

SEVEN
HUNDRED
BEACH

SUCCESS REQUIRES TALENT. TALENT REQUIRES SPACE.

SUCCESS Focused, energetic teams
of healthy, high energy, passionate people
in a stylish, professional environment
driving an agile, creative, profitable business

SPACE Bright, airy, loft-style space with 4.5m ceilings
Flexible, open plan office layout.
Lobby and Public areas designed by
world leader Hirsch Bedner Associates
12 metre pool, gym, and landscaped rooftop terrace
Wine Bar and Coffee Lounge

TALENT You

KEY DETAILS

ADDRESS

700 Beach Road, Singapore 199598

OVERVIEW

Convenient city location.
Adjacent to the bustling Arab Street enclave.
A wide variety of restaurants and shopping facilities.
Convenient transport links.

BUILDING FEATURES

Unlimited use of fully equipped gym (from 6am to 11pm)
Complimentary group exercise classes
20m pool and rooftop exercise deck available to employees of tenants
Roof terrace available for corporate events
Building concierge

ACCESSIBILITY

BY ROAD

15 mins from Changi Airport
5 mins from Raffles Place
East Coast Parade Highway (ECP) exit Rochor Road
Next to Nicoll Highway

BY PUBLIC TRANSPORT

Lavender MRT - 600m
Bugis MRT - 800m
Nicoll Highway MRT - 150m (expected opening in year 2010)
Beach Road served by bus numbers 100, 961 & 980.
Nicoll Highway served by bus numbers 401, 10, 14, 16, 196, 70, 16M, 70X and 608

NEARBY AMENITIES

EATING, DRINKING & SHOPPING

Wine Bar and Coffee Lounge (ground level)
Keypoint (50m)
Food Centre (1 min walk)
Golden Mile Complex (1 min walk)
Park Royal Hotel (5 min walk)
The Concourse (75m)
The Gateway (600m)
Bugis Junction (8 min walk)
Suntec City (10 min walk)

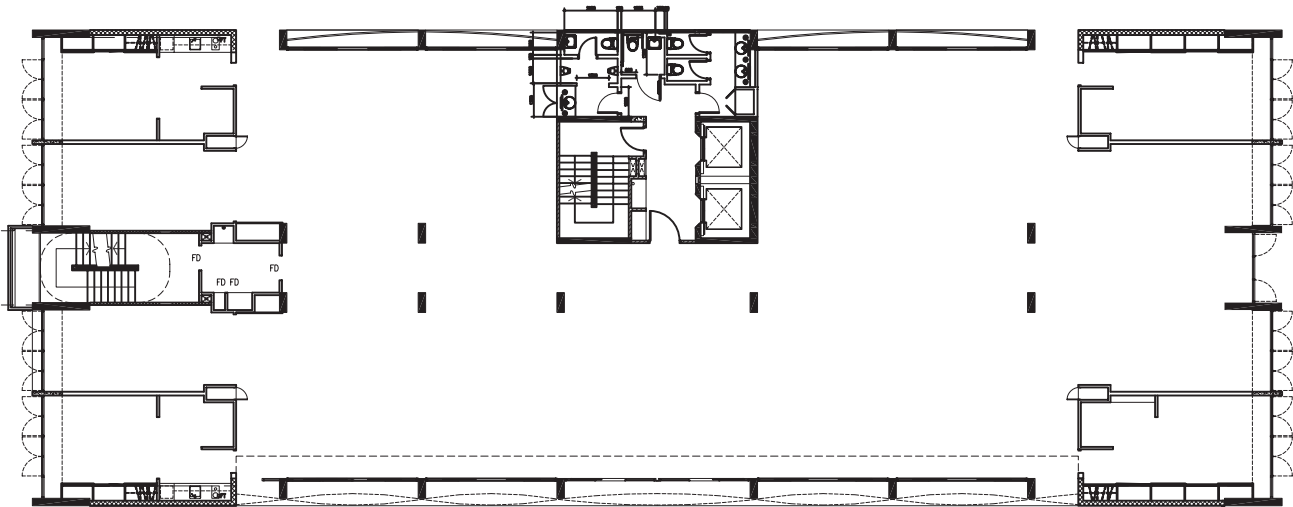
PARKING

22 lots within premises
Ample parking at adjacent buildings

SPACES AVAILABLE

UNIT NUMBER	FLOOR AREA (Approx Square Footage)
8TH FLOOR-02	7,189
8TH FLOOR-01	6,334
ENTIRE 7TH FLOOR	7,975
ENTIRE 6TH FLOOR	8,875
ENTIRE 5TH FLOOR	8,875
ENTIRE 4TH FLOOR	8,875
3RD FLOOR	527 - 5,155

TYPICAL FLOOR PLAN



Beach Road - Development

仲量聯行



Ophir Rochor Corridor Development
SALE SITE
Tender 2008

South Beach
Completion 2012

Suntec City

Southbank
Completion 2009

The Gateway

The Concourse

CC5 Nicoll Highway Station
Completion 2010

URA designated residential development area
Kallang Basin
Master Plan 2008

Singapore Sports Hub
Completion 2011

SEVEN HUNDRED BEACH

Map labels: VICTORIA STREET, KALLANG ROAD, PICO CREATIVE CENTRE, EWT1 Lavender Station, ROCHOR RIVER, CRAWFORD BRIDGE, CRAWFORD STREET, ALAN SULTAN, BAGHDAD S, ST John's Hq, REPUBLIC AVENUE, OPHIR ROAD, CHOR ROAD, SUNTEC CITY MALL, BEACH ROAD, QUEEN STREET, EW12 Bugis Station, CARRPARK, TAN QUEE, LIANG S.

DIRECTORS

RON BOLGER



- Former Managing Partner KPMG
- Current Honorary Singapore Consul General to Ireland

COLIN MACDONALD



- 7 years HSBC in International Banking
- McCraic Group
- Fullerton Hotel development

WAN FOOK KONG



- Over 40 yrs experience in Singapore property
- Former Senior Partner, Jones Lang LaSalle, S'pore
- Former equity partner, Colliers, S'pore

REFURBISHMENT PROJECT

FAÇADE



Façade of [700 Beach](#)

Cladding to be re-painted to provide cool, contemporary façade

Entrance, car-park, and boundaries to be landscaped by Belt Collins

Rooftop terrace and pool landscaped by Belt Collins

Completion October 2008

LOBBY



Ground Floor Entrance Lobby

Design by Hirsch Bedner Associates

Completion October 2008

PROJECT TEAM

PROJECT MANAGER
ISG ASIA SINGAPORE
www.isgasia.com

Having served the facilities creation and management needs of globally and regionally established organisations in this region for over 15 years, **ISG Asia** prides themselves in the experience gained and strong relationships built with their clients over these years. Clients include HSBC, Fortis Bank, BP, Credit Suisse, Ogilvy & Mather and American Express.

INTERIORS
HIRSCH BEDNER
ASSOCIATES
www.hbadesign.com

Based in Los Angeles, **Hirsch Bedner Associates** (HBA) is a leader in hospitality interior design worldwide. HBA remains keenly attuned to the pulse of changing industry trends governed by today's more sophisticated world traveler. In addition to overseeing the interior design, HBA has chosen **700 Beach** for its 70 person strong Singapore office.

LANDSCAPE
BELT COLLINS
www.beltcollins.com

Belt Collins has provided landscape architectural services to a wide range of public and private clients throughout the world for over 40 years. Belt Collins has successfully completed projects in many areas of the world encompassing a wide variety of climate and terrain. Such locations include Hawaii, the Pacific Rim, Asia, the continental United States, the Middle East, and Europe. Their work includes some of the highest quality and most exclusive resort and residential communities in the world.

Completion October 2008

POOL & GYM



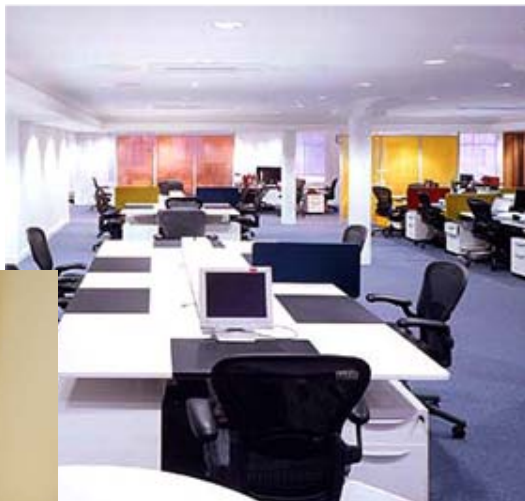
Concept Plan



Actual Photo

Completion October 2008

OFFICES



Loft-style office spaces with 15 to 20 ft ceiling heights

Design by tenant

Available September 2008

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