

# A WORKING ENVIRONMENT SCULPTED FOR MODERN BUSINESS.



Situated in central Singapore and forming a landmark location in a key growth area, DUO Tower benefits from being part of an integrated masterplan that includes; a boutique retail plaza in DUO Galleria, a 5-star hotel and exclusive DUO Residences.

Designed by Ole Scheeren, the architect behind the world famous CCTV building in Beijing, this prime Grade A office development will provide a 24/7 work, live, play solution for all business requirements.

## OVERVIEW

568,000 sq ft of  
Prime Grade A Offices

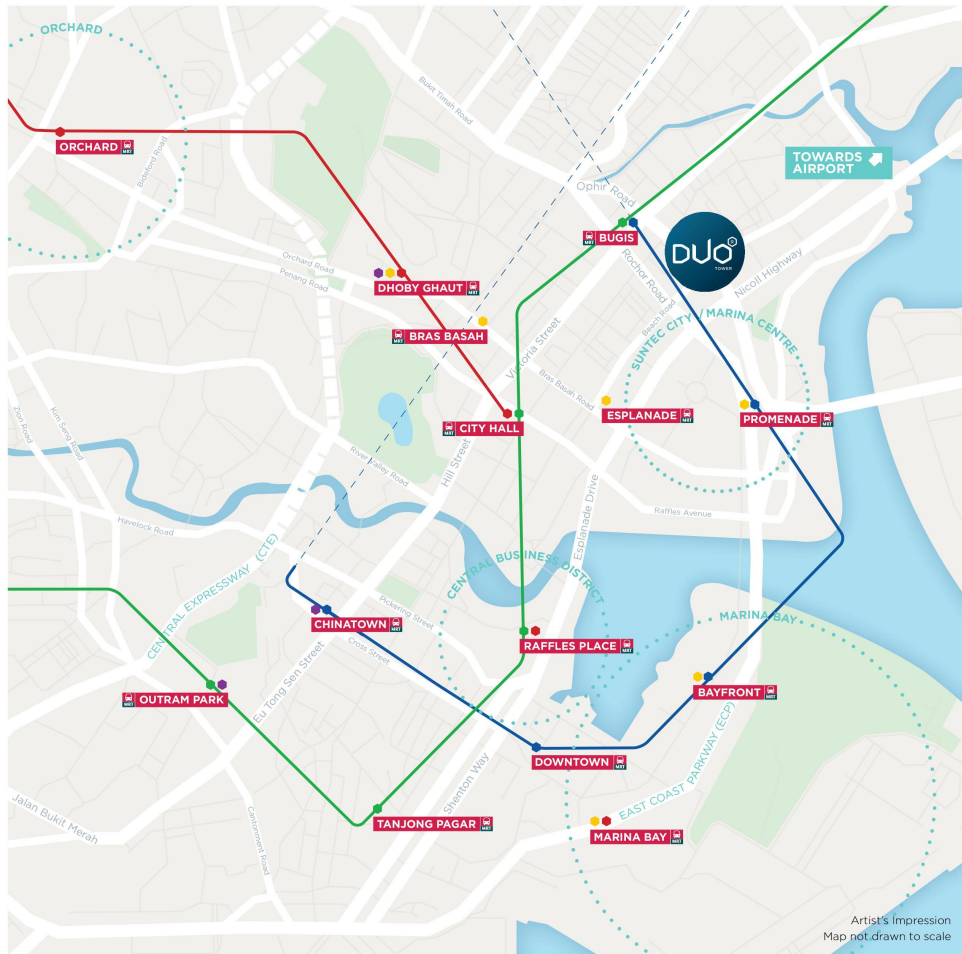
The dynamic architecture and scale of the development provides a striking corporate marque and with class leading floor plate sizes combined with innovative design features, DUO Tower delivers an environment that is flexible and engaging. Space for tenants to develop and grow their business where features include:

- One of the largest net lettable floor plates in the Bugis micro-market with up to approximately 31,000 sq ft
- 3m clear floor to ceiling height
- 150mm raised flooring
- Knock-out panels for inter-floor connectivity
- Exclusive Sky Terrace Garden on Level 8 as alternative recreational point
- Outdoor event space and water features set within lush landscaped gardens
- Boutique food and beverage and lifestyle retail offerings
- 5-star hotel with 352 rooms
- Panoramic City Skyline view from observation deck
- Bicycle parking lots and shower facilities
- BCA Green Mark Platinum Certified

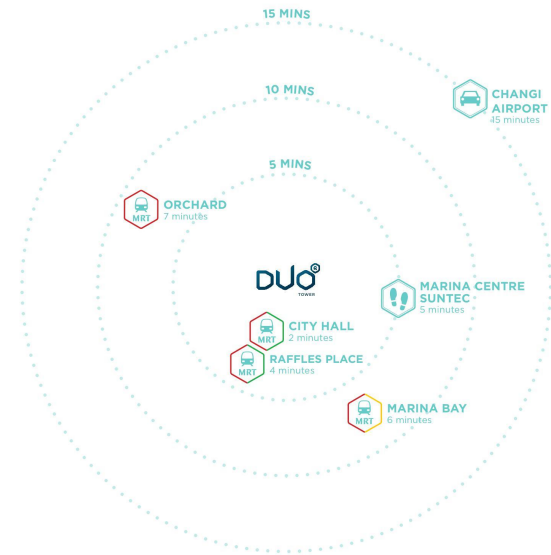
One of the  
largest floor  
plates in the  
micro-market



# LOCATION



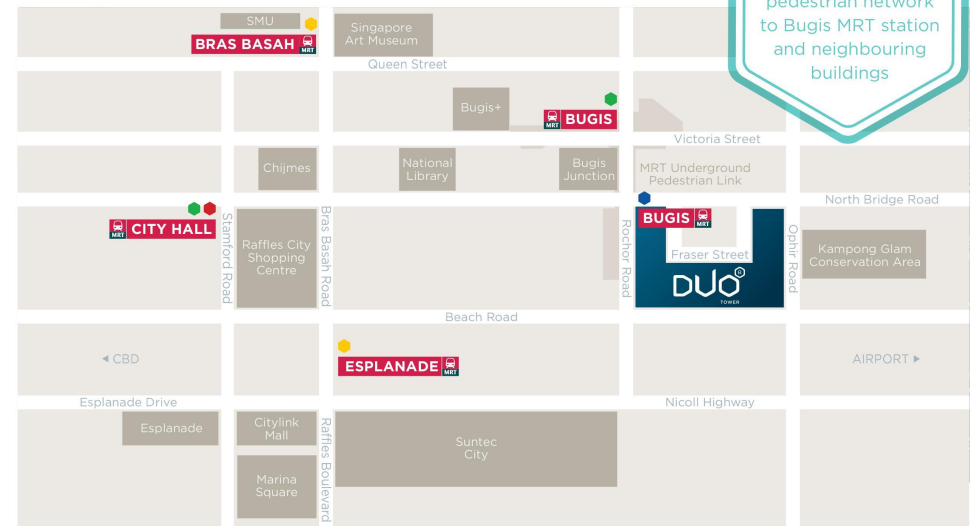
MRT – Mass Rapid Transit ● East West Line ● Circle Line ● North South Line ● North East Line ● Downtown Line (Phase 1)  
 - - - - - Downtown Line (Phase 2 & 3 under construction)



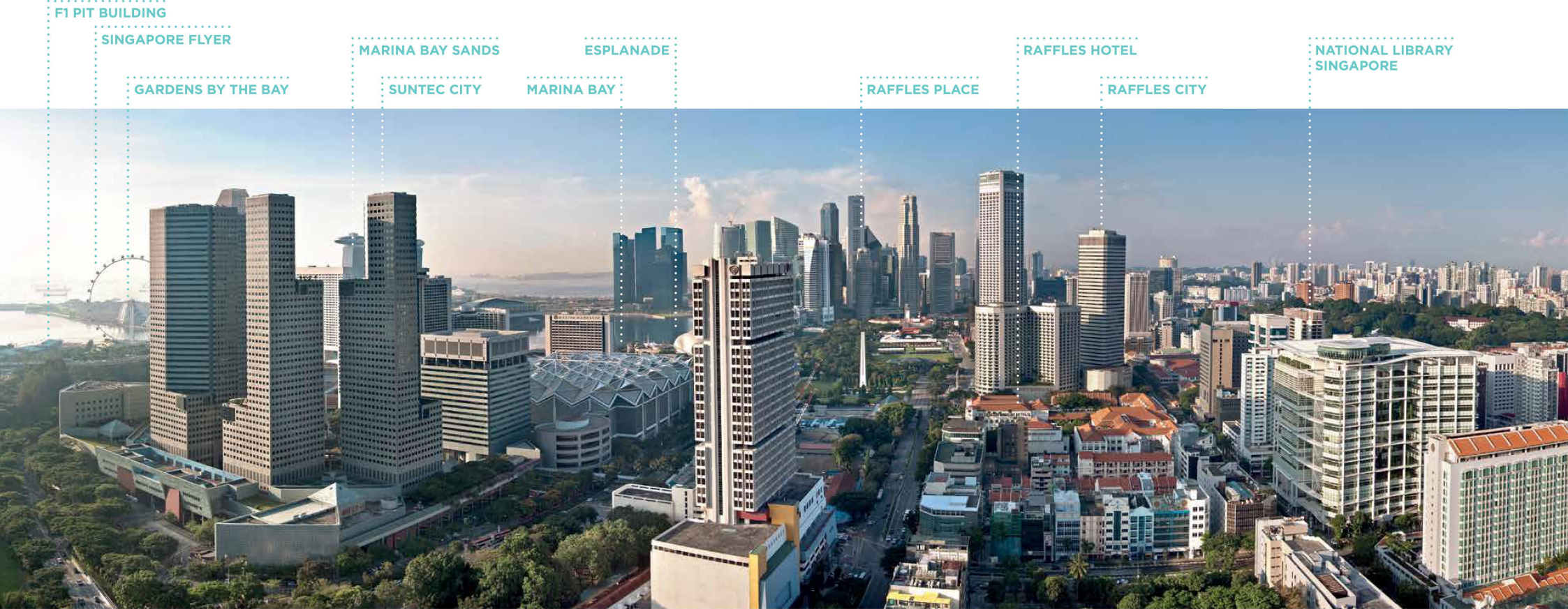
Located in Bugis, DUO Tower is positioned in the Ophir-Rochor corridor that forms a natural extension to the financial districts of Raffles Place and Marina Bay.

Positioned atop the new Bugis Station, DUO Tower is connected directly to the key Downtown and East West lines. It also has easy connectivity to the East Coast Parkway (ECP) which links the development to Changi International Airport in 15 minutes.

Direct access via B3 underground pedestrian network to Bugis MRT station and neighbouring buildings



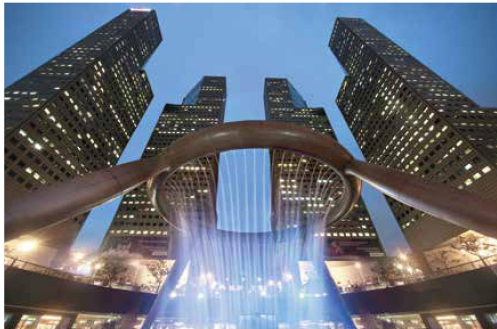
Artist's Impression Map not drawn to scale



The views from DUO showing the dramatic sights of Singapore's CBD and Marina Bay, laid out through floor to ceiling glass.



# VITAL



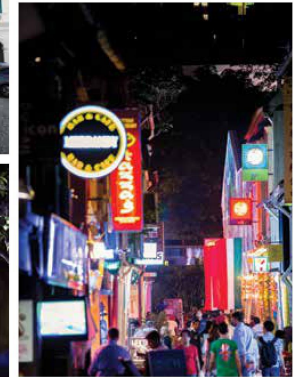
# DYNAMIC



# STYLISH



# VIBRANT



# MULTICULTURAL



## LOCAL AREA

The master plan connects the arts, cultural, educational and entertainment hub of Bras Basah to the historic district of Kampong Glam, now transformed into an electrifying urban destination.

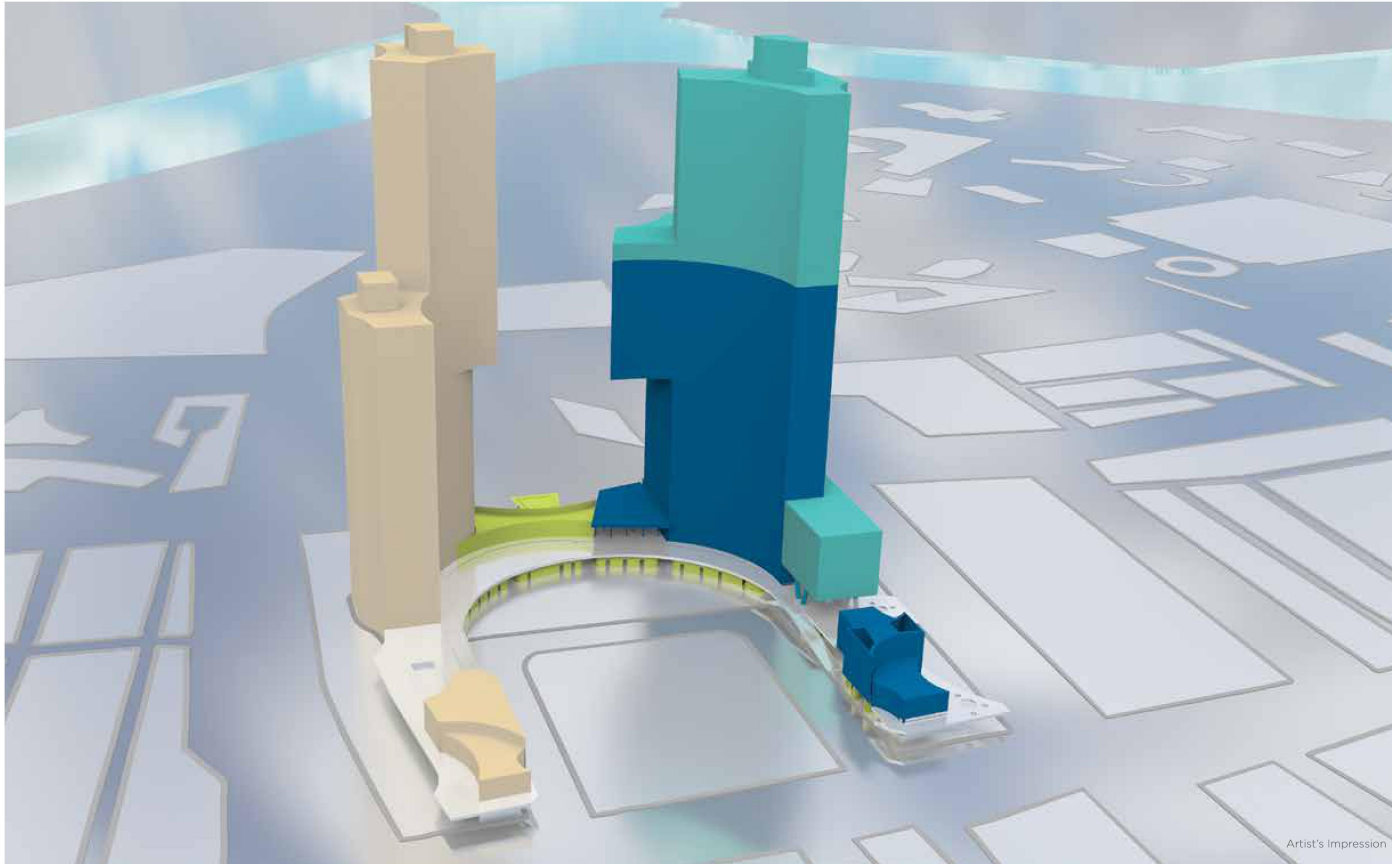
A confluence point where the rich urban fabric provides a wide range of activities for morning, afternoon or night. This is a district that mirrors the cultural diversity of Singapore, a place where ideas and information are exchanged, a place where businesses can flourish.





The public plaza has been created to provide shaded outdoor space with lush planting and cooling water features. With direct access from the restaurants at DUO Galleria, it is a perfect environment for lunchtime or evening entertainment.





## COMMUNITY

As part of the integrated development, DUO Tower has a symbiotic relationship with other components in the masterplan. It shares facilities with a 5-star Hotel and DUO Galleria can be directly accessed from the reception lobby. DUO Residences complete the provision for a round the clock lifestyle.

### DUO TOWER

568,000 square feet of Grade A, Green Mark Platinum office space with stunning views towards Marina Bay, Raffles Place and sea views towards the east.

### RESIDENCES

660 premium residences with studios, 1-4 bedroom units and exclusive penthouses, all of which have a choice of stunning views towards Marina Bay, sea views to the east and views over the heritage conservation district of Kampong Glam.

### DUO GALLERIA

A boutique retail plaza incorporating 56,000 square feet of restaurants and retail offerings, set within a rich park-like environment.

### HOTEL / OBSERVATION DECK

352-room Hotel with two ballrooms, meeting rooms, all day dining restaurant, signature restaurant, outdoor swimming pool, pool bar, executive lounge along with a fitness and spa wellness area.

Panoramic views over Singapore's city skyline and the historic Kampong Glam district.

**DUO RESIDENCES**  
*Level 3-49*

**DUO TOWER**  
*Level 4-23*

**HOTEL BALLROOMS AND MEETING ROOMS**  
*Level 3*



DUO's Plaza and drop off ramp with dedicated entrances for DUO Tower, DUO Residences and the 5-star hotel provides an exclusive and grand arrival.

**UNDERGROUND PARKING**  
*Basement 1 - 3*

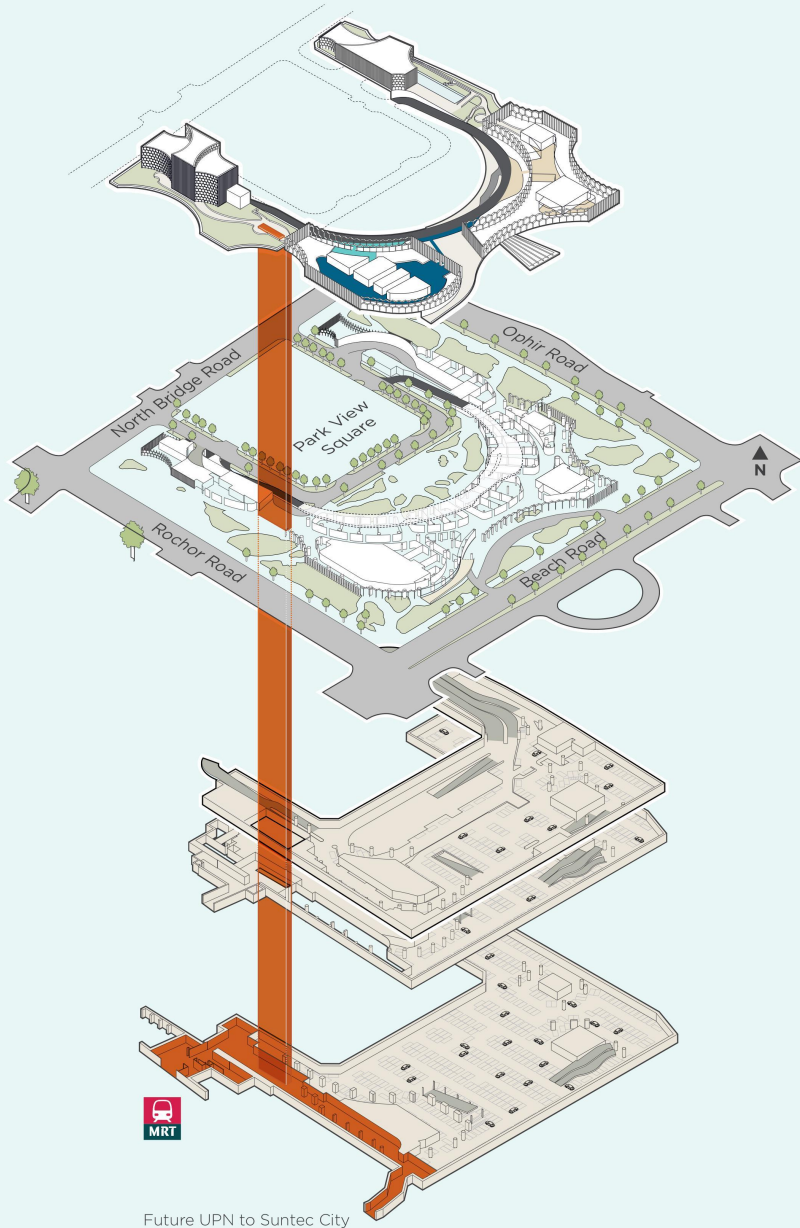
**DUO GALLERIA**  
*Level 1 and Basement 3*

**BUGIS MRT STATION**  
*Basement 3*

**EXCLUSIVE OFFICE DROP OFF**  
*Level 2*

Artist's Impression





L2

Level 2

Access via North Bridge Road, an elevated drop off ramp leads to Level 2 and the exclusive dedicated entrances for the offices, hotel and residences. An alternative drop off for the development is provided along Beach Road.

- Dedicated office lobby
- Residential lobby
- Access to hotel levels
- Lift access to MRT and retail

L1

Level 1

Level 1 provides direct access to the retail at DUO Galleria and lush landscaped outdoor space. This has been designed as permeable space connecting to the surrounding area, making walking and exploring pleasurable.

B1/2

Basement 1/2

Basement 1 and 2 offers part of the 440 commercial parking lots, 4 accessible parking lots and 66 bicycle parking lots.

B3

Basement 3

At Basement 3 there is a direct connection to the Bugis MRT Station ticketing concourse, giving easy access to the Downtown and East West lines. More retail is located along the connecting underground pedestrian network (UPN) corridor. There is also a planned future underground pedestrian link towards Suntec City.



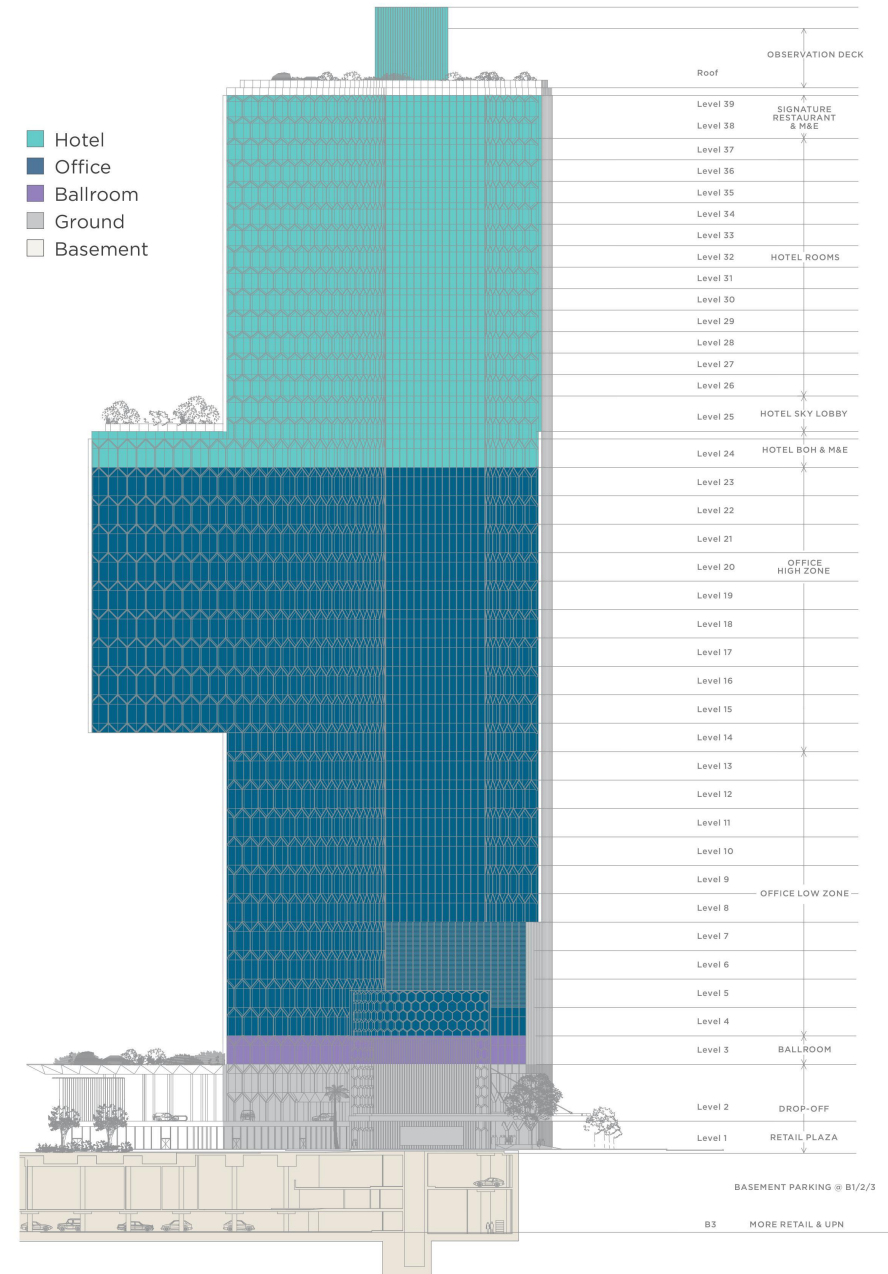
Artist's Impression

Expansive, beautifully designed office lobby with 7m floor to ceiling height, leading to energy efficient destination control lifts, which reduce waiting and travelling time.



# SCHEDULE OF AREAS

	LEVEL	SQ FT	SQ M
<b>HIGH ZONE</b> LEVEL 14-23 Approx. 303,952 sq ft (28,238 sq m)	23rd Floor	30,548	2,838
	22nd Floor	29,536	2,744
	21st Floor	31,420	2,919
	20th Floor	31,420	2,919
	19th Floor	31,420	2,919
	18th Floor	31,420	2,919
	17th floor	31,420	2,919
	16th Floor	31,420	2,919
	15th Floor	28,858	2,681
	14th Floor	26,490	2,461
<b>LOW ZONE</b> LEVEL 4-13 Approx. 264,460 sq ft (24,569 sq m)	13th Floor	26,490	2,461
	12th Floor	26,490	2,461
	11th Floor	26,490	2,461
	10th Floor	26,490	2,461
	9th Floor	26,490	2,461
	8th Floor	23,444	2,178
	7th Floor	27,911	2,593
	6th Floor	27,911	2,593
	5th Floor	27,147	2,522
	4th Floor	25,597	2,378
<b>TOTAL</b>		<b>568,412</b>	<b>52,807</b>





Artist's Impression

**EFFICIENT,  
FUNCTIONAL,  
AND FLEXIBLE**

DUO's large, efficient floor plates and 3m floor-to-ceiling glass provide offices with natural light.





DUO's offices offer panoramic views of the city skyline.

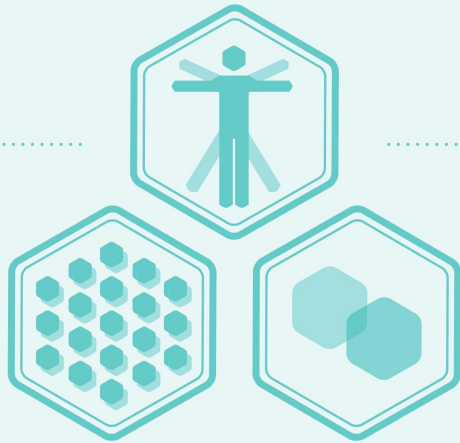
# WORKPLACE STRATEGY

## DESIGN

- 3m clear floor to ceiling height
  - Generous core to façade span
  - High percentage of desks with panoramic views
- Diverse workplace settings and enhanced personnel performance

## DENSITY

- 1 person to 6 sq m
  - 1 person to 7 sq m
  - 1 person to 8 sq m
- A variety of space planning options from low to high density



## DUO

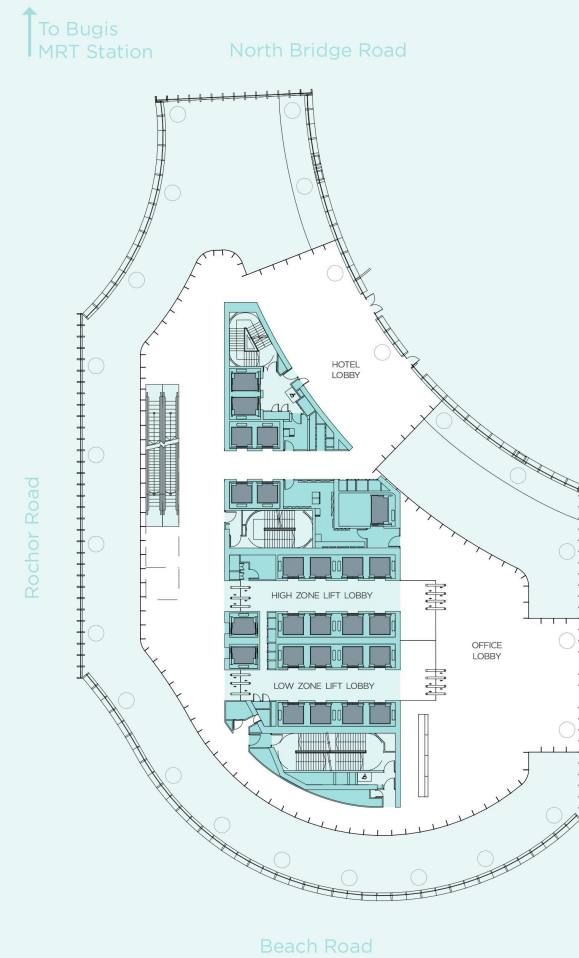
- Hotel and conference facilities
  - F&B provision
  - Indoor/outdoor informal meeting environments
- Supports agile work place and telework policies

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# THE FUTURE-PROOF OFFICE

FLEXIBLE TO CHANGING WORKING PRACTICES

## LEVEL 2 LOBBY PLAN



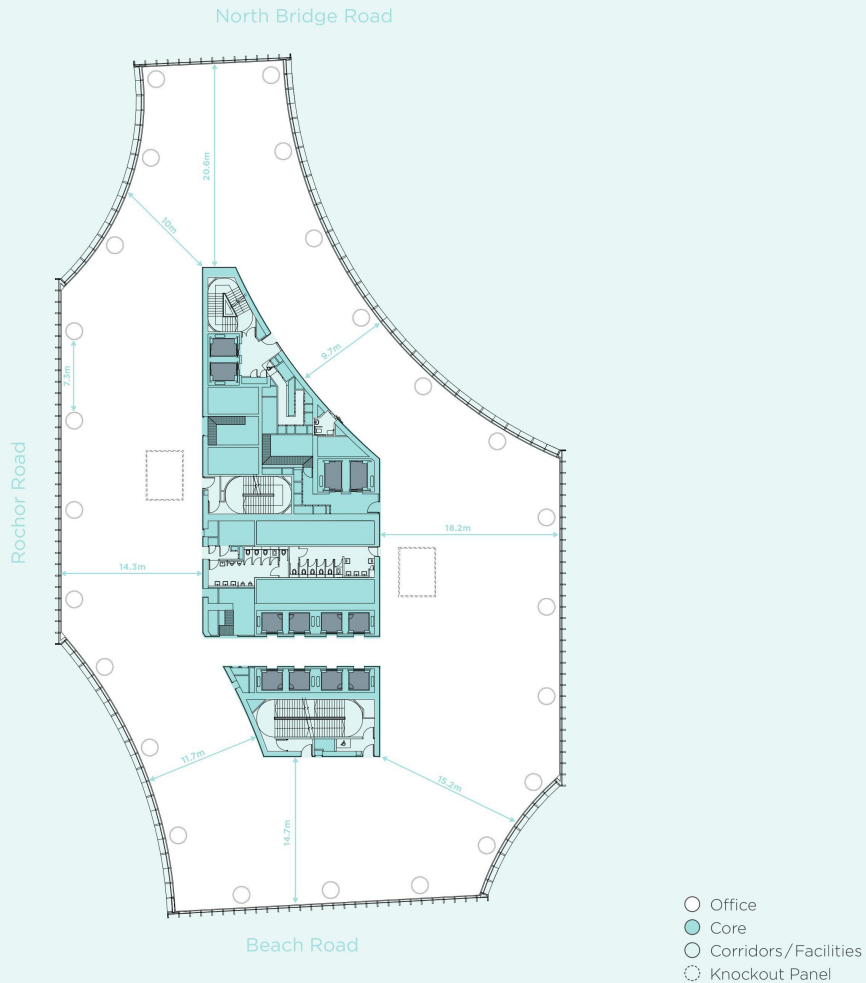
- Lobby
- Core
- Corridors/Facilities



## TYPICAL LOW ZONE

10TH FLOOR

NLA: APPROXIMATELY  
26,490 SQ FT  
2,461 SQ M



## PROPOSED SINGLE TENANCY TEST-FIT LAYOUT



Open Plan	329
1-pax Office	4
2-pax Office	3
Reception	2
<b>TOTAL HEADCOUNT</b>	<b>341</b>
<b>DENSITY</b>	<b>7 SQ M / PAX</b>

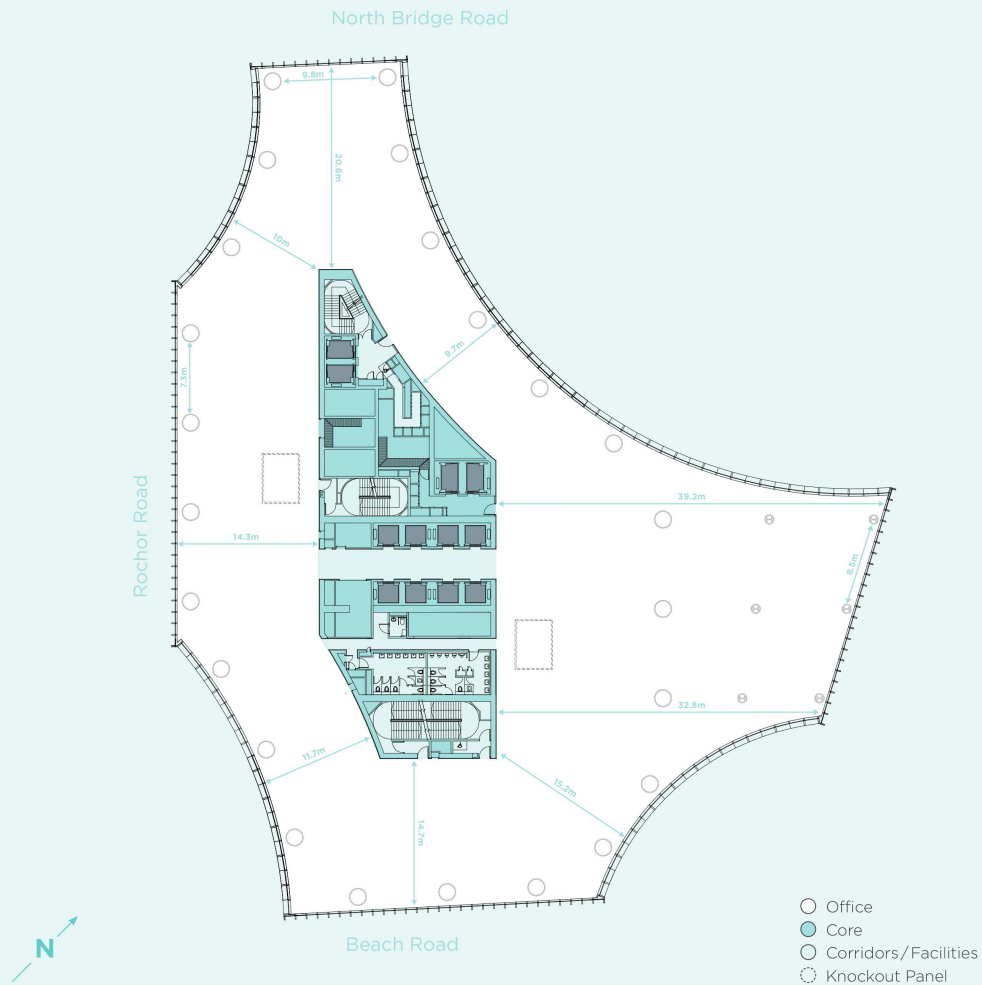
## TYPICAL HIGH ZONE

### 21ST FLOOR

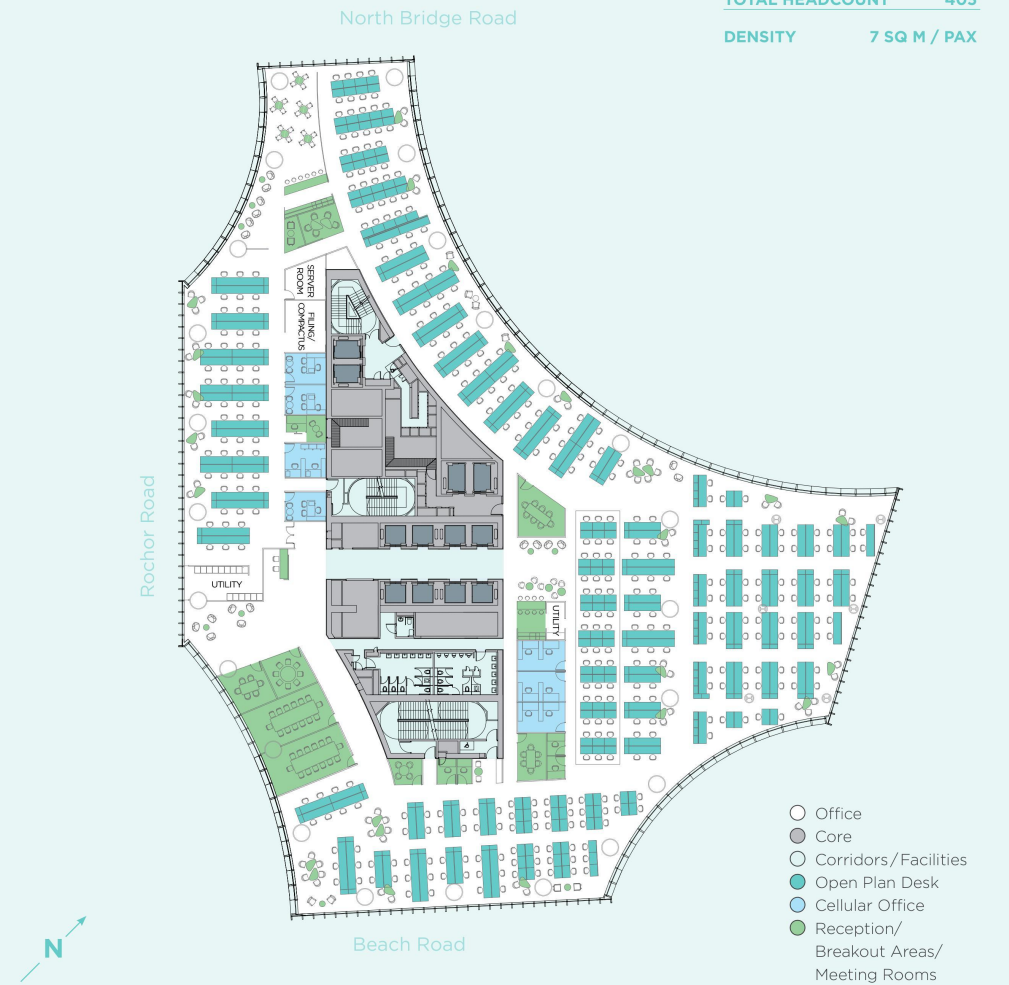
NLA: APPROXIMATELY

31,420 SQ FT

2,919 SQ M



## PROPOSED SINGLE TENANCY TEST-FIT LAYOUT



Open Plan	392
1-pax Office	3
2-pax Office	4
Reception	2
<b>TOTAL HEADCOUNT</b>	<b>405</b>
<b>DENSITY</b>	<b>7 SQ M / PAX</b>



## SUSTAINABILITY

DUO Tower is Green Mark Platinum Rated, the only building in the micro-market to be certified as such.

### ENERGY EFFICIENT LIGHT FITTINGS

The use of special fluorescent and LED lights, along with motion control and automatic lux level adjustment, save on energy.

### GREEN ROOF

The level 1 roof of the building and amenities are covered with extensive greenery, providing shading and reducing the heat island effect which translates to energy saving for the chiller systems.

### WATER USAGE MONITORING

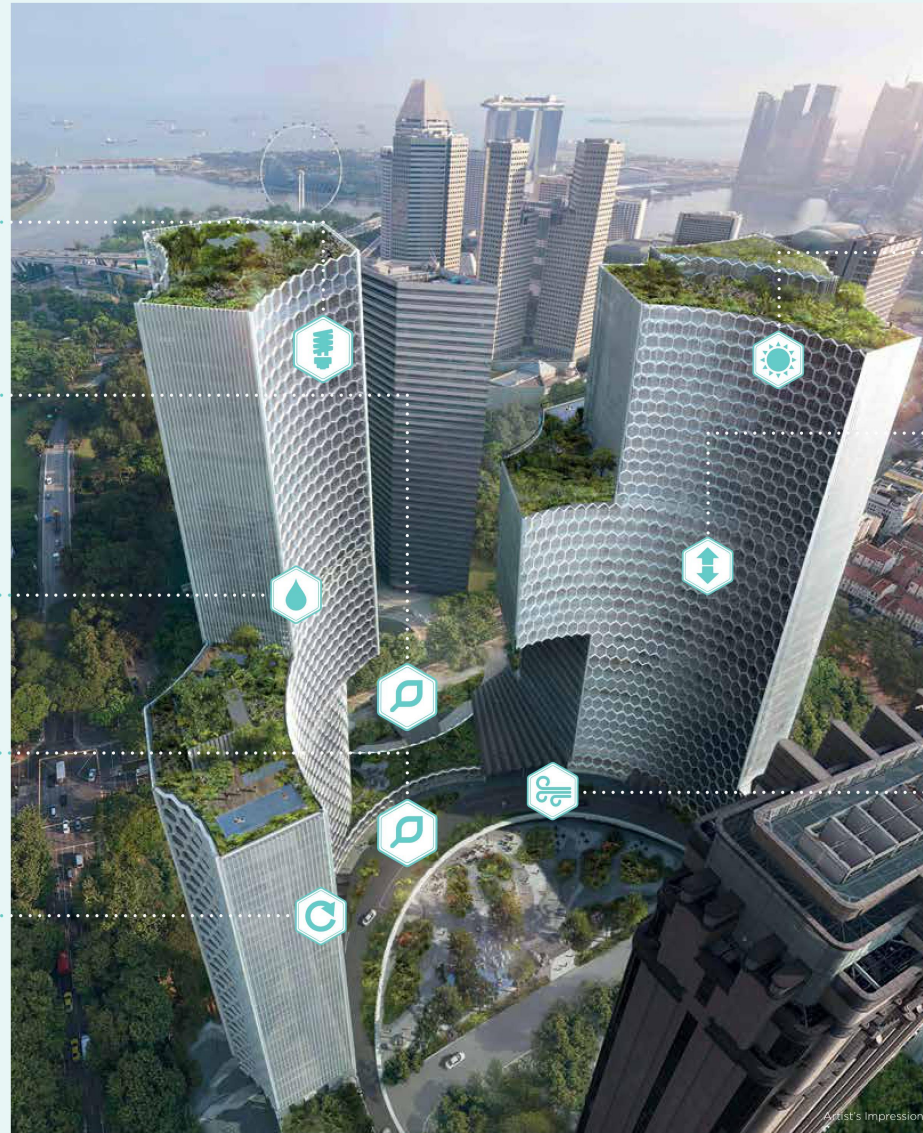
A combination of rainwater harvesting and private sub-meters provide class leading water management.

### LUSH GREENERY PODIUM

100% landscape replacement reduces temperature whilst increasing oxygen levels in the building's vicinity.

### OTHER ENERGY EFFICIENT FEATURES

Heat recovery air conditioning units, ductless fans for basement ventilation, along with motion sensors for the escape staircase, half landings and common toilets provide further efficacies.



### ENVIRONMENTAL MANAGEMENT PRACTICE

DUO Tower is being constructed with an effective construction and demolition waste management program, with a certified Green Mark manager on the project team. Tenants will be provided with a user guide, highlighting best practice use of the building's green features.

### SOLAR HEAT REDUCTION

The honeycomb façade and balcony act as natural sun shading, which together with the high performance glazing significantly reduce solar heat gain.

### ENERGY EFFICIENT LIFTS & ESCALATORS

The lifts are equipped with a regenerative lift system which has the capability to capture waste energy generated from the lift motor when it slows down (brakes) and feed back to the building grid for re-use in other utilities. Furthermore, the lift cars will be installed with LED lighting and sleep mode function which will allow the ventilation and lighting in the lift car to be turned off when there are no calls for the lifts. The escalators with slow down feature will also be implemented in this development.

### NATURALLY VENTILATED RETAIL CORRIDOR

Designed to allow cooling land breezes to permeate the development, reducing energy consumption and bringing the outdoors, indoors.

### GREEN TRANSPORT

With direct access to Bugis MRT station, covered walkways to major bus routes, and 66 sheltered bicycle parking lots, DUO Tower offers many environmentally friendly options to arrive and leave work.

## SPECIFICATION

<b>Total Net Lettable Area (Office)</b>	Approximately 568,000 sq ft (or about 52,807 sq m)
<b>No. of Office Floors</b>	20 office floors in a 39-storey commercial tower Low-zone (LZ): 4-13 storey High-zone (HZ): 14-23 storey
<b>Core Location</b>	Centre Core
<b>Core to Window Depth</b>	4-14 storey: approximately 8m to 18m 15-23 storey: approximately 8m to 39m
<b>Façade System</b>	Fully unitised curtain wall system
<b>Floor to Floor Height</b>	4,500mm
<b>Raised Floor System</b>	Approximately 150mm from top of floor slab to top of raised floor
<b>Raised Floor to Finished Ceiling Height</b>	3,000mm
<b>Floor Loading</b>	Office : 4kN/m <sup>2</sup> Compactus zone: 7kN/m <sup>2</sup>
<b>Knock-out Panels</b>	Available for tenant's inter-floor connectivity
<b>Air-Conditioning System</b>	Central chilled water air-conditioning system Typical office environment 24 <sup>o</sup> ± 1 <sup>o</sup> C @ 60 ± 5% (no RH control) Provisions of chilled water tap-off point Provisional space for tenant's own air-cooling equipment (subject to availability)
<b>Electrical Loading &amp; Supply</b>	Power : 45 W/m <sup>2</sup> Lighting: 10.5 W/m <sup>2</sup>
<b>Computer Earthing</b>	Provided on every floor
<b>Lighting Illumination Density</b>	Average illumination level of 500 lux for office areas
<b>Toilets</b>	Male & female, 1 accessible with shower provision
<b>Pantry</b>	Washing area provided on each floor Provision of water and discharge points for connection by tenants (subject to availability)

<b>Emergency Power Supply</b>	Provision of approximately 20% of tenant normal load for tenant's emergency use
<b>Space Reserved for Tenant's Generator Set</b>	Generator spare plinths are reserved for tenants' use (subject to availability)
<b>Spare Risers</b>	For tenants' inter-floor cabling and specialised service (subject to availability)
<b>Telecommunication Network</b>	8 x 10-pair block terminals per typical floor 4 port CATV tap-off in telephone riser per typical floor
<b>Total No. of Car Parking Spaces</b>	440 lots and 4 lots for accessible parking
<b>Total No. of Bicycle Parking Spaces</b>	66 sheltered lots
<b>Car Park System</b>	Electronic parking system
<b>Lifts</b>	Low-zone: 8 passenger lifts (24-person capacity) High-zone: 8 passenger lifts (24-person capacity) 2 Service lifts serving all office floor levels 2 Car park lifts serving B3, B2, B1, 1st and 2nd storey 2 Fire lifts serving all office floor levels
<b>Building Automation System</b>	Centrally monitored building automation system
<b>Sound / Paging System</b>	Public address system at common areas
<b>Fire Protection System</b>	Automatic fire alarm & sprinkler system, wet riser system, hose reels and portable fire extinguishers
<b>Security</b>	Integrated CCTV system, guard tour and security management system (including card access and turnstiles interfacing with lift destination control)



# PROJECT TEAM



## DEVELOPER

### M+S

Owned 60:40 by Khazanah and Temasek respectively, M+S Pte Ltd was set up on 27 June 2011 to develop four land parcels in Marina South and two land parcels in Ophir-Rochor within Singapore as the integrated developments Marina One and DUO respectively.



## PROJECT MANAGER

### CapitaLand

CapitaLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, the company's businesses in real estate and real estate fund management are focused on its core markets of Singapore and China.

Its diversified real estate portfolio primarily includes homes, offices, shopping malls, serviced residences and mixed developments. The company also has one of the largest real estate fund management businesses with assets located in Asia. Comprising nine listed entities CapitaLand leverages its significant asset base, real estate domain knowledge, product design and development capabilities, active capital management strategies and extensive market network to develop real estate products and services in its markets.



A member of **UEM Group**

## PROJECT MANAGER

### UEM Sunrise Berhad

UEM Sunrise Berhad ("UEM Sunrise") is a public-listed company and the largest property developer by market capitalisation on Bursa Malaysia Securities Berhad.

It is the master developer of Nusajaya, one of the five flagship zones and key driver of Iskandar Malaysia. It is envisioned that upon completion, Nusajaya will become the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the region.

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

## PROFESSIONAL TEAM

**Design Architect:** Buro Ole Scheeren

**Project Architect:** DP Architects

**Piling Contractor:** Bachy Soletanche Singapore

**Principal Contractor:** Obayashi Corporation

**Structural M&E/ESD Engineer:** Beca Carter Hollings & Ferner

**Quantity Surveyor:** Davis Langdon KPK

**Landscape Architect:** Coen Design International

**Lighting Consultant:** International Lighting Architecture Bureau

**Façade Consultant:** ALT Limited

**Microclimate Consultant:** Rowan Williams Davis & Irwin Inc.

## COMMERCIAL LEASING CONTACT

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