



KEPPEL BAY TOWER

1 HARBOURFRONT AVENUE, SINGAPORE 098632

Keppel Bay Tower, set within a vibrant waterfront business hub, offers a unique experience beyond the conventional business district. With breathtaking views, excellent transport links and proximity to entertainment, retail centres and hotels, it is the perfect blend of work and leisure.

SPECIFICATIONS

DESCRIPTION	18-storey office tower and a 6-storey podium block	
OVERALL SIZE (APPROX.)	Net Leasable Floor Area	390,000 sq ft
TYPICAL FLOOR AREA (APPROX.)	Podium	37,000 sq ft
	Tower	17,000 sq ft
FLOOR-TO-CEILING-HEIGHT (APPROX.)	2.7m with 150mm raised flooring	
OFFICE FLOOR LOADING	Typical Office	4 kN/m ²
	Heavy Zone	6 kN/m ²
MAXIMUM OCCUPANCY LOAD (PAX PER FLOOR)	Podium	275 to 350 Pax
	Tower	166 to 168 Pax
PARKING FACILITIES	Electronic car parking system 215 carpark lots (including 3 handicapped lots) for tenants and public	
TOILETS	Male and female toilets and 1 Executive/ Handicapped toilets per floor	
PANTRY	Common pantry on every office floor	
LIFTS	Podium (L1 to L6)	3 nos.
	Tower Low Rise (L1, L7 to L10)	4 nos.
	Tower High Rise (L1, L11 to L18)	4 nos.
	Service / Fire Lift (B1 to L18)	1 no.
	Central chilled water system with 1 AHU per floor	
	Mondays to Fridays (except public holidays) from 8:00am to 6:00pm	
AIR-CONDITIONING SYSTEM	Provision of space for tenants' own air-conditioning equipment (subject to availability)	
	Condenser water (subject to availability)	
	Typical office indoor environment: 23°C +/-1 Relative humidity: 60% +/-5%	
ELECTRICAL SYSTEM	Incoming electrical supply and loads	2 nos. 22kV service feeders from PowerGrid
	Distribution Boards (DBs) per floor	Tower: 6 nos. 32A / 63A three-phase Podium: 2 nos. for L3 to L5 3 nos. for L2 to L6
	Landlord emergency generator	2 nos. of 1,250 kVA generators
	Computer earthing	Provision of clean earth connection for tenants at every floor
TELECOMMUNICATIONS	Fibre optic provided to the ground floor Main Distribution Frame (MDF) room	
SECURITY SYSTEM	24-hour CCTV surveillance and guard tour control to monitor common areas	
FIRE PROTECTION SYSTEM	Fully addressable fire alarm system, automatic fire sprinkler system, wet riser system, hoses and portable fire extinguishers	



ACCESSIBILITY

- Close proximity and sheltered walk to/from HarbourFront (NE1/CC29) MRT station and HarbourFront Bus Interchange

AMENITIES

- VivoCity
- HarbourFront Centre
- Sentosa / Resorts World
- Mount Faber
- Marina @ Keppel Bay
- Seah Im Food Centre
- Travelodge HarbourFront



A VIBRANT PEOPLE-CENTRIC WORKPLACE



Home to a myriad of entertainment and leisure options



Café Area on the Ground Level for Collaboration and Networking



Mobile Application / Facial Recognition Turnstiles Access



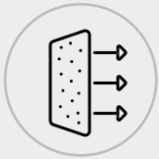
Electric Vehicle (EV) Charging Stations



Sustainability Awards and Certifications



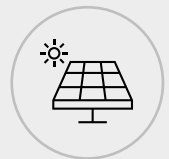
High Efficiency LED Lights



Enhanced Indoor Air Quality via MERV-14 Filters



High-Performance Double-Glazed Heat and UV Reducing Façade



Solar Photovoltaic (PV) Panels

Leasing Enquiries:

(65) 6803 2630

Michelle Chan | michelle.chan@keppel.com