



PAYA
LEBAR
GREEN



An architectural rendering of a modern building with a lush green courtyard. The building features a glass facade and a large, overhanging section with a green wall. The courtyard is filled with various plants, trees, and a large, mature tree in the center. People are shown walking, sitting, and riding a bicycle in the courtyard. The sky is blue with some clouds. The text "A FUTURE-READY COMMUNITY" is overlaid on the right side of the image.

A FUTURE-READY COMMUNITY

CREATING A VIBRANT WORKPLACE

Driven by its five-pillar development strategy, Paya Lebar Green is setting new standards of being a smarter, healthier and more sustainable workplace for the future.

1.

HEALTH AND WELLNESS

Enabling healthier and active lifestyles

Paya Lebar Green is one of the first commercial developments in Singapore to receive WELL Core pre-certification. WELL is a global performance-based rating system of building features that benefit occupants' health and wellbeing:

- High indoor air quality
- Excellent access to natural daylight
- Enhanced visual and thermal comfort
- Material selection
- Heightened hygiene support
- Biophilic design via connection to nature

Paya Lebar Green's close proximity to the Park Connector Network (PCN) links to large residential catchments in both eastern and central Singapore. With approximately 110 bicycle parking lots, lockers and shower facilities, the development supports active commutes between home and work.



2. PEOPLE-CENTRIC

Shaping an inclusive and engaging workplace for the community

Paya Lebar Green is well connected to the wider Paya Lebar Central precinct and the rest of Singapore through key transport networks:

- Three MRT lines – East-West, Circle and Downtown lines
- 11 bus lines
- Two park connectors
- Major expressways such as Pan Island Expressway (PIE) and East Coast Park (ECP) Expressway

Communal gathering spaces, which include cafés on the ground level, enhance the user experience for a more people-centric and inclusive workplace.



3. COLLABORATIVE AND CONNECTED

Integrating smart technology for a seamless workplace experience

Both Building 1 and Building 2 are amongst the first commercial buildings in Singapore to obtain WiredScore Platinum (Building 1) and Gold (Building 2) certifications for mobile performance, infrastructure, service capacity and digitally resilient design.

Digital connectivity is business-critical. Companies of today and tomorrow can rely on the strong mobile and wireless connectivity resiliency and future-proofed digital infrastructure within Paya Lebar Green.

The user experience and sense of security for both staff and visitors is also enhanced with smart building automation technology such as biometric and smartphone enabled access.



4. GREEN AND SMART

Embedding lush greenery and eco-friendly technologies

A new park over the Geylang River welcomes visitors to Paya Lebar Green. Vertical greenery further enhances the sense of greenery and biodiversity.

The use of smart IoT sensors and solutions help the building stay climate-responsive and energy efficient, by adjusting energy consumption according to real-time use.



5. SUSTAINABLE AND RESILIENT

Maximising energy efficiencies and utilising clean energy

As a Green Mark 2021 Platinum-Super Low Energy development, Paya Lebar Green utilises clean energy and reduces its environmental impact through:

- Maximising the use of solar Photovoltaic panels
- Use of low embodied carbon materials such as concrete, aluminum and other green certified material
- Achieving 80% overall recycling rate during construction

Paya Lebar Green will make a positive social and economic impact to the Paya Lebar precinct by working with various stakeholders to help businesses and communities thrive.



ALL THE RIGHT CONNECTIONS



Key locations by car

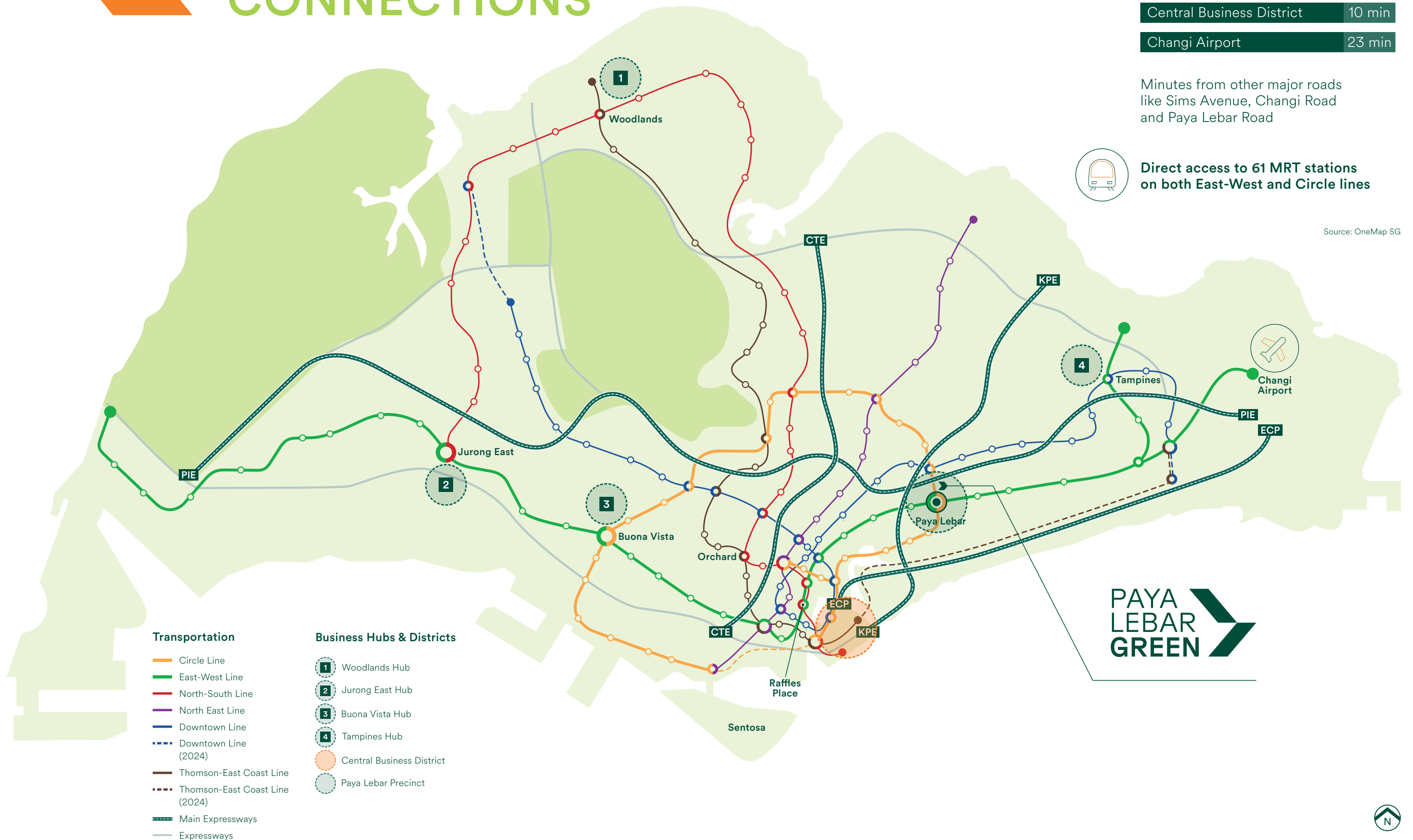
Pan-Island Expressway	1 min
East Coast Park Expressway	7 min
Central Business District	10 min
Changi Airport	23 min

Minutes from other major roads like Sims Avenue, Changi Road and Paya Lebar Road



Direct access to 61 MRT stations on both East-West and Circle lines

Source: OneMap SG



PAYA
LEBAR
GREEN



Map is not drawn to scale.

THE CENTRE OF CONVENIENCE

Whatever your preferred mode of transport, Paya Lebar Green provides easy access to a plethora of amenities, shopping malls, hotels and other places of interest.

Hotels

- 1 Aqueen Hotel
- 2 Village Hotel
- 3 Hotel Indigo
- 4 Grand Mercure
- 5 PARKROYAL on Beach Road
- 6 Pan Pacific Serviced Apartments
- 7 Andaz
- 8 Hotel Intercontinental
- 9 JW Marriott
- 10 Conrad Centennial
- 11 Fairmont
- 12 Pan Pacific Hotel
- 13 Swissôtel
- 14 The Ritz-Carlton
- 15 Mandarin Oriental
- 16 PARKROYAL COLLECTION Marina Bay
- 17 The Capitol Kempinski
- 18 Raffles Hotel

Shopping Malls and Amenities






- 1 SingPost Centre
- 2 Paya Lebar Square
- 3 PLQ Mall
- 4 City Plaza
- 5 KINEX
- 6 Tanjong Katong Complex
- 7 Haig Road Hawker Centre
- 8 i12 Katong
- 9 Parkway Parade
- 10 Bugis Junction
- 11 Bugis+
- 12 Suntec City
- 13 Raffles City

Greenery and Park Connector Network (PCN)

- Eastern Coastal Loop
- Central Urban Loop
- Greenery

- Expressways
Roads

MRT Lines

-  Circle Line
-  East-West Line
-  Downtown Line
-  North-South Line
-  North East Line



THE TRANSFORMATION OF PAYA LEBAR – A DYNAMIC PRECINCT

Paya Lebar Central has successfully positioned itself to be a highly attractive and accessible location for businesses that prefer to be located outside the Central Business District.

Over the past few years, the precinct has transformed into a lively, pedestrian-friendly commercial hub with a distinctive cultural identity. As the latest office development in the precinct, combined with exemplary building specifications and large, efficient floor plates, Paya Lebar Green is set to be the next decentralised office destination of choice.



EVERYTHING WITHIN REACH

Enjoy a wide range of food options, retail malls and other amenities, all within a 5 to 10-minute walk from Paya Lebar Green.

Hotel

- 1 Aqueen Hotel

Shopping Malls and Amenities

- 1 SingPost Centre (~100 shop units)
- 2 Paya Lebar Square (~120 shop units)
- 3 PLQ Mall (~190 shop units)
- 4 City Plaza
- 5 KINEX (~20 shop units)
- 6 Tanjong Katong Complex

Other Food Options

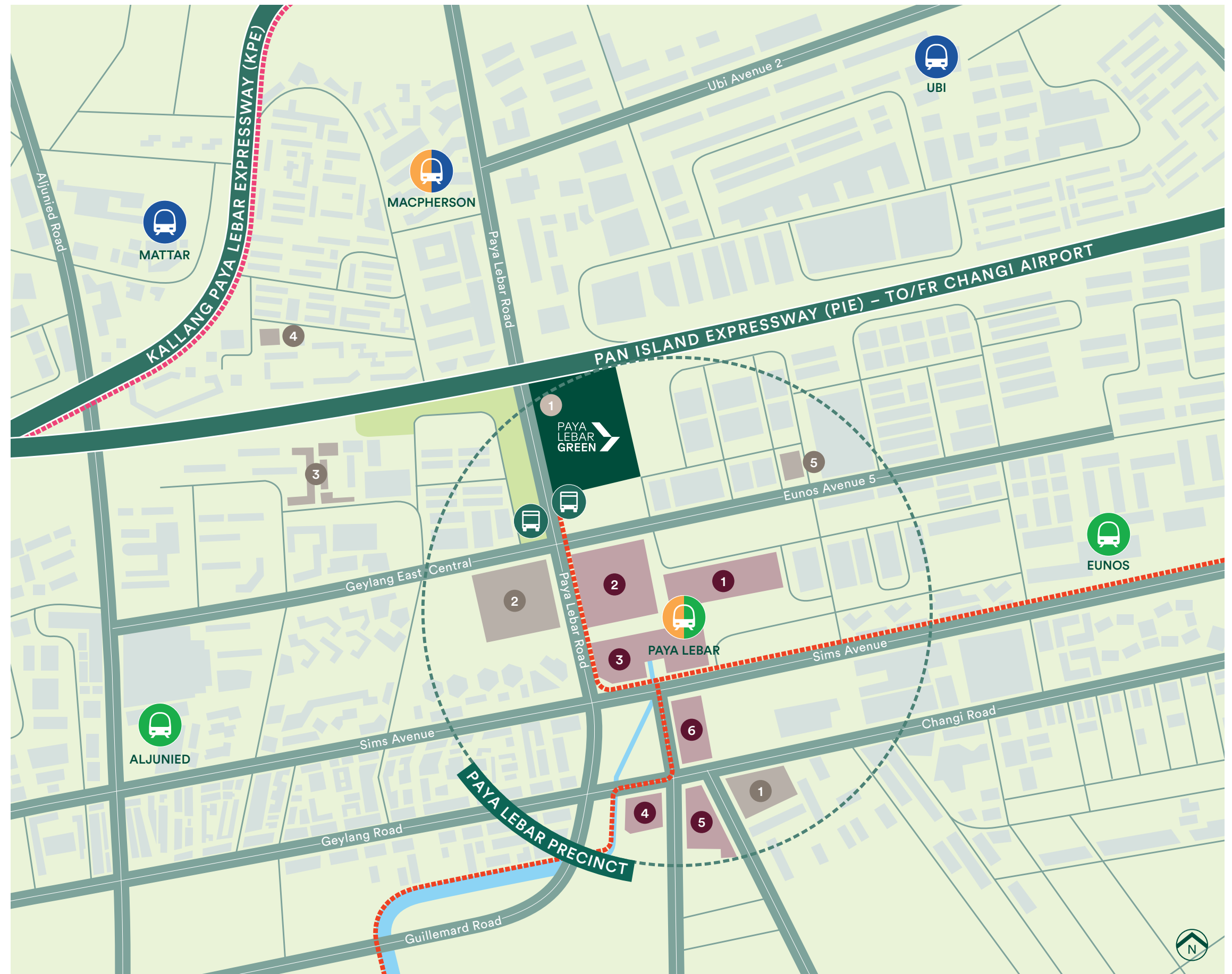
- 1 Haig Road Hawker Centre
- 2 Geylang East Industrial Estate
- 3 Geylang East Central
- 4 Macpherson Hawker and Market
- 5 Eunos Industrial Estate

Greenery and Park Connector Network (PCN)

- Eastern Coastal Loop
- Central Urban Loop
- Greenery

Transportation

- Expressways
- Main Roads
- Roads
- Bus No.: 24, 28, 43, 43e, 70, 70M, 76, 80, 135, 137, 154
- Circle Line
- East-West Line
- Downtown Line



DESIGNED WITH
PEOPLE
IN MIND



SITE PLAN GROUND LEVEL

Catering to those who enjoy more active commutes, dedicated cycling and pedestrian routes are integrated into the development, along with multiple end-of-trip facilities.

111

Bicycle parking lots



92

Private lockers



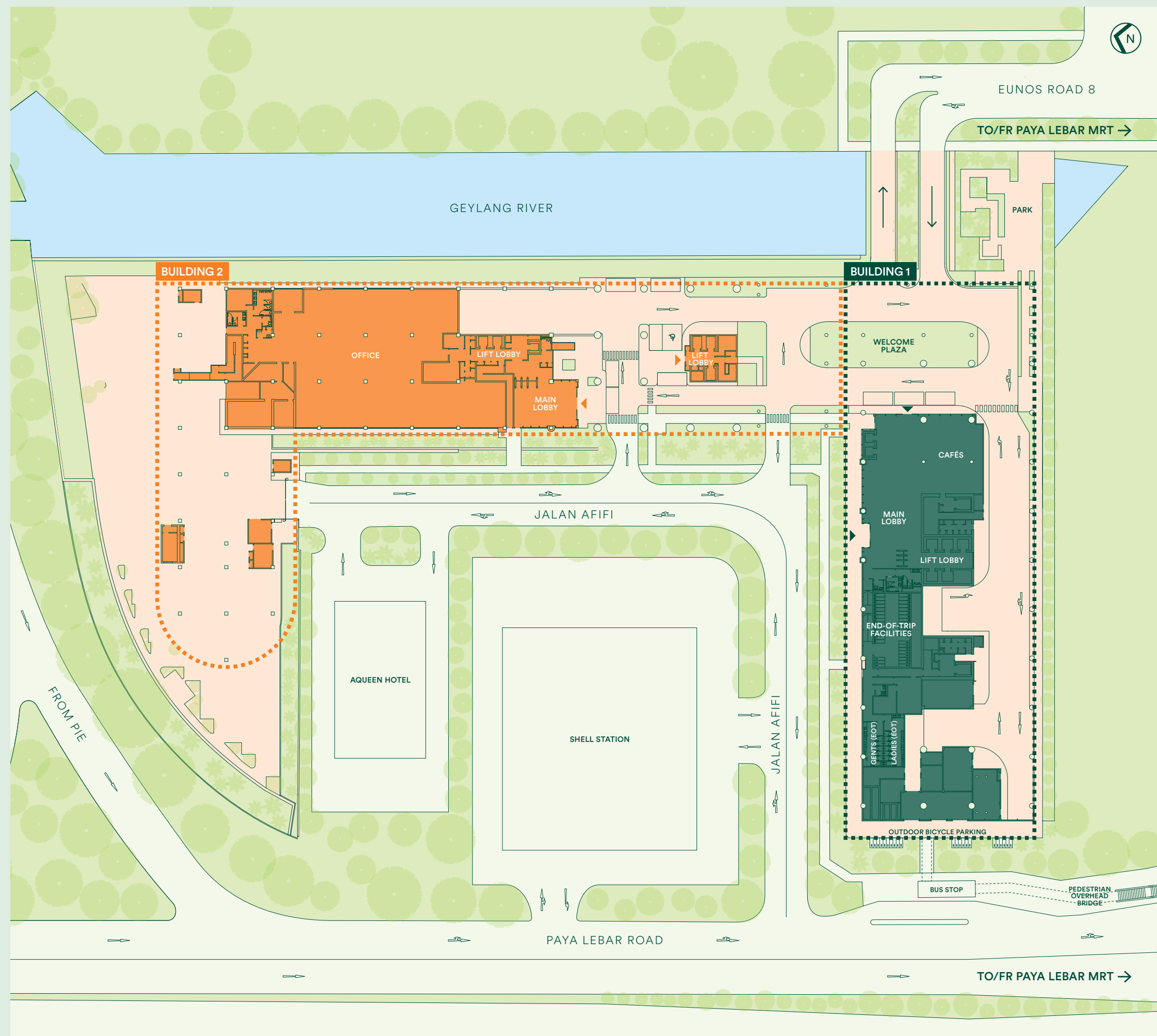
11

Shower facilities



Legend

- Building 1 Footprint
- Building 2 Footprint
- Building 1 Ground Floor Spaces
- Building 2 Ground Floor Spaces
- Vehicular Roads
- Green Areas
- Waterways





A GRAND RECEPTION

Building 1 features an expansive double-height lobby filled with natural light and equipped with state-of-the-art security and entry systems.

The high-speed lifts will promptly take you to your desired floor.

Café areas on the ground level will raise the energy and provide a perfect setting for collaboration and networking.





THE GLOBAL STANDARD

Directly connected to Building 1 by a two-storey link bridge, Building 2 showcases the best of smart, cutting-edge technology, sustainable building features and extensively enhanced infrastructure.



THE WORKPLACE
OF THE
FUTURE



Here are some notable organisations that have chosen to be in Paya Lebar:



CBRE



A PLACE FOR **EVERYONE**

Paya Lebar Green is raising the bar for being a smart, inclusive and sustainable workplace, all while being strategically situated in a dynamic precinct that has proven to be a preferred location for a number of well-known companies.

- Brother International (S) Pte Ltd
- Immigration & Checkpoint Authority (ICA)
- Intellectual Property Office of Singapore
- NTUC Income Insurance Co-operative Limited
- PropertyGuru Limited
- Roche Singapore Pte. Ltd.
- TransferWise Singapore Pte. Ltd.
- Virgin Active Singapore Pte. Ltd.
- Yamaha Motor

BUILDING 1

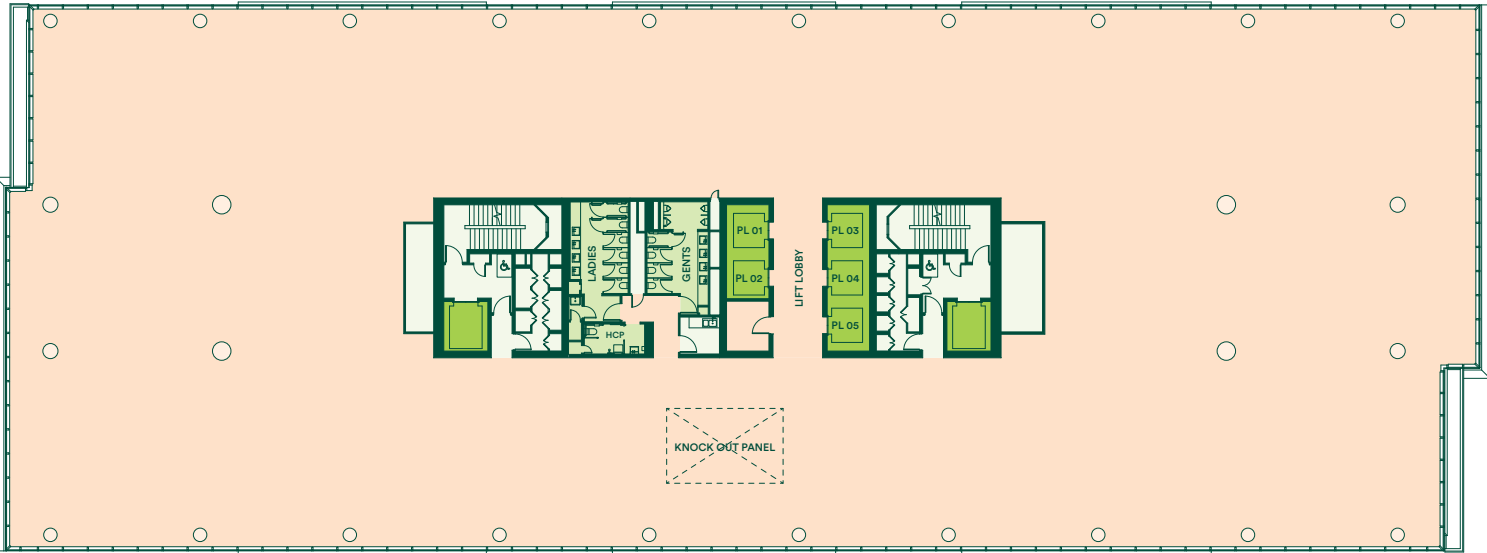
TYPICAL OFFICE FLOOR

The floorplates at Paya Lebar Green development are designed for high efficiency and adaptability. Building 1 features high-performance facade glazing, 2.8m floor-to-ceiling heights with 150mm raised floors and knock-out panels to ensure the utmost comfort and ease of inter-floor connectivity.

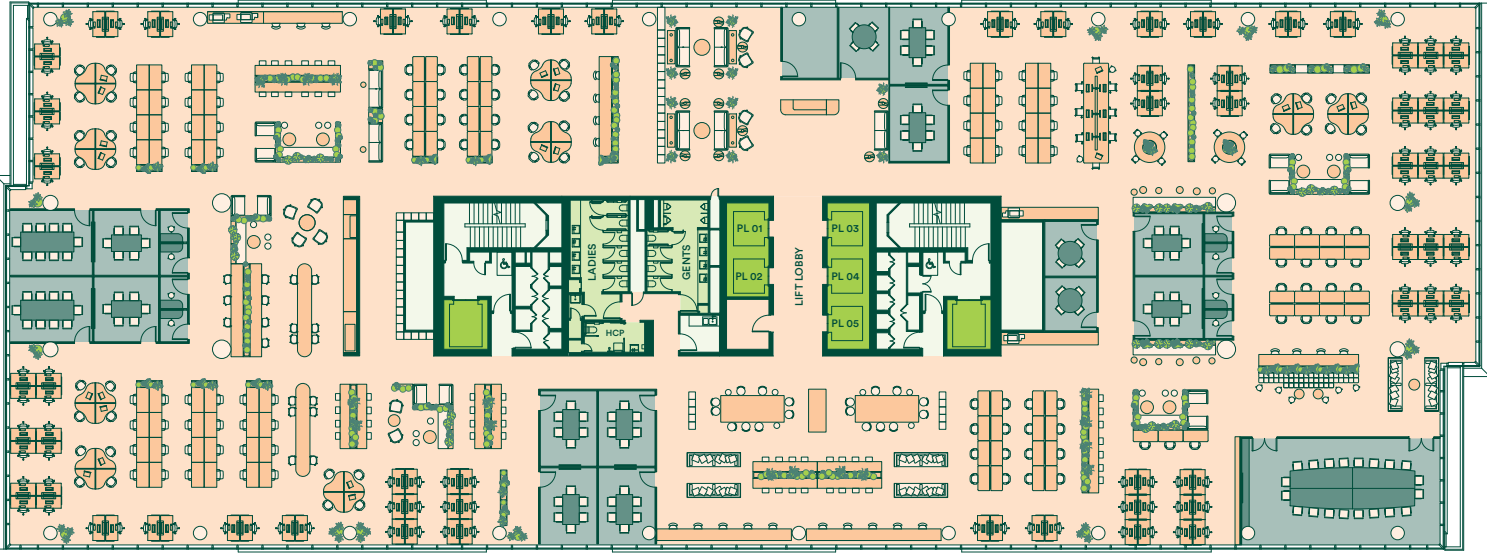
KEY NUMBERS

Net Lettable Area	~27,000 sq ft
Configuration = Centre Core with Knock-out Panels	1 : 8
Occupancy Load	300 pax
Number of Workstations (based on 80% Agile Working)	248 pax

TYPICAL FLOOR PLAN

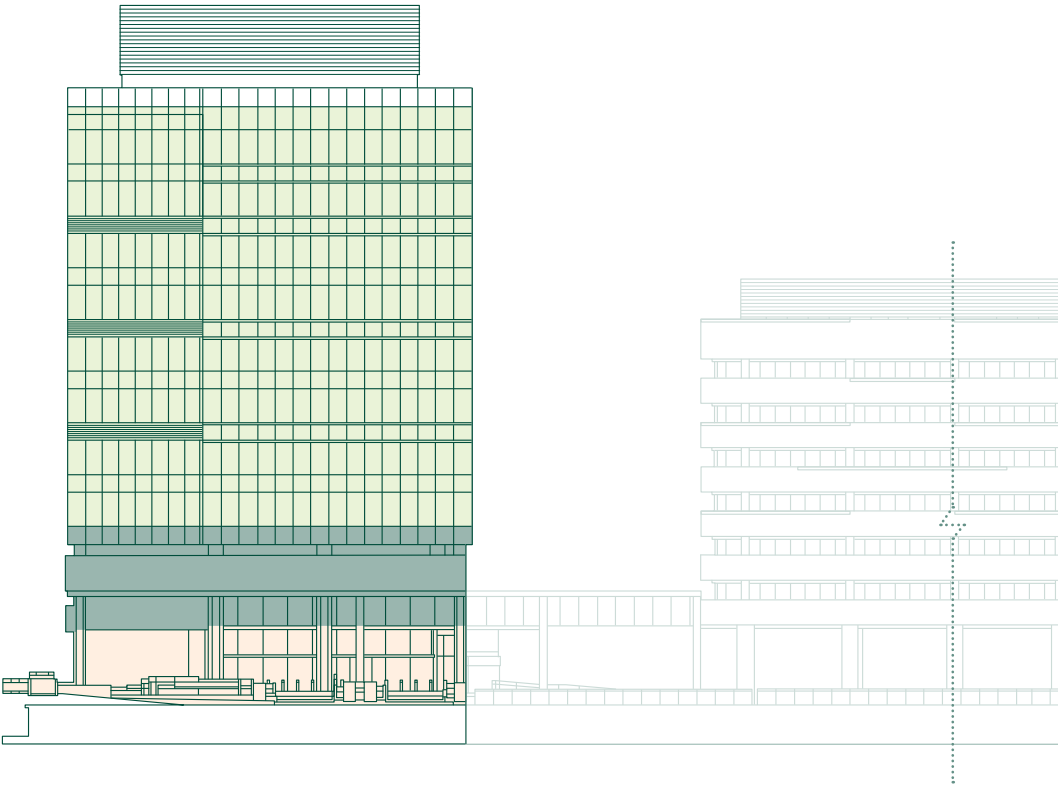


TEST FIT PLAN



SCHEDULE OF AREAS

Level	Size (sq ft)	Type
12	-	Roof
11	27,530	Office
10	27,550	
9	26,770	Office (Re-Entry)
8	27,550	Office
7	27,730	
6	27,730	
5	27,730	Office (Re-Entry)
4	27,730	
3	-	Carpark
2	-	Carpark, Linkbridge
1	-	Lobby, F&B and EOT Facilities



KEY HIGHLIGHTS

Total Net Lettable Area	221,500 sq ft
Floor Plate Size	26,000 – 27,000 sq ft
Configuration	Centre Core Configuration with knockout panels for easy connectivity
Floor-To-Ceiling Height	2.8m with 150mm raised flooring
Maximum Occupancy Load (pax per floor)	300 pax
Energy Performance	Full-height energy efficient glazing with high-performance acoustic specifications
Sustainability	International WELL Building Institute – WELL Core Precertified™ SILVER; Green Mark 2021 Platinum-Super Low Energy Building



WiredScore Rating



FEATURES



Electric Vehicle Charging Stations

Rooftop Solar Photovoltaic Panels



Integrated Communication Network

Sustainability Awards and Certifications



End-of-Trip Facilities including shower facilities, lockers and 111 bicycle parking lots

MERV 14 Filters and Bi-Polar Ionisation for enhanced indoor air quality



High-Speed Lifts

High Efficiency chiller plant and air side system

All Net Lettable Area and floor plate figures above are estimates and subject to change..

DELIVERING **HIGHER PRODUCTIVITY**

Experience the benefit of seamlessly integrated technology and infrastructure to support greater levels of flexibility, mobility and efficiency.



BUILDING 2

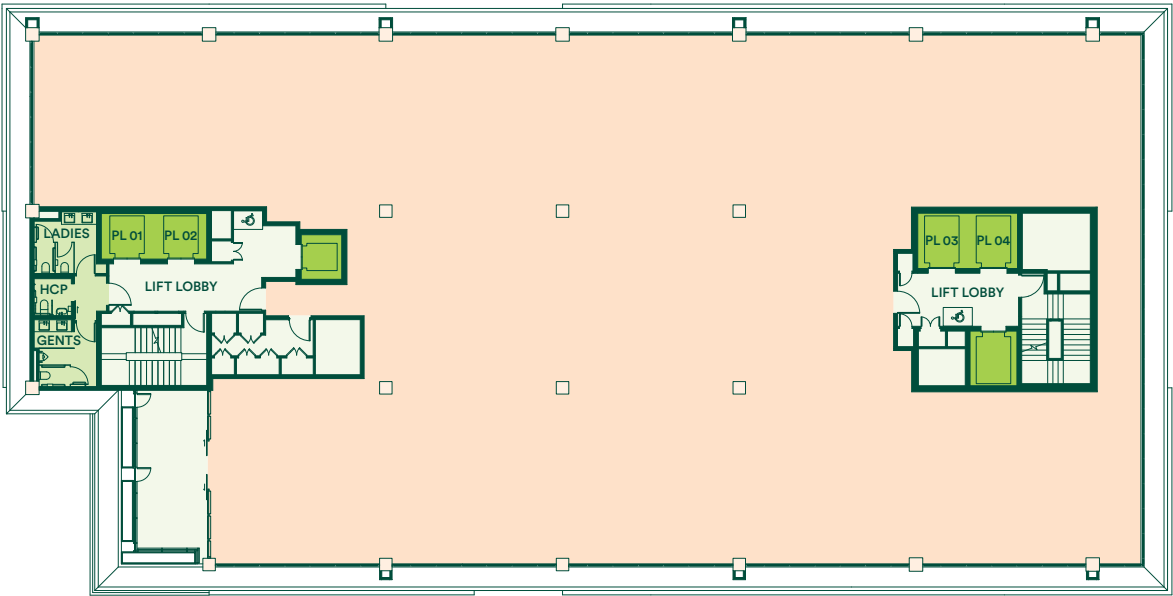
TYPICAL OFFICE FLOOR

Building 2 features extensive upgrades, including high-performance energy efficient glazing. This delivers improved indoor environment quality and an enhanced overall experience, while also allowing for highly efficient and adaptable floorplates.

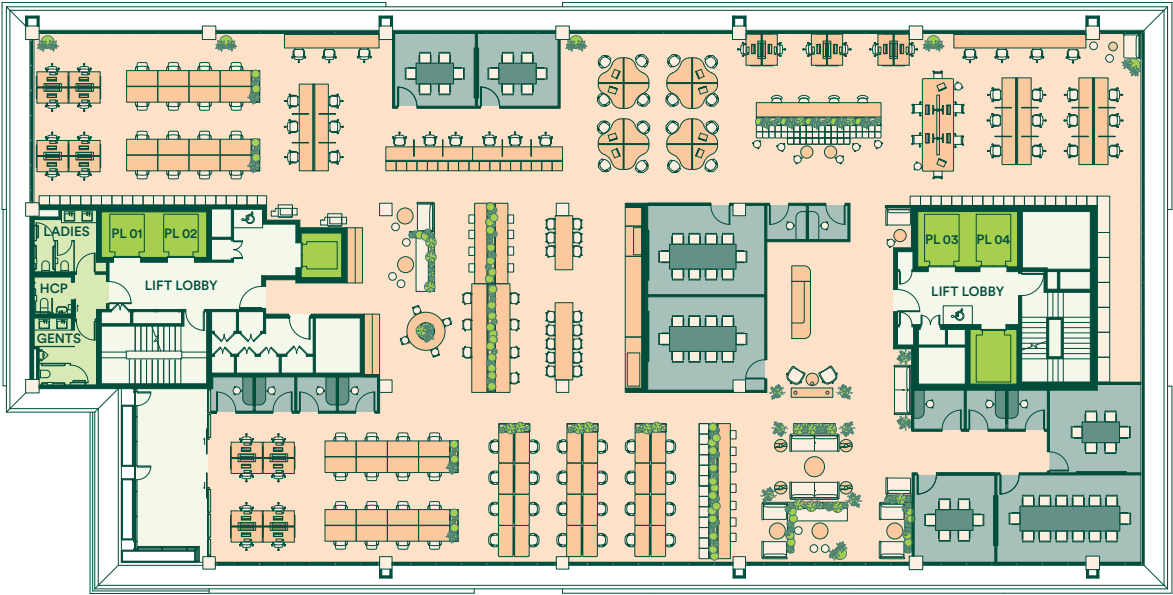
KEY NUMBERS

Net Lettable Area	~12,000 sq ft
Configuration = Side Core	1 : 8
Occupancy Load	240 pax
Number of Workstations (based on 80% Agile Working)	140 pax

TYPICAL FLOOR PLAN



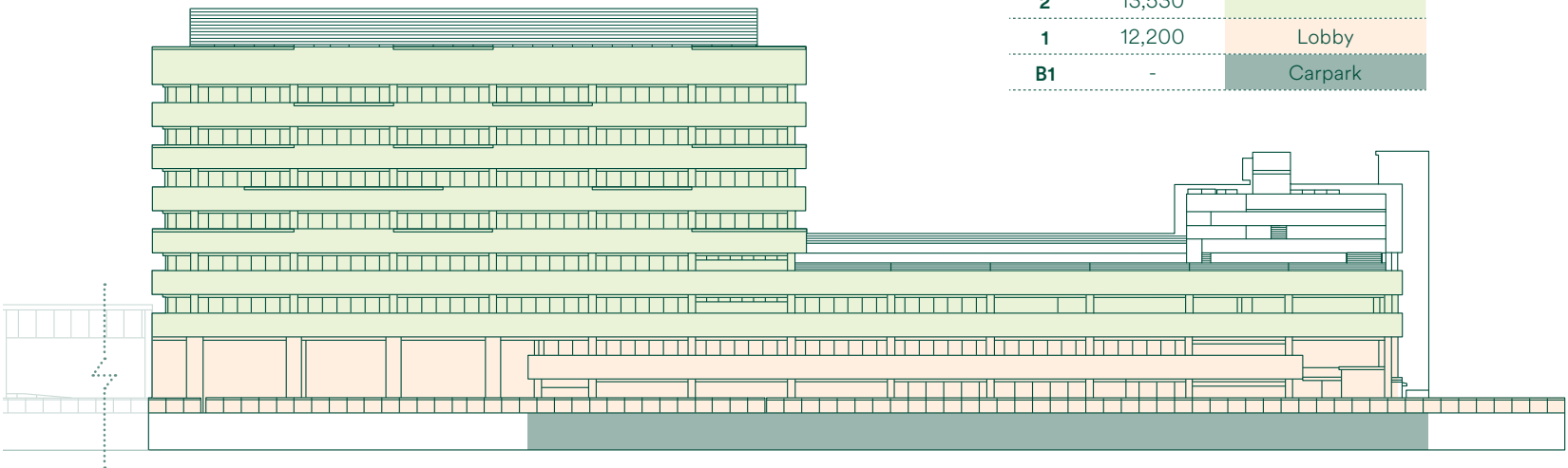
TEST FIT PLAN



- Office
- Lifts
- Toilets
- Circulation and BOH
- Meeting Rooms

SCHEDULE OF AREAS

Level	Size (sq ft)	Type
8	11,320	Office
7	11,740	
6	12,170	
5	11,860	Office (Re-Entry)
4	16,290	Office
3	24,100	
2	13,530	
1	12,200	Lobby
B1	-	Carpark



KEY HIGHLIGHTS

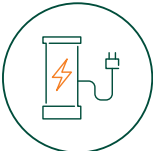
Total Net Lettable Area	113,210 sq ft
Floor Plate Size	11,000 – 12,000 sq ft
Configuration	Side Core Configuration
Floor-To-Ceiling Height	2.6m with no raised flooring
Maximum Occupancy Load (pax per floor)	240 pax
Energy Performance	Energy efficient glazing with high-performance acoustic specifications
Sustainability	Green Mark 2021 Platinum-Super Low Energy Building



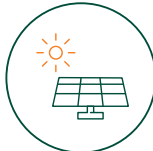
WiredScore Rating



FEATURES



Electric Vehicle Charging Stations



Rooftop Solar Photovoltaic Panels



Integrated Communication Network



Sustainability Awards and Certifications



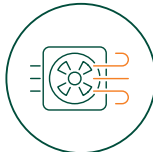
90% New Building Services to enhance performance



MERV 14 Filters and Bi-Polar Ionisation for enhanced indoor air quality



Optimised Vertical Transport System and modernised passenger lifts



High Efficiency chiller plant, air handling units (AHUs) and transformers

A TRUSTED PARTNERSHIP



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PROJECT TEAM

Architect

DP Architects

Civil and Structural

Arup Singapore

Mechanical and Electrical

Beca

Facade and Lighting

Inhabit Singapore

Landscape

DP Green

Environmental Sustainability

DP Sustainable Design

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