties. Currently, it manages four Singapore-listed real estate investment trusts (REITs) and seven private equity real estate funds, which together hold a diverse portfolio of assets in Singapore and throughout Asia.

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