



NEXUS @ONE-NORTH

With its futuristic design, Nexus@one-north is a premium business space that offers a dynamic environment for professionals to grow and interact. A lush sky garden connects the two towers to create a unique green bridge for seamless connectivity. The unique architecture and contemporary design of the towers inspire energy, discovery and creative excellence.

A short walking distance to one-north MRT station, and easy accessibility to a wide variety of amenities and resources, Nexus@one-north stands out among the others within the cohesive community of professionals.

1 Fusionopolis Link
Singapore 138542

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ACCESSIBILITY

- 3 minutes' drive to Ayer Rajah Expressway (AYE)
- 10 minutes' drive to City and 25 minutes' drive to Singapore Changi Airport via AYE
- Walking distance to one-north MRT station

BUILDING SPECIFICATIONS

Type of Building

- 2 Towers of 6-storey Office and Business Park building linked by a central landscape plaza and a sky bridge with basement carpark
- BCA Green Mark Platinum Award
- Green features: Solar PV system, Motion-sensor lightings, toilets with water saving fittings, recycling corner and high efficiency multi-tiered chiller plant

Floor Area

- Total NLA: Approx. 20,917 sqm

Typical Floor Plate

- North Block: Approx. 2,128 sqm
- South Block: Approx. 2,108 sqm

Typical Usage per Floor Plate

- North Block: 1st - 6th storey (Business Park space)
- South Block: 1st storey (Amenities space)
2nd storey (Business Park space)
3rd - 6th storey (Office space)

Floor Loading

- 1st - 6th storey: 5.0 kN/sqm per floor

Ceiling Height

- Floor to Soffit
 - 1st storey: 5.2 m
 - 2nd - 6th storey: 4.5 m
- Floor to false ceiling
 - 2nd - 6th storey: 2.8 m

Column Grid

- Approx. 12.0 m x 12.0 m

Lifts

- Passenger lifts: 4 x 1,360 kg (20 persons) per block
 - Lift car door size: 1.4 m (W) x 2.3 m (H)
- Firemen/Service lift: 1 x 3,000 kg per block
 - Dimension: 2.15 m (W) x 2.7 m (D) x 2.5 m (H)

Loading Bay Facilities

- 3 loading/unloading bays

Parking Lots

- Car: Approx. 183
- Handicapped: Approx. 3
- Motorcycle: Approx. 21
- Parking allocation: 1 lot per 250 sqm leased

Air-Conditioning System

- Central chilled water system
- Air- con provided from Mon to Fri (8am - 6pm) except Public Holidays

Power Supply Allocation

- Approx. 136 watts or 0.22 amps per sqm of lettable area (3-phase)

Provisions

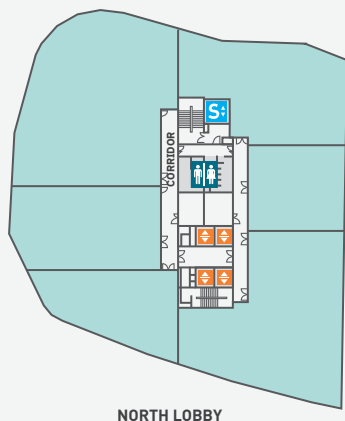
- 24 hour security surveillance, CCTV (at common area)
- Turnstile card access system
- Telephone facilities tapped from MDF room
- False ceiling, lightings, central air-conditioning and raised floor system
- Fire sprinkler system

Amenities

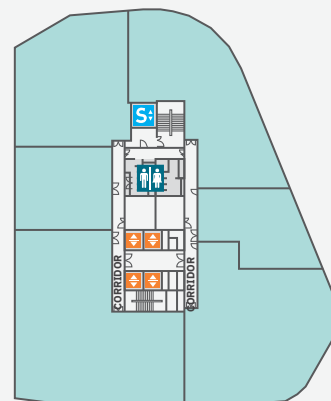
- Cafe and clinic at level 1

TYPICAL FLOOR PLAN

- Leasable Area
- ▲ Passenger Lift
- Firemen/Service Lift
- Toilet



NORTH LOBBY



SOUTH LOBBY



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