



IOI CENTRAL BOULEVARD TOWERS

Leasing Presentation





Welcome to IOI Central Boulevard Towers.

We are a landmark office building offering unrivalled connectivity from the heart of Marina Bay, the new downtown of Singapore's Central Business District (CBD).

World-Class Workplace

1.26 million sq ft of premium Grade-A office space

MRT Connectivity

Directly connected with fully sheltered access to **four MRT stations** across five MRT lines

Lifestyle Amenities

30,000 sq ft of retail, F&B, childcare centre, a signature restaurant and a **200m** jogging track

Transport Amenities

266 car park lots, **3** EV charging points, **328** bicycle lots and **2** end-of-trip facilities

Lush Greenery

120,000 sq ft of green landscaping, sky garden and rooftop planting

Highly Sustainable

Award-winning building for best practices and energy efficiency



IOI CENTRAL BOULEVARD TOWERS



01

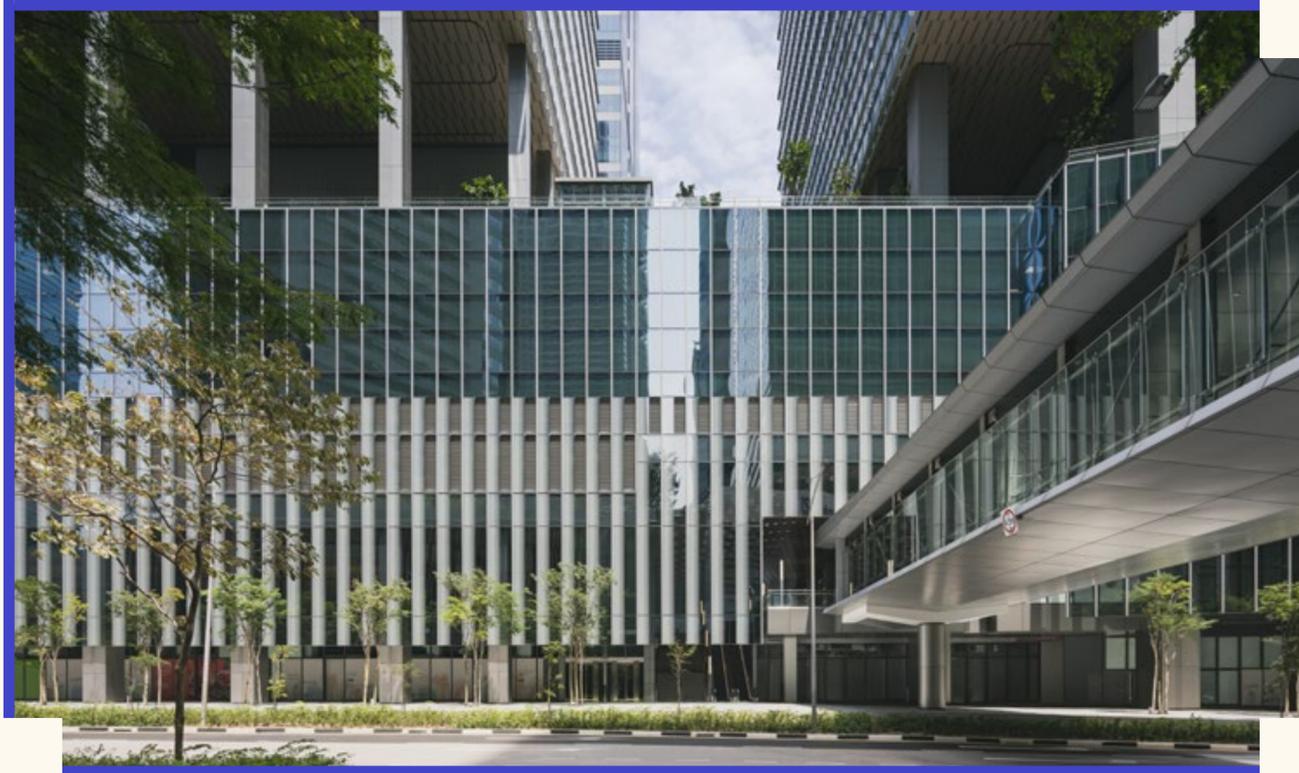
CONNECTIVITY

Central to Your Success



Singapore – A Global Business Hub

Widely acknowledged as the premier centre of commerce in Southeast Asia, Singapore is a prime location for international companies seeking a robust and strategic base of operations in the region.



With IOI Central Boulevard Towers epitomising the new heart of the CBD, we are your gateway to furthering growth and development in Asia and across the globe.

01 LOCATION & CONNECTIVITY

02 OVERVIEW & AMENITIES

03 WORKSPACES

04 SUSTAINABILITY

05 BUILDING SPECIFICATIONS

IOI CENTRAL BOULEVARD TOWERS



The New Heart of the CBD

01 LOCATION & CONNECTIVITY

02 OVERVIEW & AMENITIES

03 WORKSPACES

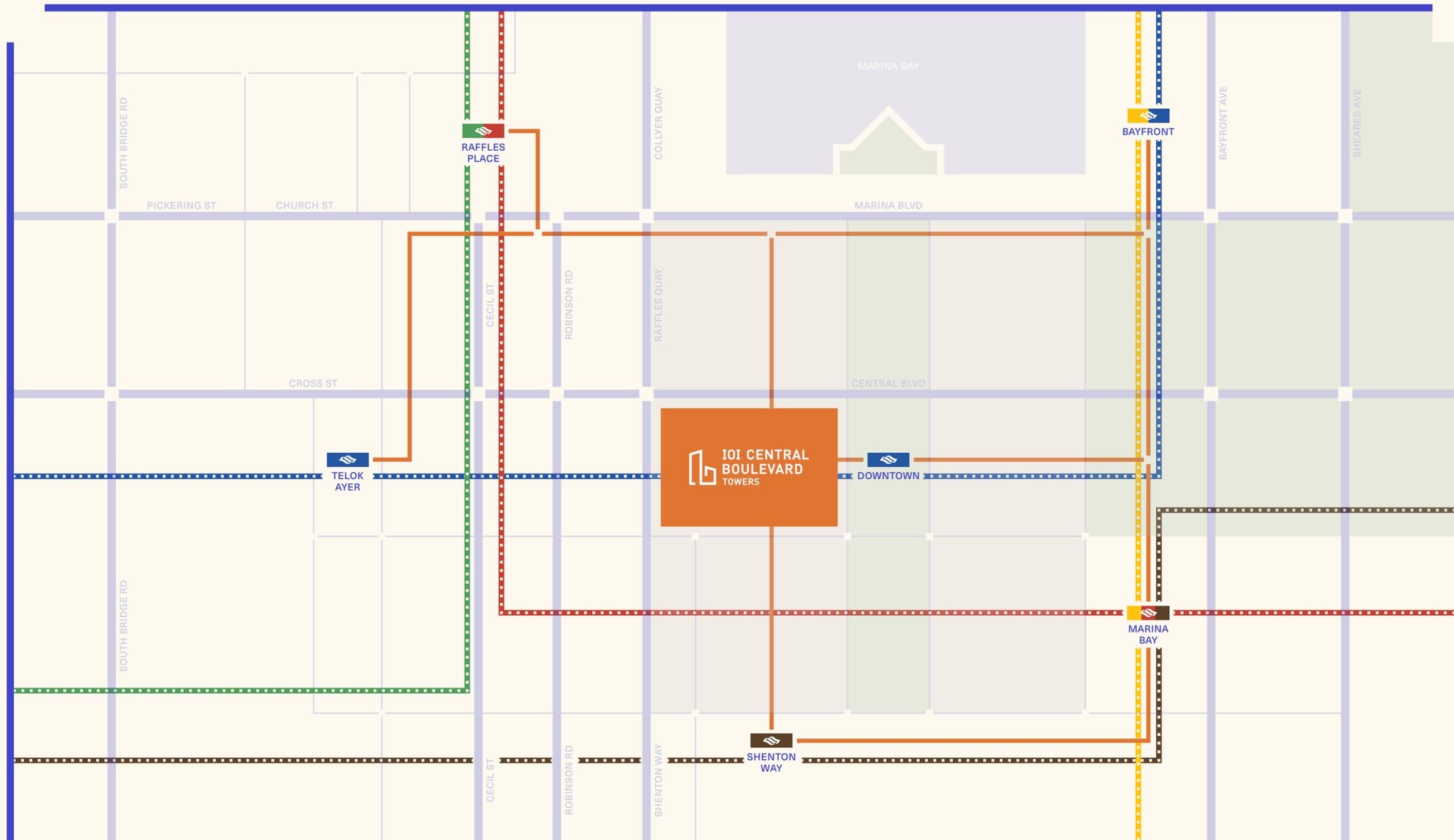
04 SUSTAINABILITY

05 BUILDING SPECIFICATIONS

Unrivalled Connectivity

At IOI Central Boulevard Towers, ease of connectivity goes beyond just our physical proximity to other destinations. We are a key part of a wider infrastructure network that makes it easier for you to get to where you need to be.

-  **MRT STATIONS**
 - Downtown MRT 1-min walk
 - Marina Bay MRT 5-min walk
 - Raffles Place MRT 6-min walk
 - Shenton Way MRT 6-min walk
-  Marina Bay Business District
-  Lawn Area
-  Underground Pedestrian Network



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	Shenton Way MRT	6-min walk

 Marina Bay Business District

 Lawn Area

 L2 Link Bridges at IOI Central Boulevard Towers (to One Raffles Quay and Asia Square)

	BUSINESS	
	One Raffles Quay	1-min walk
	Asia Square Towers	1-min walk
	Marina Bay Financial Centre (MBFC)	5-min walk
	Marina One	5-min walk
	Raffles Place	6-min walk



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	Raffles Place	6-min walk

	FOOD & LEISURE	
	Lau Pa Sat	1-min walk
	Amoy Street	8-min walk
	Gardens by the Bay	5-min drive

	HOTELS	
	The Westin	1-min walk
	QT Hotel	1-min walk
	Marina Bay Sands	4-min drive
	Fullerton Bay Hotel	5-min drive
	PARKROYAL on Pickering	6-min drive
	Changi Airport	16-min drive



AMENITIES

Your Central Boulevard Lifestyle

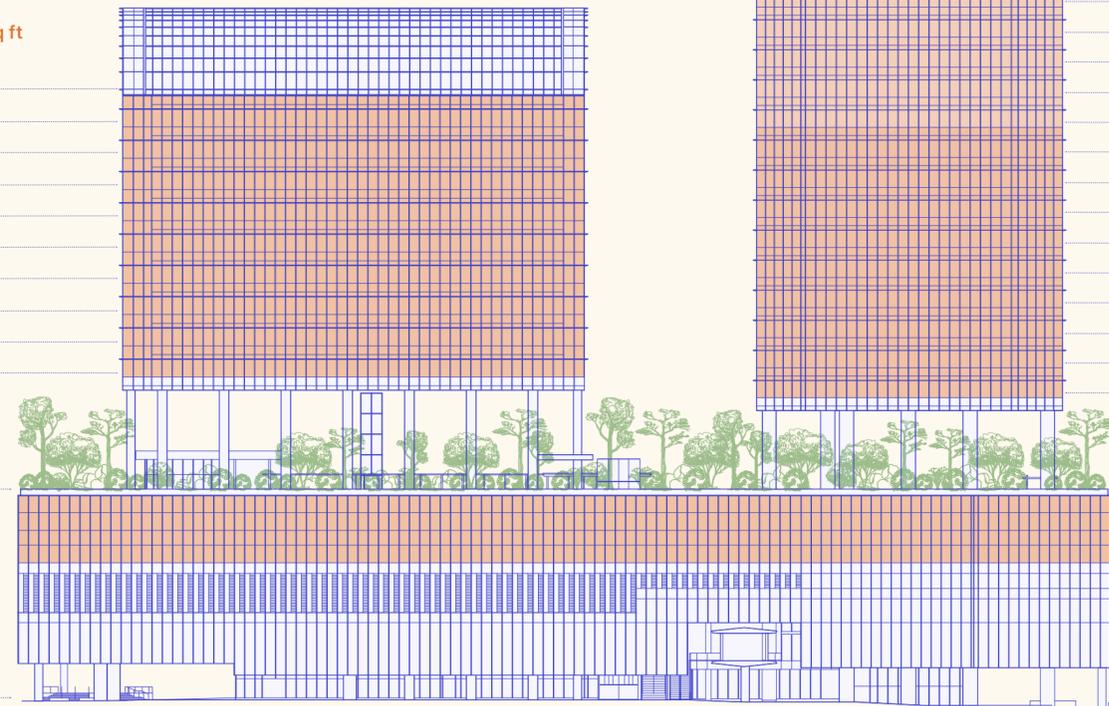


Schedule of Areas

East Tower NLA from 24,383 sq ft to 25,468 sq ft

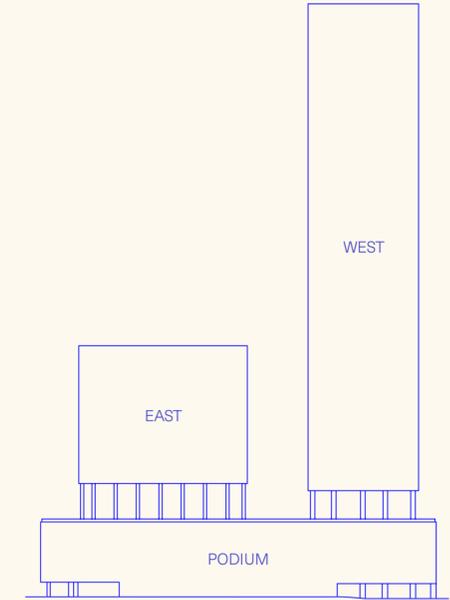
Type	Level
Offices	L16
	L15
	L14
	L13
	L12
	L11
	L10
	L9
L8	

Podium



West Tower NLA from 19,361 sq ft to 23,570 sq ft

Level	Type
L48	Ultra High Zone Offices
L47	
L46	
L45	
L44	
L43	
L42	
L41	
L40	
L39	
L38	
L37	High Zone Offices
L36	
L35	
L34	
L33	
L32	
L31	
L30	
L29	M&E Floor
L28	
L27	Mid Zone Offices
L26	
L25	
L24	
L23	
L22	
L21	Low Zone Offices
L20	
L19	
L18	
L17	
L16	
L15	
L14	
L13	
L12	
L11	
L10	
L9	
L8	
L7	Central Green
L6	Ultra Large Floor Plate Offices
L5	
L4	Car Park
L3	
L2	Arrival / Drop-Off
L1	Central Square / Central Pulse



01 LOCATION & CONNECTIVITY

02 OVERVIEW & AMENITIES

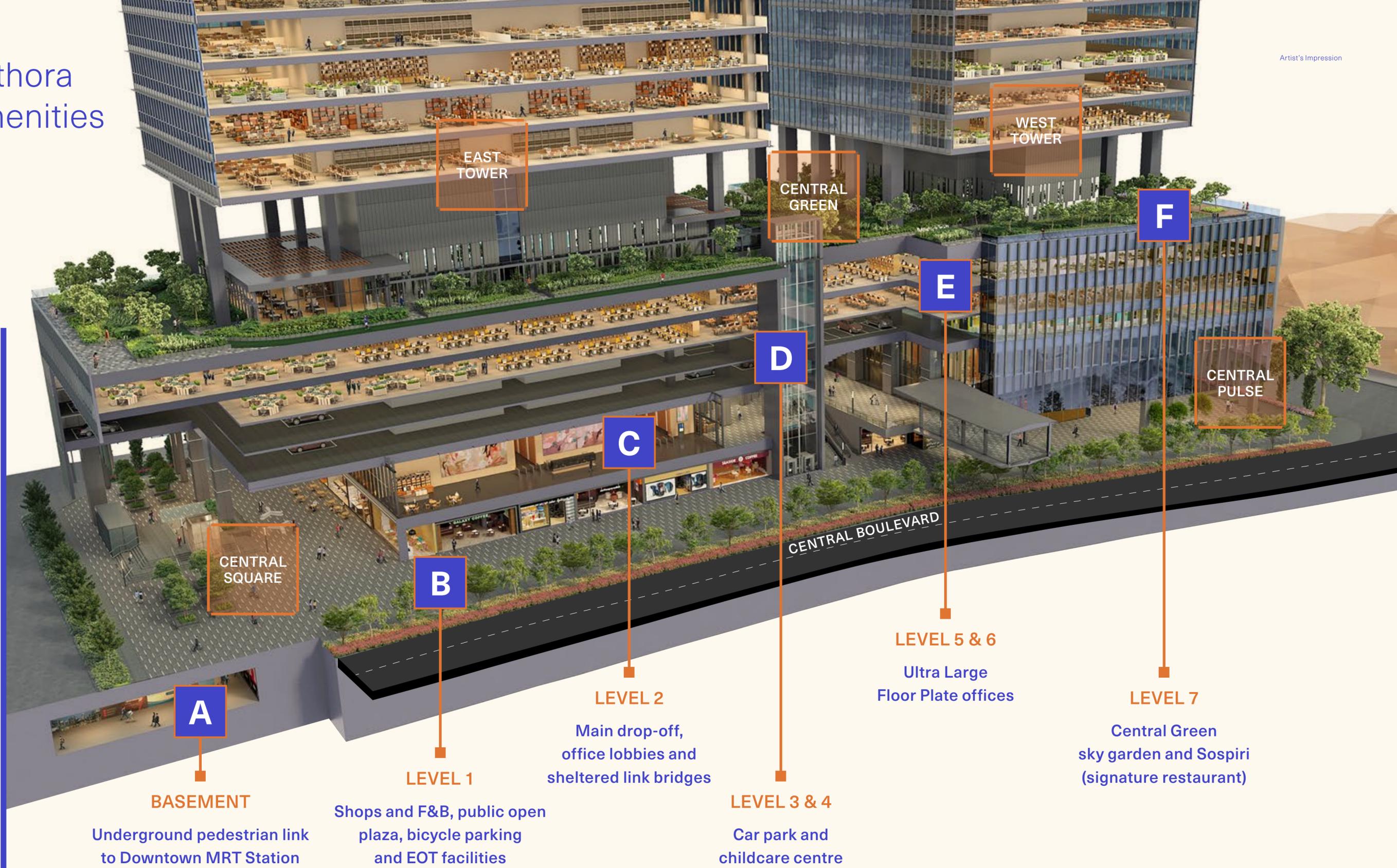
03 WORKSPACES

04 SUSTAINABILITY

05 BUILDING SPECIFICATIONS

A Plethora of Amenities

Artist's Impression



A
BASEMENT
Underground pedestrian link to Downtown MRT Station

B
LEVEL 1
Shops and F&B, public open plaza, bicycle parking and EOT facilities

C
LEVEL 2
Main drop-off, office lobbies and sheltered link bridges

D
LEVEL 3 & 4
Car park and childcare centre

E
LEVEL 5 & 6
Ultra Large Floor Plate offices

F
LEVEL 7
Central Green sky garden and Sospiri (signature restaurant)



A People-Centric Destination

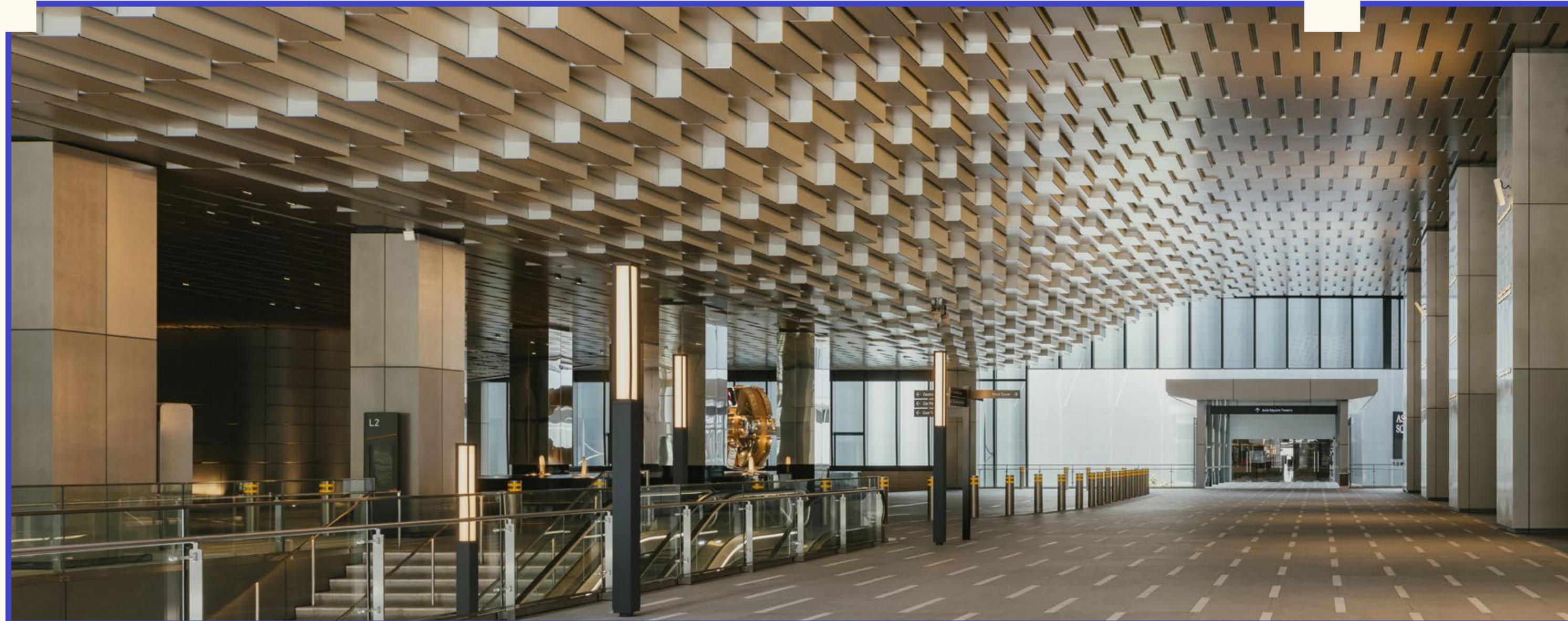
Featuring an impressive 9-metre high ceiling, Central Square is our vibrant public plaza conveniently located at the entrance of the underground link to Downtown MRT station. Flanked by an array of dining and retail options, it is the perfect spot to meet friends, enjoy special events or simply unwind.

The excitement continues at Central Pulse, located at our West Tower's podium and facing the popular Lau Pa Sat hawker market. Adding to the experience, here you'll find a curated selection of shops and cafés.

A World-Class Welcome

Arrive in style and make a grand entrance at our fully-sheltered vehicular drop-off on Level 2. Take every opportunity to impress clients and visitors, as the short drive up the ramp builds anticipation, soon unveiling our picturesque water feature and artistic panelled ceiling.

Step into either of the office tower lobbies, where dedicated concierge services and advanced security systems create a welcoming and secure environment.



A Convenient Way Up

Another way to access our Level 2 drop-off is directly from Central Boulevard. Pedestrians coming from Central Square or Central Pulse will enjoy a covered walk towards the energy-efficient escalators, lifts and staircase.



01 LOCATION
& CONNECTIVITY

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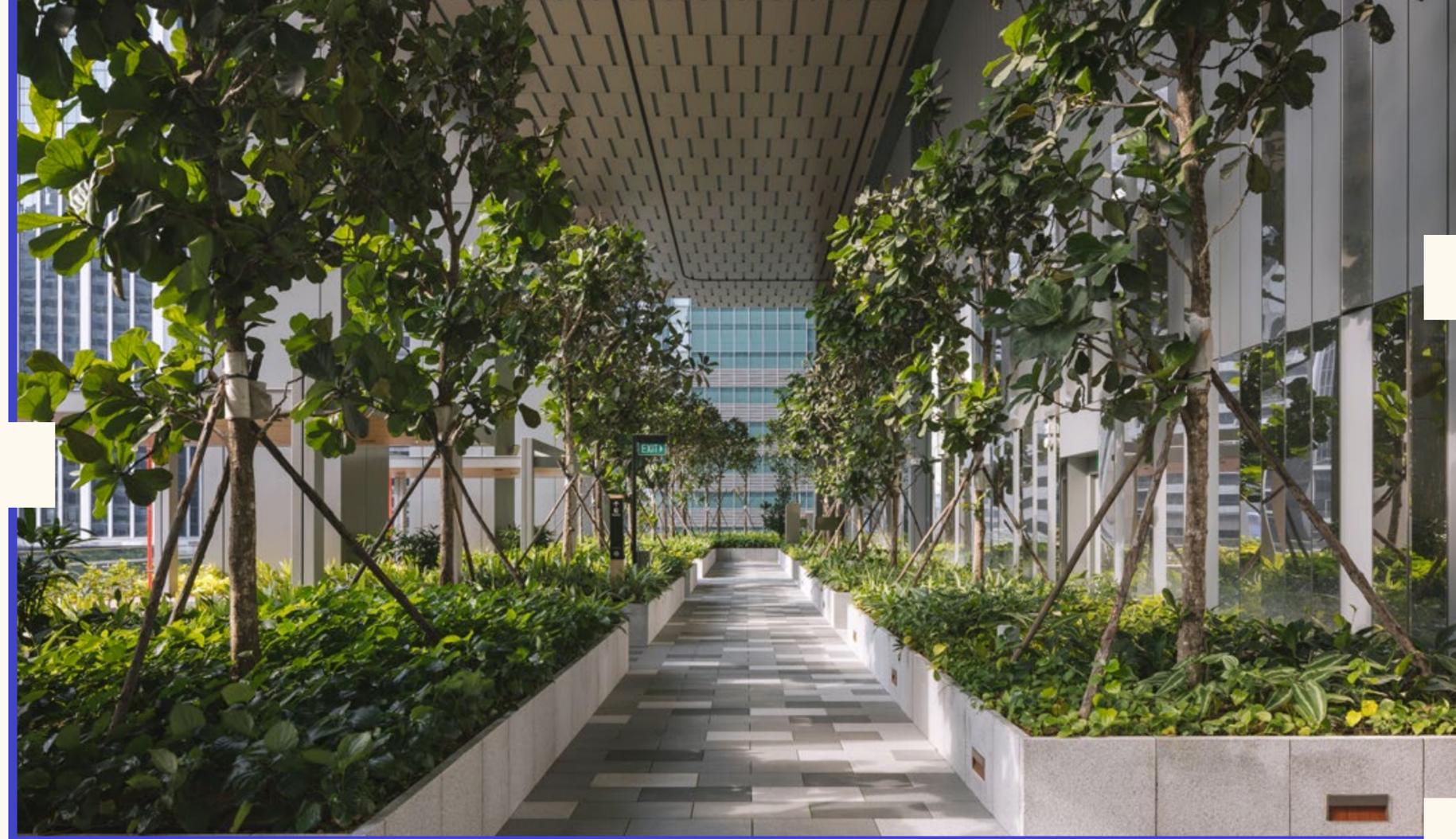
05 BUILDING
SPECIFICATIONS



A Lush Urban Oasis

With 60,000 sq ft of landscaped greenery, IOI Central Boulevard Towers is infused with nature, headlined by our verdant sky garden on Level 7 – Central Green.

A tropical oasis in the heart of the CBD, Central Green offers a serene escape for you to recharge and revitalise. As the only building in Marina Bay with a dedicated rooftop jogging track, you can even start your day with an early morning run or enjoy an after-hours workout with friends and colleagues.



A Scenic Social Setting

Amidst the lush greenery on Level 7, we have a series of three conducive meeting pods and expansive viewing decks that are great for gathering to have informal discussions or simply admire the panoramic vistas.



Sospiri is our latest addition to Central Green. Offering sumptuous Italian-Mediterranean and authentic South Italian cuisine along with drinks and bar bites set against stunning backdrops of the Marina Bay skyline, Sospiri is a definite must-try for our tenants and visitors alike.

- 01 LOCATION & CONNECTIVITY
- 02 OVERVIEW & AMENITIES**
- 03 WORKSPACES
- 04 SUSTAINABILITY
- 05 BUILDING SPECIFICATIONS

Comprehensive End-of-Trip Facilities

178

bicycle lots for tenants

150

bicycle lots for the public
(75 double racks)



8

shower cubicles
(4 male + 4 female)

24

private lockers
(12 male + 12 female)



A Fun Place for Your Little Ones

Located on Level 4, Superland Pre-School is an ECDA-registered childcare centre offering full-day and half-day programmes with an integrated Montessori-based curriculum for children aged 18 months to 6 years old.



The curriculum covers:

- Practical life skills
- Sensory experiences
- Language development
- Numeracy
- Cultural activities
- Gymnastics
- Music
- Yoga
- Art

Please contact Superland to find out more about tenant promos and privileges.

Opening Hours

Mon–Fri: 7am to 7pm

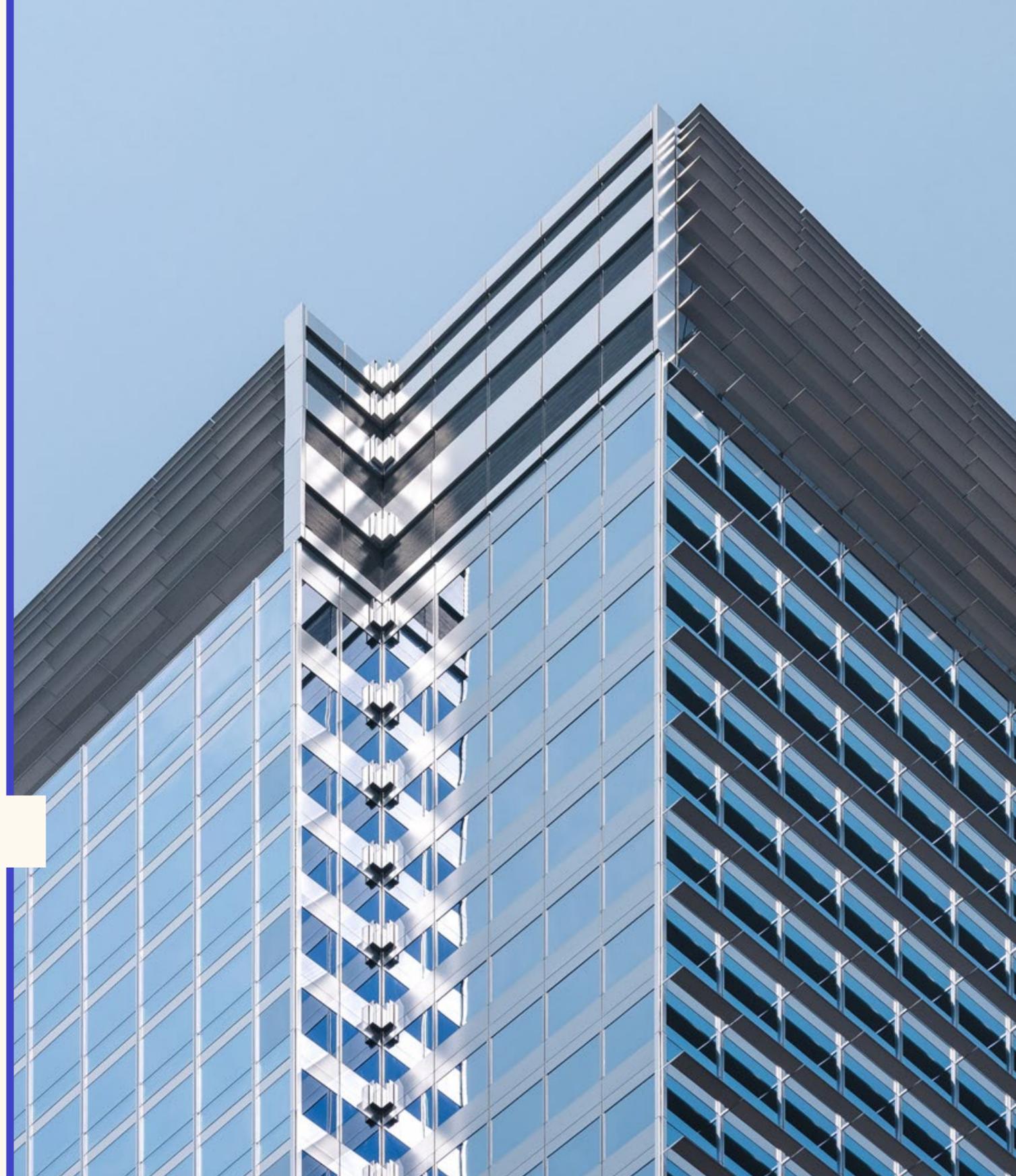
Sat: 7am to 2pm

superland.com.sg



ADAPTABILITY

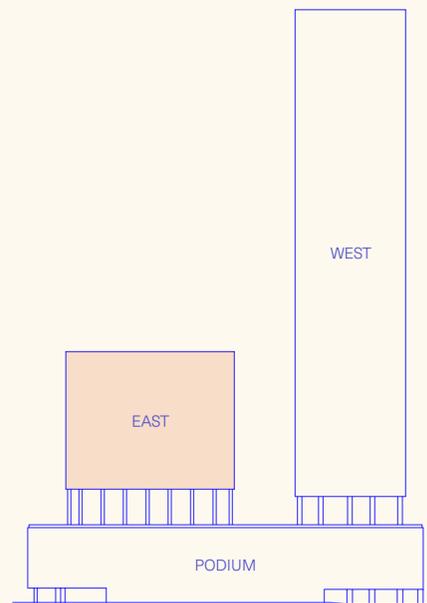
For Every Scale and Structure



Effortlessly Efficient

East Tower 25,400 sq ft per floor

Our East Tower features a column-free and regular central-core layout, offering the highest standards of flexibility and efficiency.

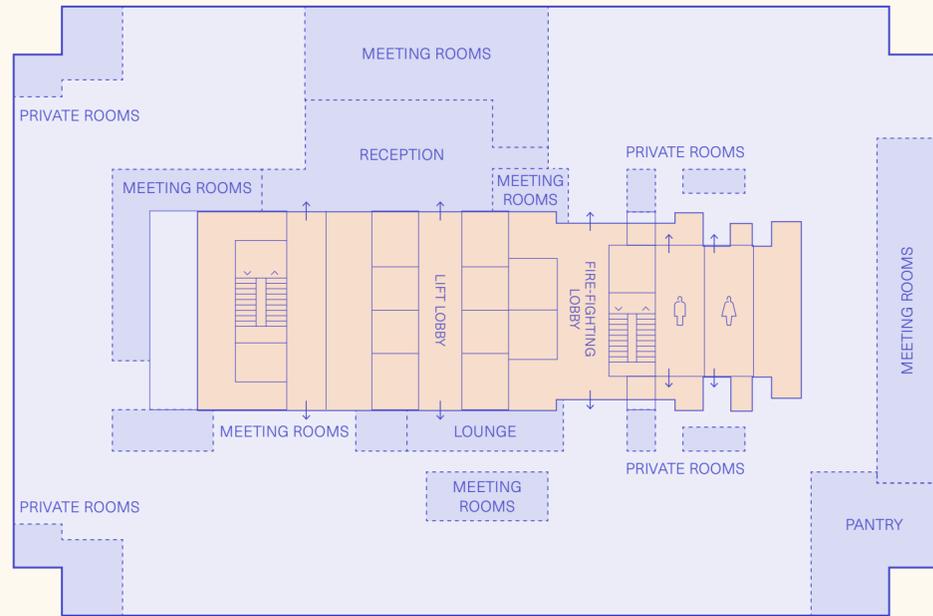


Artist's Impression

We provide generous core-to-window depths and knock-out panels that allow floors to be connected via internal staircases, delivering a floor plate that lets you fit out an optimal workplace for your business.

Single Tenancy Workplace Solutions

East Tower



Optimised Layout

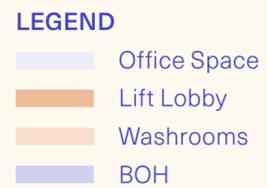
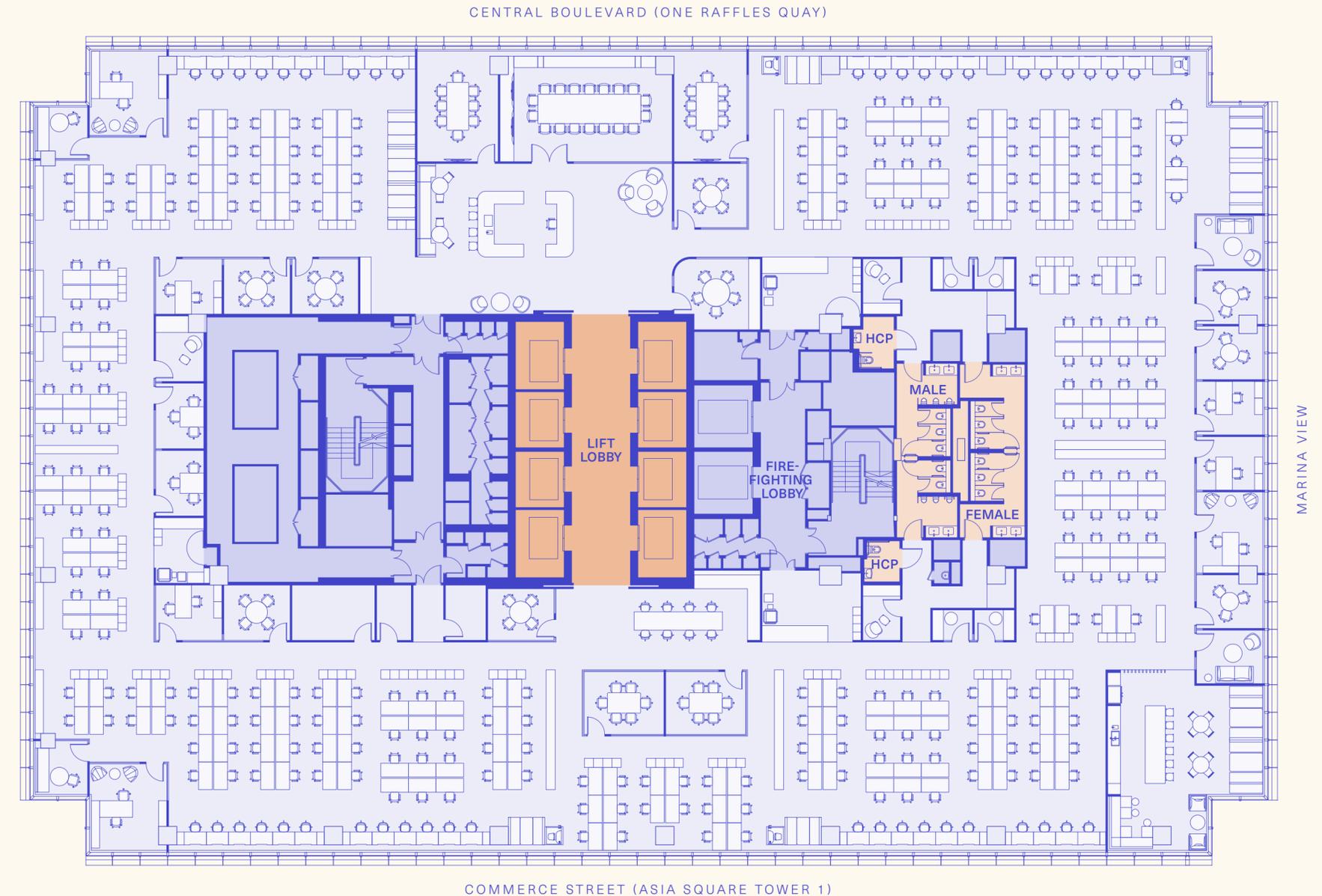
- Standardised high-density seating arrangement
- 17 meeting rooms and one 18-pax board room

1-Tenant Test Fit

East Tower (Low Zone)

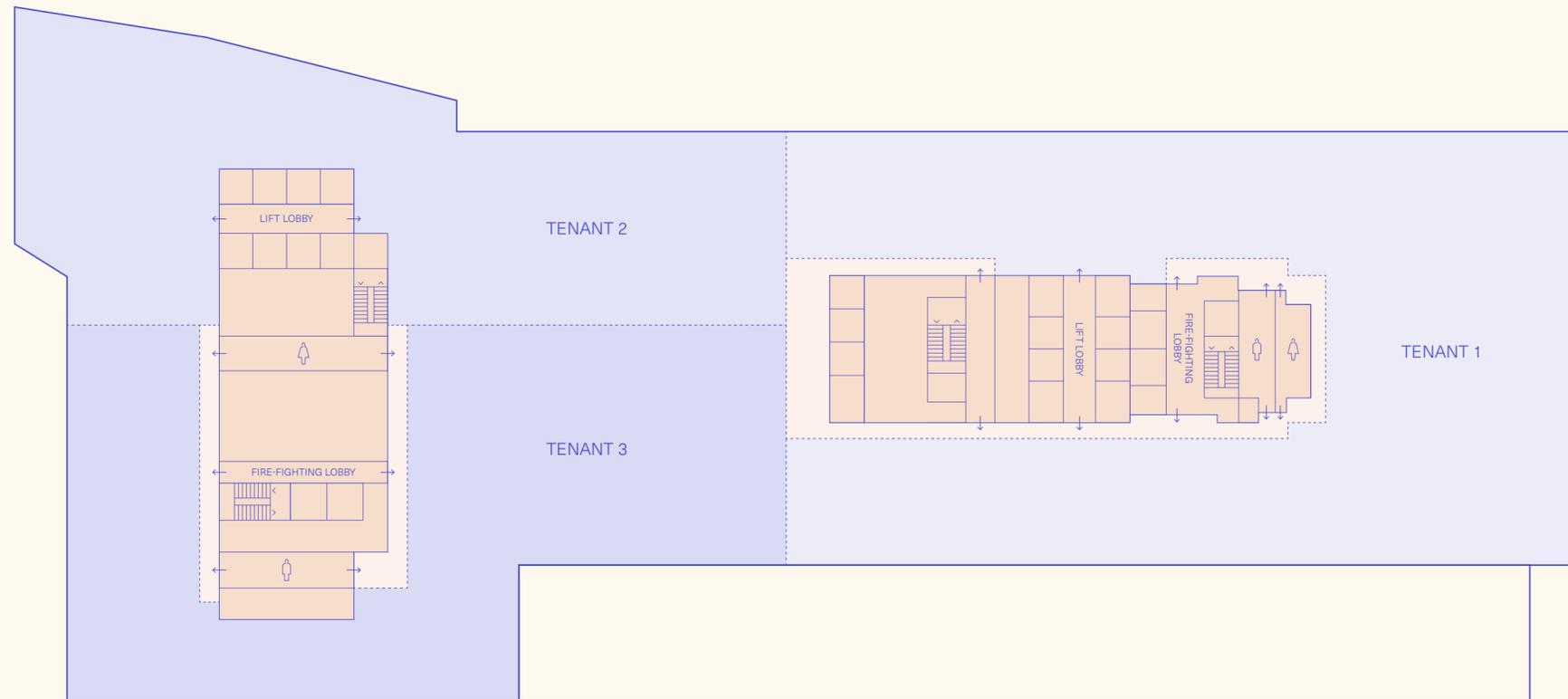
Optimised Layout

Occupancy (pax)	314
Floor Area (sq ft)	25,400
Reception	1
Lounge	1
18-pax Board Room	1
8-pax Meeting Room	2
6-pax Meeting Room	2
5-pax Meeting Room	1
4-pax Meeting Room	5
3-pax Meeting Room	7
2-pax Phone Room	2
1-pax Phone Room	8
Nursing Room / Quiet Room	3
Breakout Area	1
Hydration Point	1
Server Room	1
Copier Corner	3
Executive Enclosed Office	3
Single Enclosed Office	4
Workstation	244
Shared Desk	63



Multi-Tenancy Workplace Solutions

East Tower



Triple Tenancy (Ultra Large Floor)

- Layouts suited for headcounts from 142 up to 300 pax
- Versatile combination of enclosed offices, workstations and shared desks
- Meeting rooms ranging from 2- to 10-pax
- Each tenant with their own breakout area

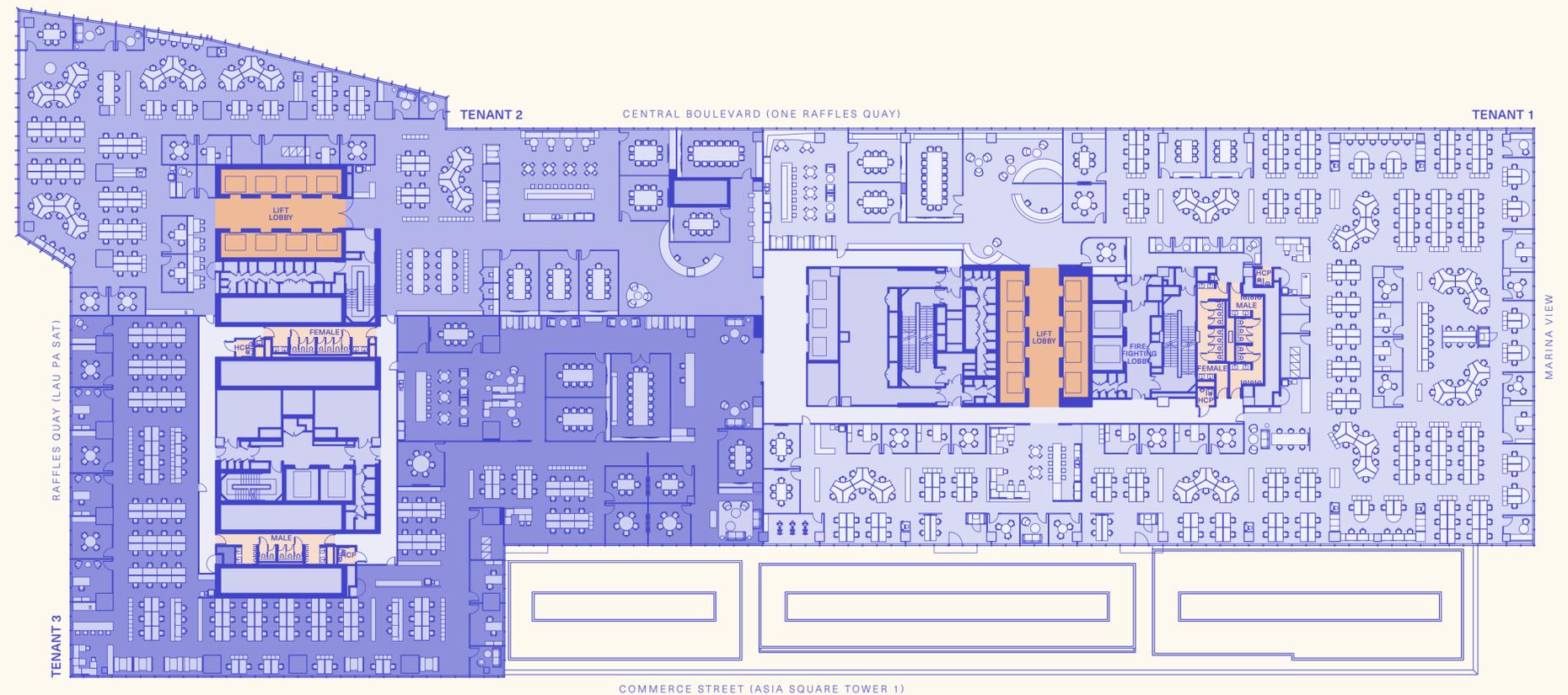
3-Tenant Test Fit

East Tower (Low Zone)



Triple Tenancy (Ultra Large Floor)

	Tenant 1	Tenant 2	Tenant 3
Occupancy (pax)	300	142	159
Floor Area (sq ft)	28,212	18,453	19,142
Reception	1	1	1
Lounge	1	1	1
18-pax Board Room	1	-	1
16-pax Board Room	-	1	1
10-pax Meeting Room	-	2	-
9-pax Meeting Room	-	3	2
8-pax Meeting Room	2	1	2
6-pax Meeting Room	5	1	3
5-pax Meeting Room	1	-	2
4-pax Meeting Room	5	4	3
3-pax Meeting Room	6	2	-
2-pax Meeting Room	6	-	-
1-pax Phone Room	6	8	-
Nursing Room / Quiet Room	5	3	2
Breakout Area	1	1	1
Hydration Point	1	1	1
Server Room	1	1	1
Copier Corner	2	2	2
Single Enclosed Office	8	2	5
Workstation	251	109	138
Shared Desk	41	31	16



LEGEND

- Office Spaces
- Lift Lobby
- Washrooms
- BOH

01 LOCATION & CONNECTIVITY

02 OVERVIEW & AMENITIES

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05 BUILDING SPECIFICATIONS

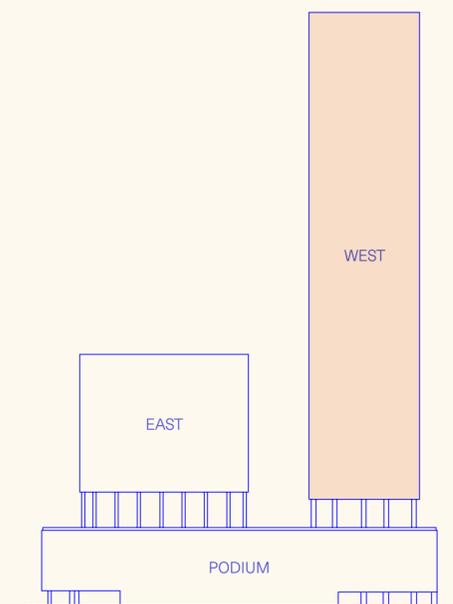


Designed for High Achievers

West Tower
21,700–23,500 sq ft per floor

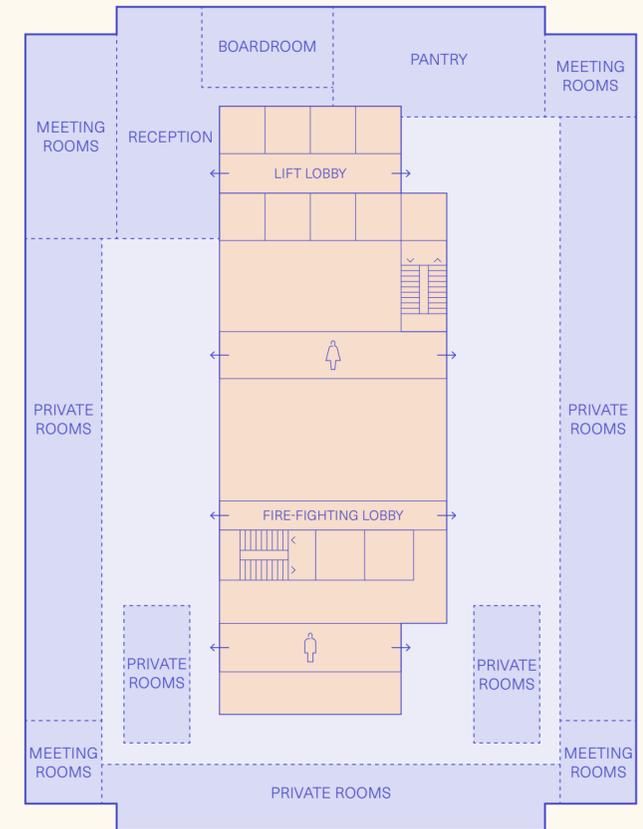
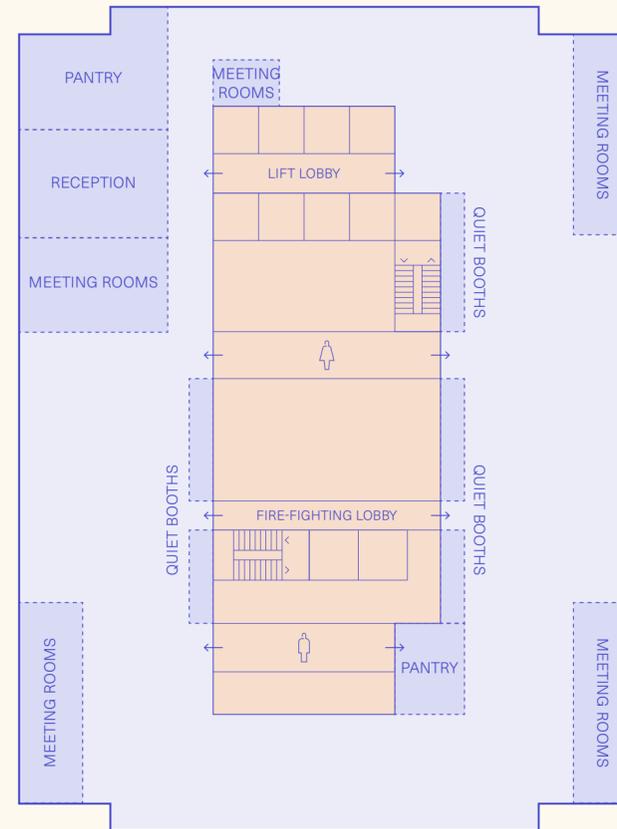
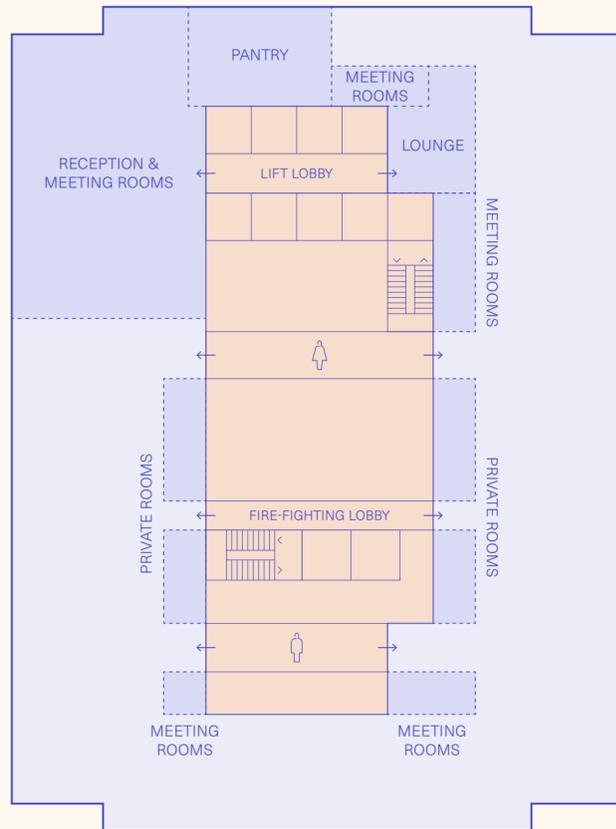
Our West Tower is one of the tallest office buildings in the CBD, standing at 245m and commanding some of the most stunning panoramic views of the city.

Featuring smaller floor plates that are tailored for companies who prefer the exclusivity of single tenancy, our West Tower offers similarly generous column-free and regular central-core layouts.



Single Tenancy Workplace Solutions

West Tower



Optimised Layout

- Uniform workstations for maximised density
- Ample areas for networking and social interaction

Team Synergy

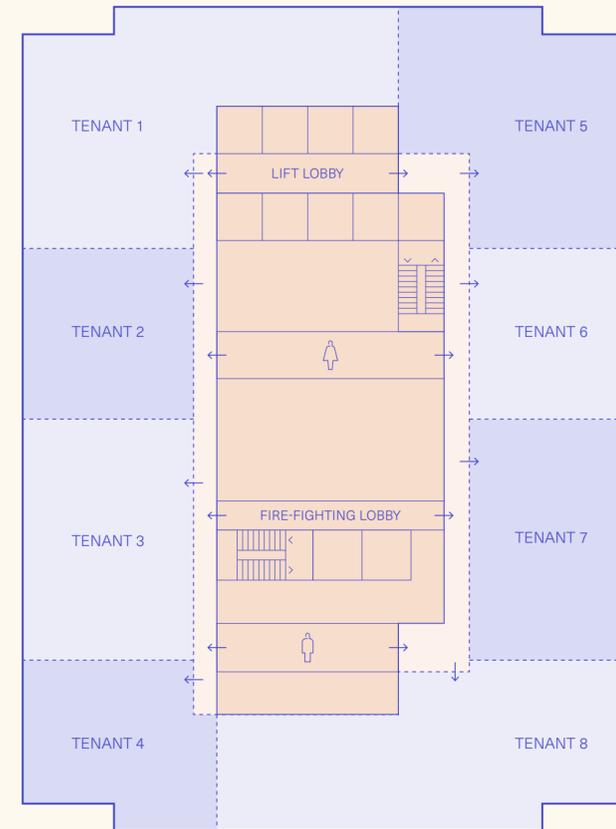
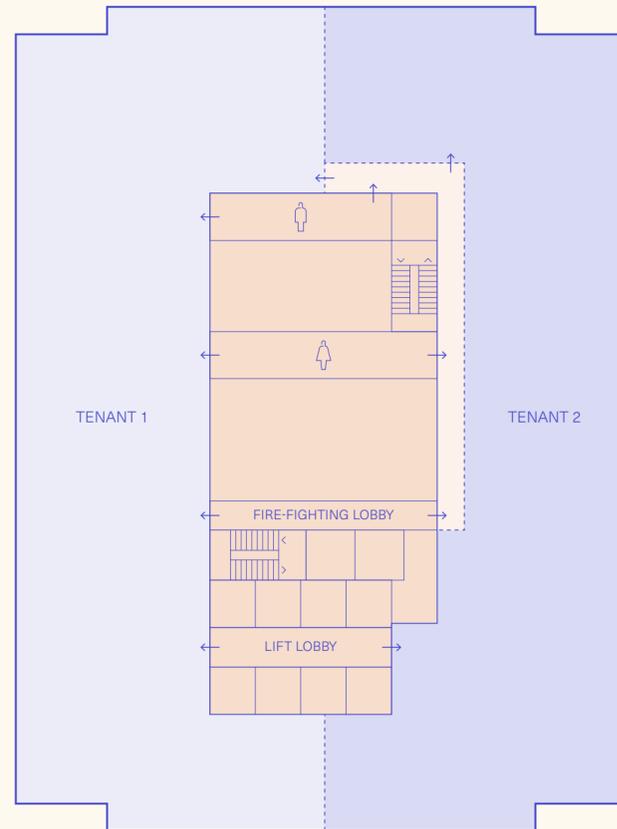
- Designed to foster learning and collaboration
- Multiple options for team zoning
- Allocation for large pantry, dining and breakout areas

Private Services

- Quiet, conducive and private offices
- Expansive reception and waiting area

Multi-Tenancy Workplace Solutions

West Tower



Dual Tenancy – Hybrid

- Optimised for medium-sized businesses
- Flexible layouts for hotdesking and collaboration
- Large private corner office for top executive
- Uniform workstations

Multi-Tenancy (8 Units)

- Scalable fitouts suitable for satellite teams and start-ups
- Shared corridor and facilities open up networking opportunities
- Uniform workstations across each office to maximise space
- Meeting rooms ranging from 3- to 10-pax
- Each tenant with their own private pantry area

- 01 LOCATION & CONNECTIVITY
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Typical Office Floor

West Tower

- 01 LOCATION & CONNECTIVITY
- 02 OVERVIEW & AMENITIES
- 03 WORKSPACES**
- 04 SUSTAINABILITY
- 05 BUILDING SPECIFICATIONS

Typical Floor Plan

West Tower

Maximum Occupancy: 289 pax

LEGEND

- Office Space
- Lift Lobby
- Washrooms
- BOH
- Knock Out Panel



1-Tenant Test Fit

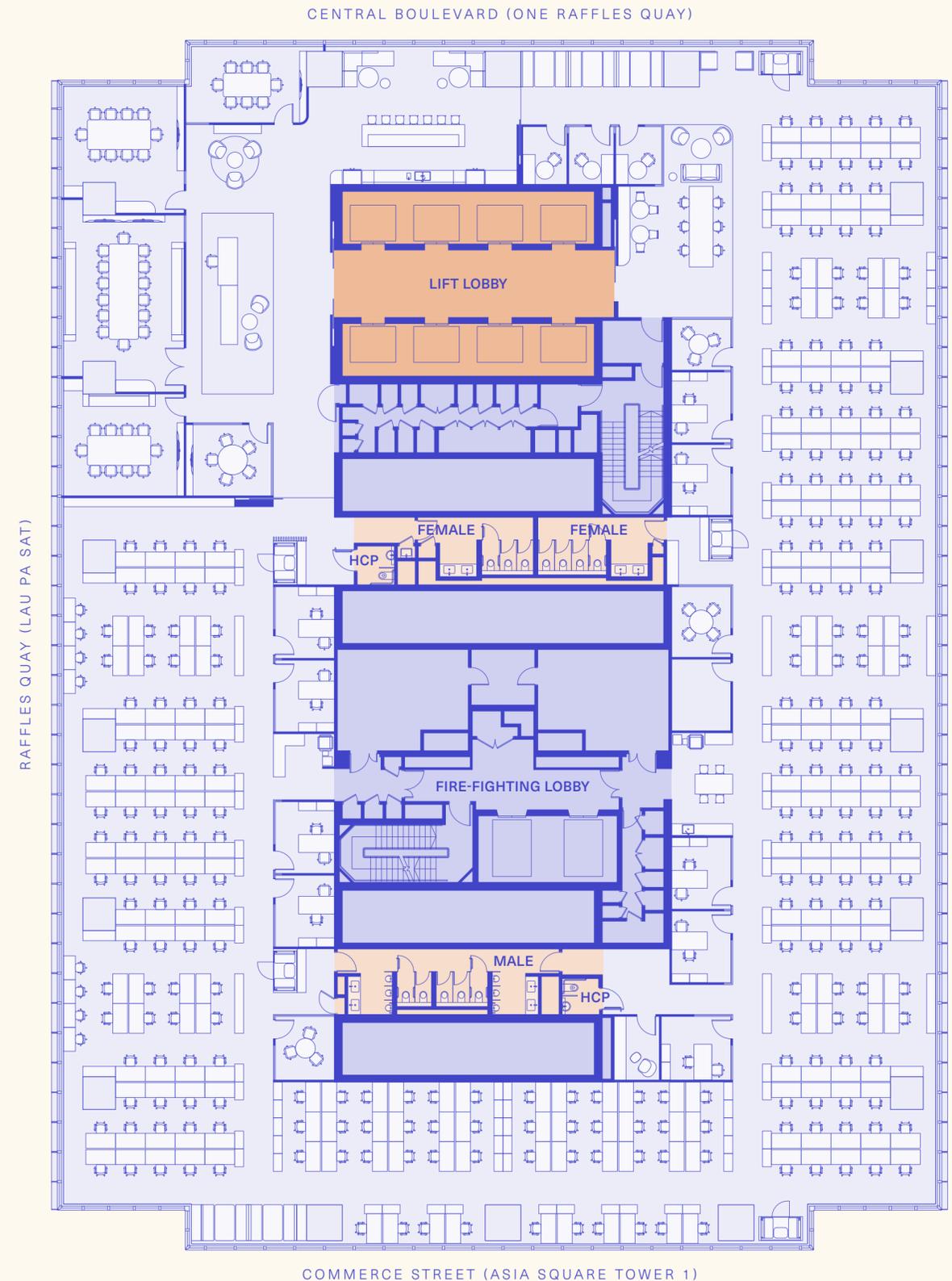
West Tower (Low Zone)

Optimised Layout

Occupancy (pax)	289
Floor Area (sq ft)	22,640
Reception	1
Lounge	1
14-pax Meeting Room	1
10-pax Meeting Room	2
8-pax Meeting Room	1
5-pax Meeting Room	2
3-pax Phone Room	10
Nursing Room	1
Breakout Area	1
Hydration Point	1
Server Room	1
Copier Corner	2
Workstation	256
Shared Desk	24

LEGEND

- Office Space
- Lift Lobby
- Washrooms
- BOH



1-Tenant Test Fit

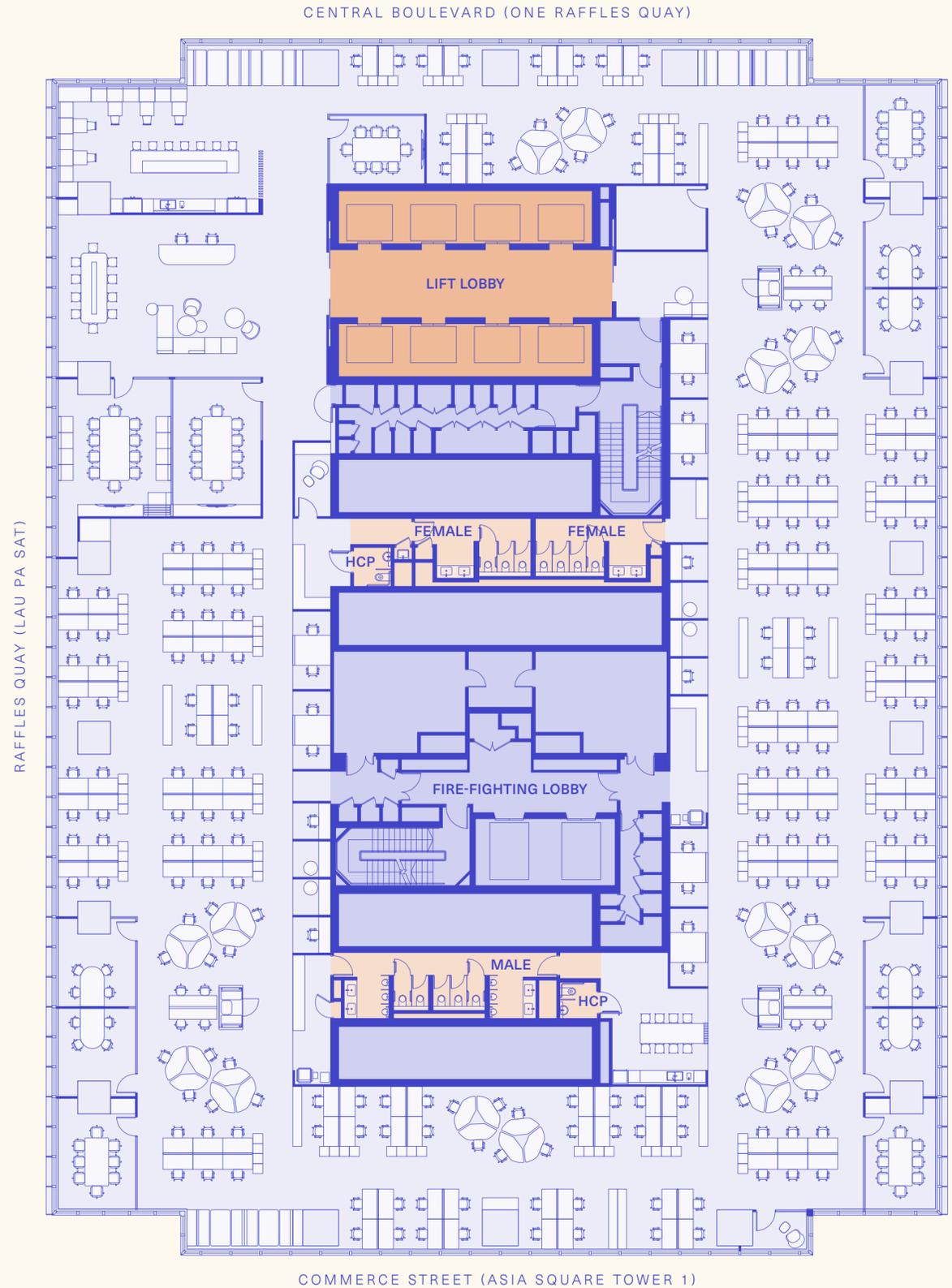
West Tower (Low Zone)

Team Synergy

Occupancy (pax)	262
Floor Area (sq ft)	22,640
Reception	1
Lounge	1
10-pax Training Room	2
8-pax Meeting Room	4
4-pax Meeting Room	6
2-pax Phone Room	3
Nursing / Quiet Room	2
Breakout Area	1
Hydration Point	1
Server Room	1
Copier Corner	2
Workstation	222
Shared Desk	40

LEGEND

- Office Space
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- 02 OVERVIEW & AMENITIES
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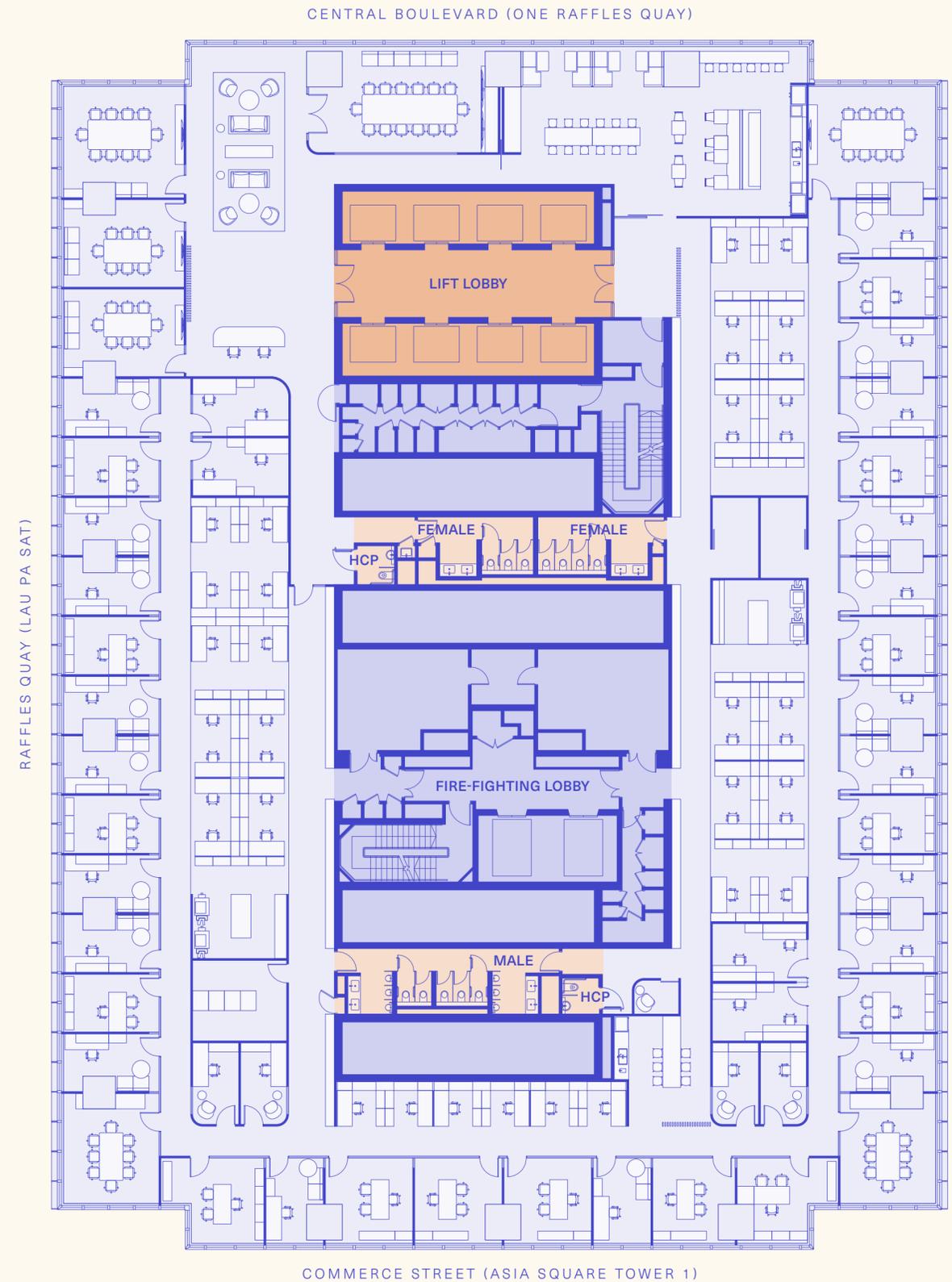
West Tower (Low Zone)

Private Services

Occupancy (pax)	87
Floor Area (sq ft)	22,640
Reception	1
Lounge	1
14-pax Meeting Room	1
10-pax Meeting Room	2
8-pax Meeting Room	4
Nursing Room	1
Breakout Area	1
Hydration Point	1
Server Room	1
Copier Corner	2
Store	2
Single Enclosed Office	39
Dual Enclosed Office	4
Workstation	40

LEGEND

- Office Space
- Lift Lobby
- Washrooms
- BOH



2-Tenant Test Fit

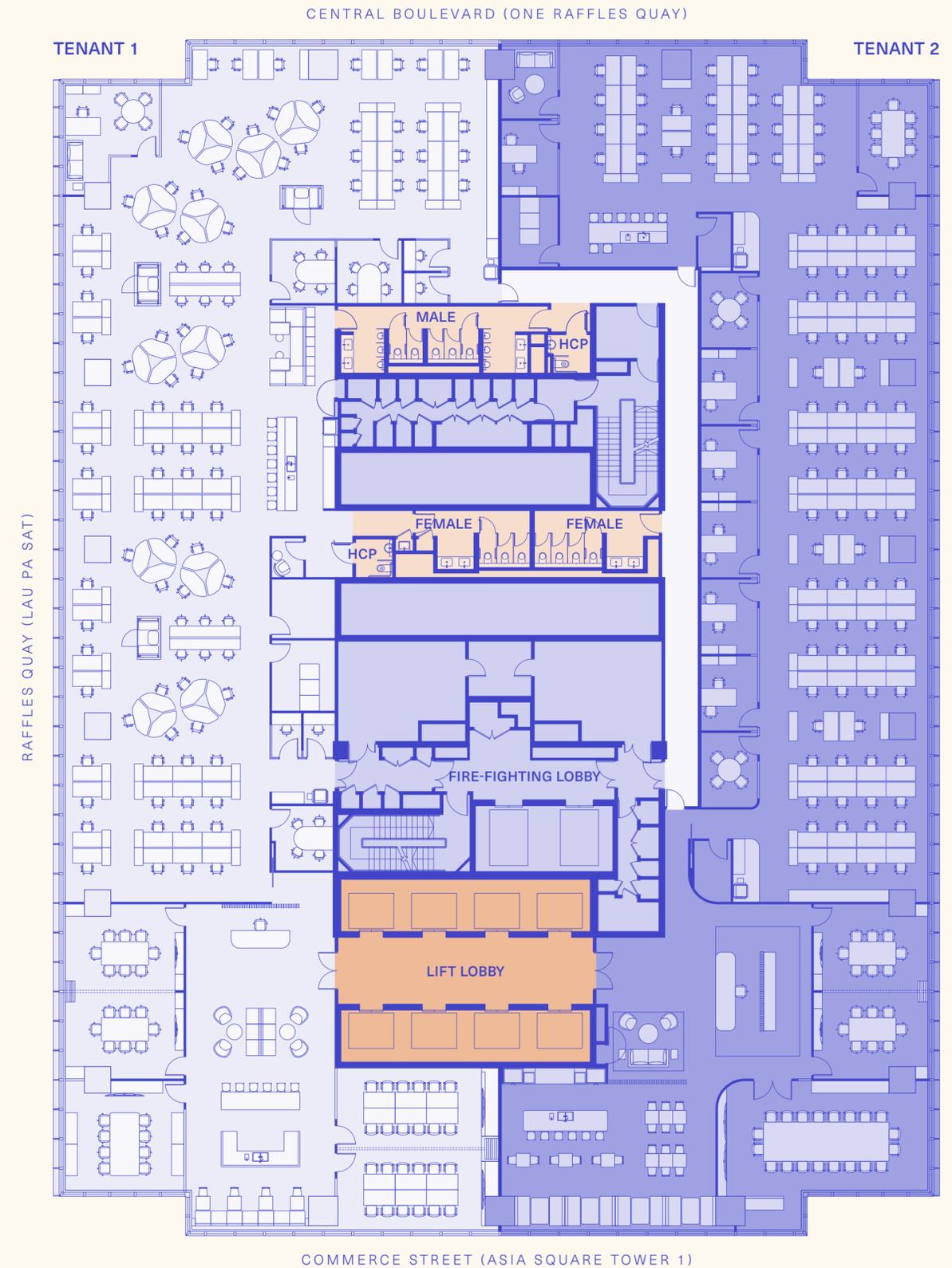
West Tower (Low Zone)

Balanced Solutions

	Tenant 1	Tenant 2
Occupancy (pax)	105	100
Floor Area (sq ft)	10,999	10,245
Reception	1	1
Lounge	1	1
20-pax Boardroom	-	1
12-pax Training Room	2	-
8-pax Meeting Room	3	3
4-pax Meeting Room	3	1
Phone Room / Booth	7	-
Nursing Room	1	-
Breakout Area	1	1
Hydration Point	1	1
Server Room	1	1
Copier Corner	2	2
Store	1	2
Single Enclosed Office	1	6
Workstation	92	94
Share Desk	12	-

LEGEND

- Office Spaces
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8-Tenant Test Fit

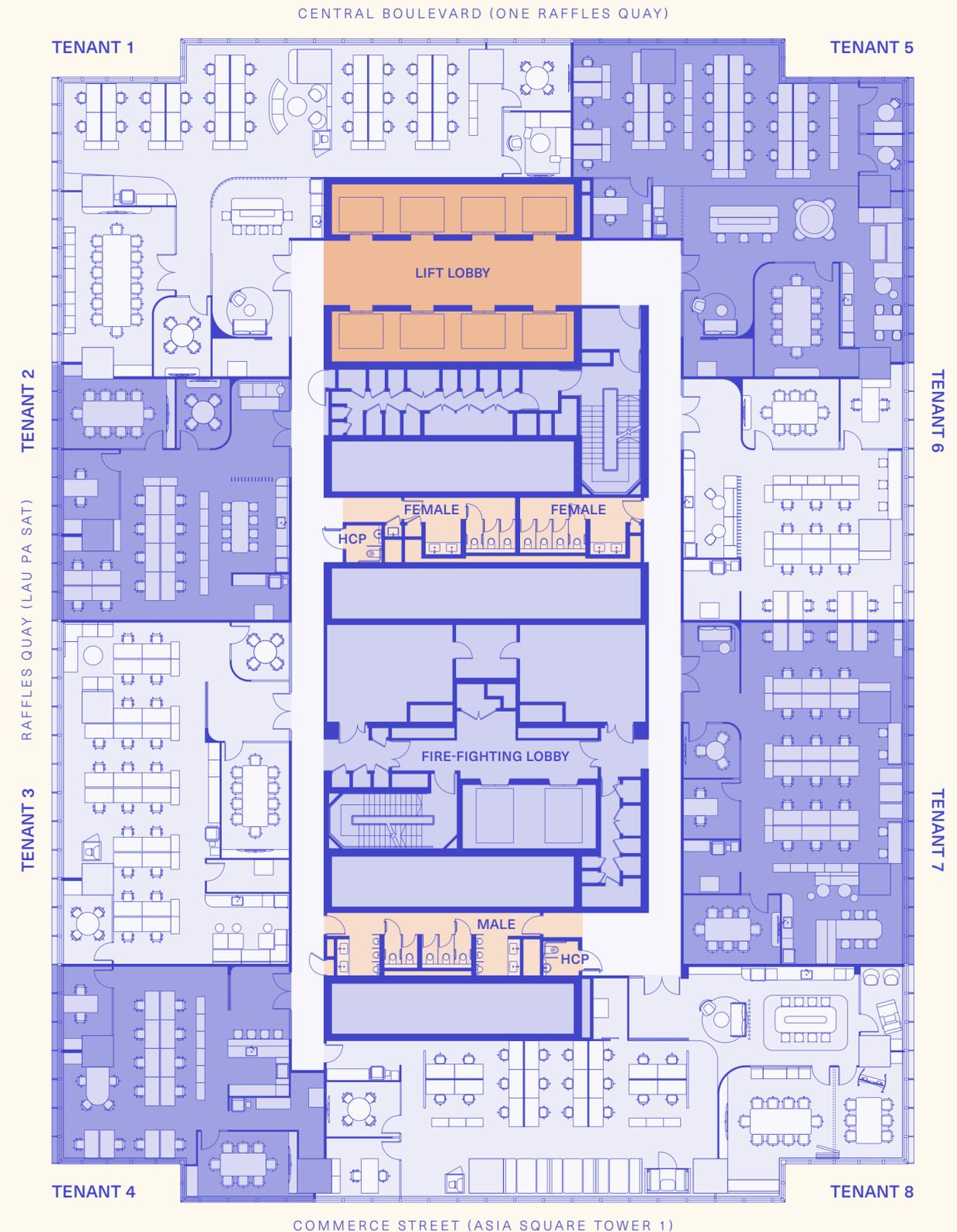
West Tower (Low Zone)

Tailored Workspaces

	Tenant 1	Tenant 2	Tenant 3	Tenant 4	Tenant 5	Tenant 6	Tenant 7	Tenant 8
Occupancy (pax)	26	13	23	13	26	17	29	27
Floor Area (sq ft)	3,378	1,683	2,363	1,613	2,704	1,645	2,363	1,683
Arrival / Breakout Area	1	1	1	1	1	1	1	1
Holding Area	1	-	-	-	1	-	1	1
8-10 pax Meeting Room	1	1	1	1	1	-	1	1
5-7 pax Meeting Room	-	-	-	-	-	1	-	1
3-4 pax Meeting Room	3	3	2	-	2	-	1	1
Phone Room / Booth	-	-	1	-	-	-	1	2
Wellness Room	-	-	-	-	-	-	-	1
Server Room	1	1	1	1	1	1	1	1
Copier Corner	1	1	1	1	1	1	1	1
Single Enclosed Office	-	1	-	1	1	1	1	1
Workstation	26	12	23	12	22	13	22	20
Shared Desk	-	-	-	-	3	3	4	6
Collaboration Hub	1	-	1	1	2	-	-	-

LEGEND

- Office Spaces
- Lift Lobby
- Washrooms
- BOH



SUSTAINABILITY

For Now and the Future



Built for People and Planet

We are sustainable and energy-efficient



Annual carbon emissions reduction of **19,439 tonnes** (Equivalent to removing 17,672 cars off the roads)



42% energy savings from LED lighting and occupancy sensors



Award-winning building with **Green Mark Platinum Certification** for sustainable building design



Water efficient fittings and appliances



Energy efficient and re-generative lifts and escalators



Environmentally friendly and sustainable construction materials

Built for People and Planet

We look out for your comfort and well-being



Excellent indoor air quality
– enhanced filtration via
MERV-14 and UVGI filters



Smart and well-designed
acoustics, lighting and
air-conditioning systems



High Green Plot Ratio (GNPR) of **5.04**
(Exceeds the Green Mark
recommendation of 4.0)



Expansive green spaces and
a jogging track at Central Green,
our 60,000 sq ft sky garden



Optimal indoor environments
with natural lighting
and thermal comfort



High-performance double-glazed
heat and UV reducing façade

Built for People and Planet

We are stable, safe and secure



Dual power supply
from two separate
PowerGrid substations



Dual telecommunications
intakes from two
separate exchanges



Independent
Mechanical & Electrical
systems dedicated for each tower



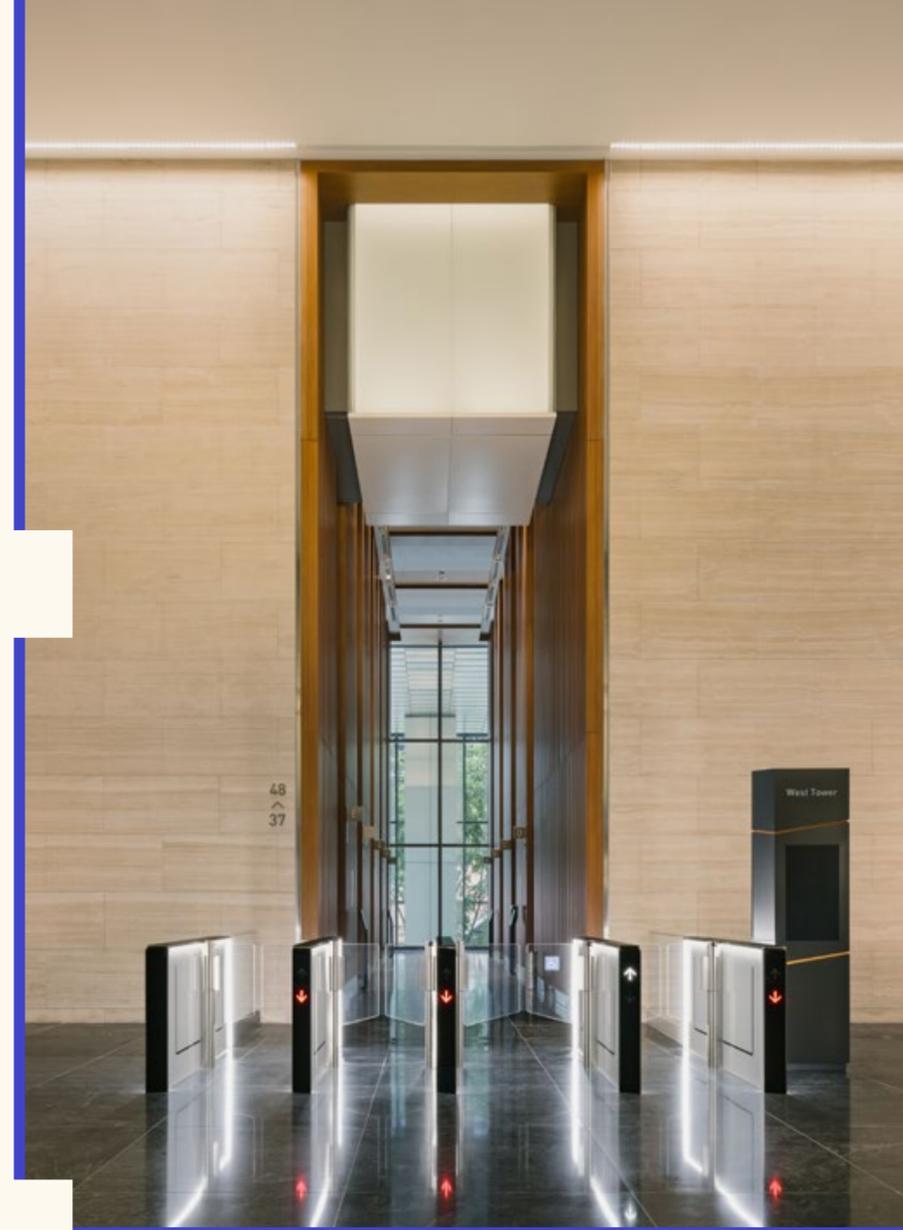
24/7 supply of chilled water
via Marina Bay district
cooling plant



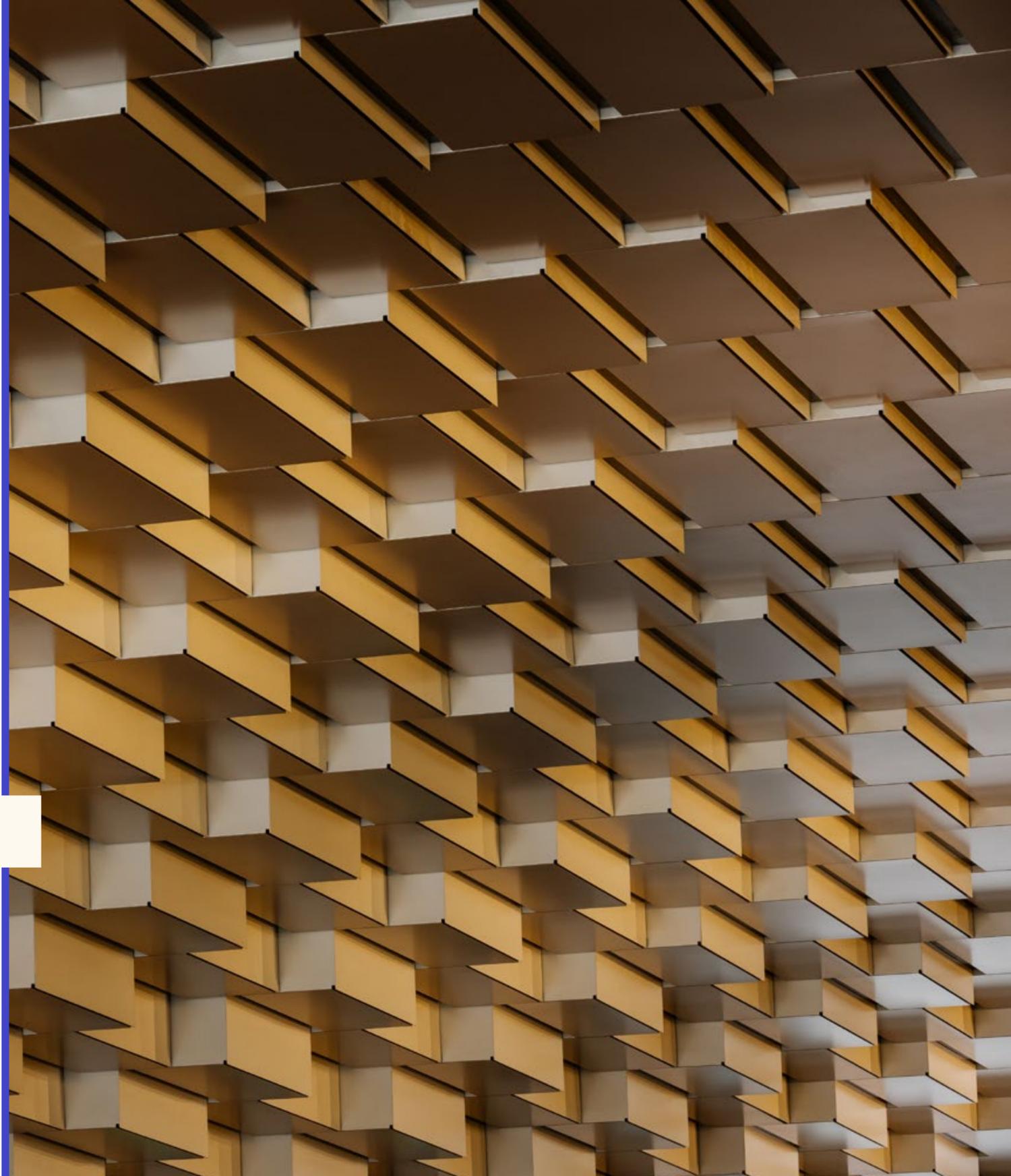
Stand-by air-cooled chillers
for tenants' critical
air-conditioning load



Special building design
features optimised for
24/7 safety and security



Building Specifications



Specifications

OVERALL SIZE (APPROX.)	Net Leaseable Floor Area		1,286,670 sq ft	
	Office		1,256,670 sq ft	
	Retail		30,000 sq ft	
TYPICAL FLOOR AREA (APPROX.)	Podium		70,000 sq ft	
	East Tower		25,400 sq ft	
	West Tower		21,700–23,500 sq ft	
TOTAL NO. OF OFFICE FLOORS	Podium		2 floors (L5 & L6)	
	East Tower		9 floors (L8 to L16)	
	West Tower		40 floors (L8 to L22 and L24 to L48)	
CORE LOCATION	Central Core			
CORE-TO-WINDOW DEPTH (APPROX.)	North	South	East	West
Podium (ULFP* Office / L5 & L6)	9–14m	8–15m	26m	15–20m
East Tower (L8 to L16)	15m	15m	13m	9m
West Tower (Low & Mid Zone, L8 to L22)	7m	9m	14m	14m
West Tower (High Zone, L24 to L36)	13m	9m	14m	14m
West Tower (Ultra High Zone, L37 to L48)	14m	9–15m	14m	14m
CLEAR FLOOR-TO-CEILING HEIGHT (APPROX.)	Podium L1 Retail		3.5m	
	Podium ULFP* Office		2.9m	
	East Tower Office		2.9m	
	West Tower Office		2.8m	
OFFICE FLOOR LOADING	Live Load		3.5 kN/m ²	
	Superimposed Dead Load (including finishes, ceiling and M&E services)		2.7 kN/m ²	
	Compactus Zone		7.5 kN/m ² loading (3.5m around the central-core)	
KNOCK-OUT PANEL	Available for tenants' inter-floor connectivity			
RAISED FLOOR	Approximately 150mm from top of floor slab to top of raised floor			
FAÇADE SYSTEM	Fully unitised curtain wall system with floor-to-ceiling double glazed unit vision panels			
PARKING FACILITIES	<ul style="list-style-type: none"> • Electronic car parking system • 266 car park lots (including 3 handicapped lots) for tenants and public • 344 bicycle lots for tenants and public 			

* ULFP – Ultra Large Floor Plate

Important Note: All figures are approximates. Specifications are subject to further changes without prior notice.

Specifications

LIFTS	Zone	No. of Passenger / Service / Fire Lifts	Loading Capacity	Remarks
Podium	L1 to L4 and L7	2 passenger lifts	21 pax	
Podium (ULFP* Office at L5 & L6)	L2, L5 to L7	3 passenger lifts	21 pax	1 lift serves L7
East Tower (Office)	L2, L7, L8 to L16	8 passenger lifts	27 pax	2 lifts serve L7
	All floors	2 service / fire lifts	35 pax	
West Tower (Office)	Low & Mid Zone: L2, L7, L8 to L22	8 passenger lifts	27 pax	2 lifts from each zone serve L7
	High Zone: L2, L7, L24 to L36	8 passenger lifts	27 pax	
	Ultra High Zone: L2, L7, L37 to L48	9 passenger lifts	27 pax	
	All floors	2 service / fire lifts	35 pax	
ELECTRICAL SYSTEM	Incoming electrical supply and load		Dual feed for 22kV incoming power supply	
	Power		55 W/m ² (Typical office floors) 193 W/m ² (Selected office floors)	
	Lighting		7 W/m ² (Greenmark requirement)	
	Lighting Illumination Density		Average illumination level of 500 lux for office areas	
	Landlord emergency generator		Provision for building essential load and 20% of tenants' normal electrical & air-con load (subject to availability)	
	Space reserved for tenants' own genset / transformers		Generator spare plinths reserved for tenants' use (subject to availability)	
	Spare riser		For tenants' inter-floor cabling and specialised services (subject to availability)	
	Computer earthing		Provision of clean earth connection for tenants at every floor	
TELECOMMUNICATIONS	<ul style="list-style-type: none"> • 2 telecommunication risers with tap-off units on every floor (for typical office) • Fibre air-blown tubes and cable containment for future fibre optic cabling • 4 mainframe distribution rooms with dual intakes 			
AIR-CONDITIONING SYSTEM	<ul style="list-style-type: none"> • 24-hour chilled water supply from District Cooling System • Pre-cooled fresh air supply to the offices • 2 AHU per floor (East Tower and West Tower); 5 AHU per floor (Podium L5 & L6) • Provision of space for tenants' own air-conditioning equipment (subject to availability) • Auxiliary chilled water tap off provided for future connection (subject to availability) • Typical office / retail indoor environment: 24°C +/- 1, relative humidity 60% +/- 5% 			
SECURITY SYSTEM	<ul style="list-style-type: none"> • Integrated Security Management System (including smart card access via turnstiles interfacing with lift destination control in the main office lobbies). Card reader access control for ULFP* non DCS office lifts. • Integrated 24-hour CCTV surveillance and guard tour control to monitor common areas 			
SOUND / PAGING SYSTEM	Emergency voice communication and public address system			
FIRE PROTECTION SYSTEM	Automatic fire detection and alarm system, fire sprinkler system, wet risers, hoses reels and portable fire extinguishers			
TOILETS	<ul style="list-style-type: none"> • Male and Female toilets and 2 Handicapped toilets on every office floor • End-of-trip facilities at L1 and changing rooms at L7 (for tenants' use only) 			
PANTRY	Provision of water and discharge points for connection by tenants (subject to availability)			
BUILDING MANAGEMENT SYSTEM (BMS)	Integrated BMS to monitor all major Mechanical & Electrical equipment			

* ULFP – Ultra Large Floor Plate

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The Developer

IOI Properties Group is a leading public-listed property developer with property developments and assets in Malaysia as well as in Singapore and Xiamen (China). Our experience spans more than four decades in the property industry, with our core business including property development, property investment, and hospitality and leisure. We are the largest market capitalization property company listed on Bursa Malaysia.

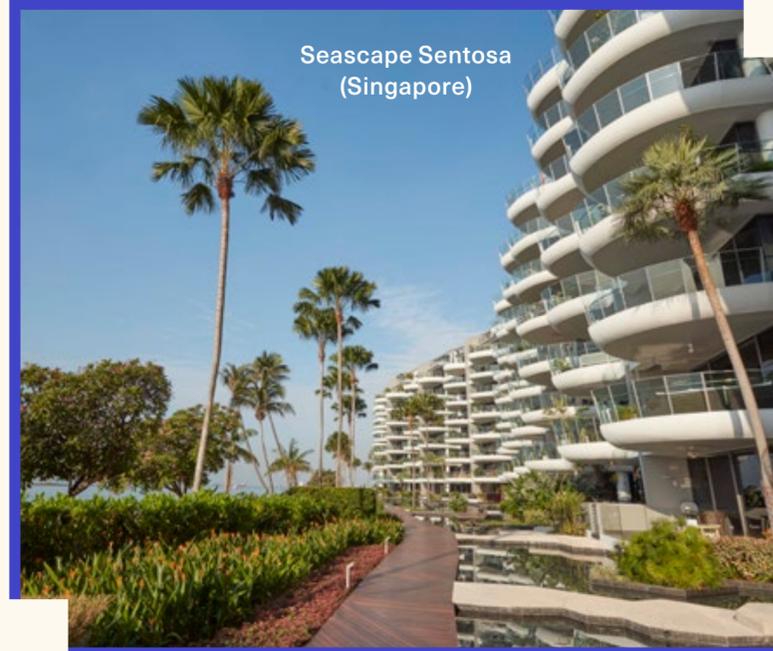
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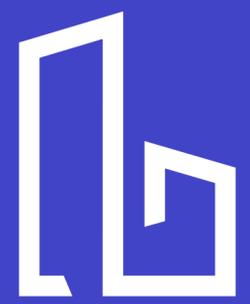


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IOI PROPERTIES

The logo consists of a stylized white graphic of two overlapping rectangular shapes, resembling a modern building facade or a stylized 'IOI' monogram.

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Leasing presentation produced in October 2024.
Test fits developed in collaboration with Motivo Inc Pte Ltd.

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