



PAYA
LEBAR
GREEN 

CREATING A VIBRANT WORKPLACE

Driven by its five-pillar development strategy, Paya Lebar Green is setting new standards of being a smarter, healthier and more sustainable workplace for the future.

1. HEALTH AND WELLNESS

Enabling healthier and active lifestyles

- WELL Core Precertified™ Silver for Building 1 and adoption of similar policies for Building 2
- Climate-responsive and expansive glass glazing to maximise indoor daylight exposure supporting circadian and psychological health
- High indoor environment quality through source elimination or reduction, enhanced filtration systems, UV germicidal irradiation and bipolar ionisation for cleaner indoor air
- Shared mobility solutions and end-of-trip facilities to encourage greener commute

2. PEOPLE-CENTRIC

Shaping an inclusive and engaging workplace for the community

- Communal areas that focus on user experience and allow for a more people-centric and inclusive workplace
- Optimised lighting, acoustics, thermal and biophilic design, coupled with adequate support for mindful nourishment, and an ergonomic environment, to support productivity and well-being
- Connected to the wider Paya Lebar precinct, major transportation networks and Park Connector Network

3. COLLABORATIVE AND CONNECTED

Integrating smart technology for a seamless workplace experience

- WiredScore Platinum for Building 1 and WiredScore Gold for Building 2
- Smart building automation technology such as biometric and smartphone-enabled access control for performance optimisation and enhanced security
- Mobile and wireless connectivity resiliency and digitally-advanced features including IoT smart sensors to optimise space usage and enhance place experience

4. GREEN AND SMART

Embedding lush greenery and eco-friendly technologies

- New lush canal park to connect with the wider Paya Lebar precinct, and integrating a biodiverse greenery into the building's façade
- Smart and sustainable IoT solutions to help the building stay climate-responsive and achieve greater energy efficiencies

5. SUSTAINABLE AND RESILIENT

Maximising energy efficiencies and utilising clean energy

- Target Green Mark 2021 Platinum-Super Low Energy Building certification
- Reduce environmental impact by using low embodied carbon materials and green certified products, as well as by achieving over 80% overall recycling rate for construction and demolition waste
- Create social value and economic sustainability by working with stakeholders across the Paya Lebar community to transform businesses and help communities thrive



THE CENTRE OF CONVENIENCE

Whatever your preferred mode of transport, Paya Lebar Green provides easy access to a plethora of amenities, retail malls and other places of interest such as the CBD, Orchard Road, Marina Bay and Changi Airport.



Shopping Malls and Amenities

- 1 SingPost Centre
- 2 Paya Lebar Square
- 3 PLQ Mall
- 4 City Plaza
- 5 KINEX
- 6 Tanjong Katong Complex
- 7 Haig Road Hawker Centre
- 8 i!2 Katong
- 9 Parkway Parade
- 10 Bugis Junction
- 11 Bugis+
- 12 Suntec City
- 13 Raffles City

Hotels

- 1 Aqueen Hotel
- 2 Village Hotel
- 3 Hotel Indigo
- 4 Grand Mercure
- 5 PARKROYAL on Beach Road
- 6 Pan Pacific Serviced Apartments
- 7 Andaz
- 8 Hotel Intercontinental
- 9 JW Marriott
- 10 Conrad Centennial
- 11 Fairmont
- 12 Pan Pacific Hotel
- 13 Swissôtel

- 14 The Ritz-Carlton
- 15 Mandarin Oriental
- 16 PARKROYAL COLLECTION Marina Bay
- 17 The Capitol Kempinski

Greenery and Park Connector Network (PCN)

- Eastern Coastal Loop
- Central Urban Loop
- Greenery
- Expressways
- Roads



A DYNAMIC PRECINCT

Paya Lebar Central has successfully positioned itself to be an attractive and accessible location for businesses that prefer to be located outside the CBD. Over the past few years, the precinct has transformed into a lively, pedestrian-friendly commercial hub with a distinctive cultural identity.

As the latest office development in the precinct, combined with exemplary building specifications and large, efficient floor plates, Paya Lebar Green is set to be the next decentralised office destination of choice.

Key locations by car

Pan-Island Expressway	1 min
East Coast Park Expressway	7 min
Central Business District	10 min
Changi Airport	23 min

Minutes from other major roads like Sims Avenue, Changi Road and Paya Lebar Road

AN INSPIRING WELCOME

The remarkable tenant experience begins the moment you arrive at Paya Lebar Green.

The Canal Park features lush landscaping all around, highlighted by the majestic Temak that provides natural shade and a picturesque backdrop amidst the outdoor paths and seating areas.

Catering to those who enjoy more active commutes, dedicated cycling and pedestrian routes are integrated into the development, along with multiple end-of-trip facilities.

111	92	11
Bicycle parking lots	Private lockers	Shower facilities
		



Artist's impression

A GRAND RECEPTION

Upon stepping into Building 1, you'll be greeted by an expansive double-height lobby filled with natural light and equipped with state-of-the-art security and entry systems.

Café areas on the ground level provide a perfect setting for collaboration and networking, be it business huddles or casual catch-ups.

From there, the high-speed lifts will promptly take you to your desired floor.



Artist's impression

SCHEDULE OF AREAS

OVERALL FEATURES



Electric Vehicle (EV) Charging Stations



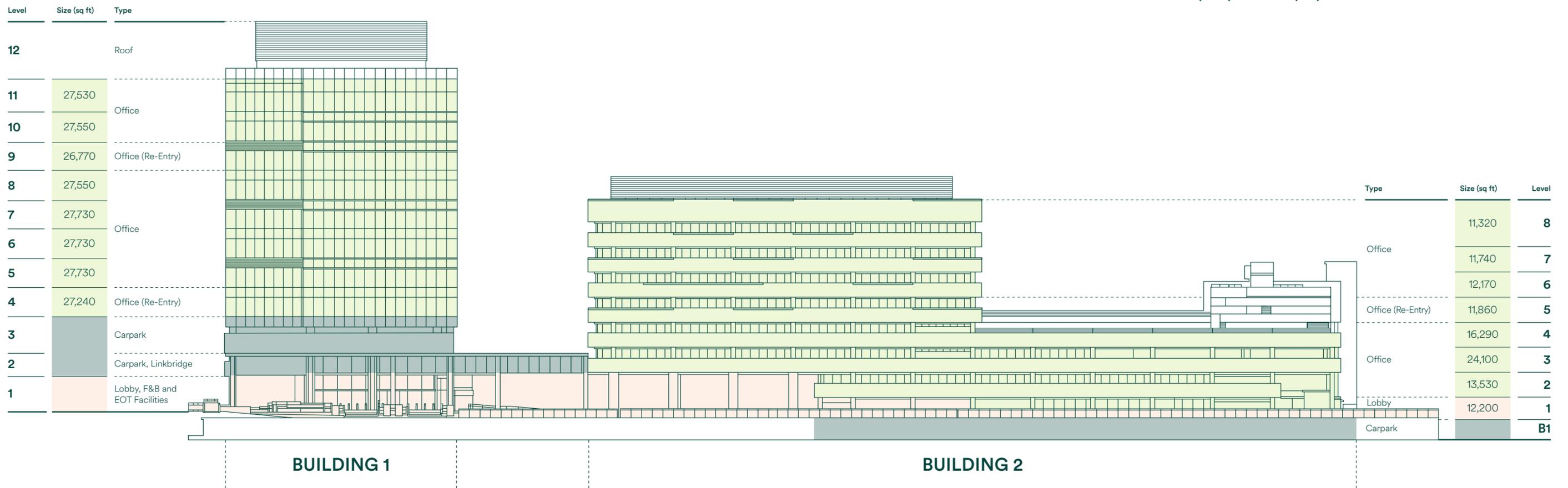
Integrated Communication Network (ICN)



Rooftop Solar Photovoltaic (PV) Panels



Sustainability Awards and Certifications



	BUILDING 1	BUILDING 2	TOTAL
Office Net Lettable Area	219,830	113,210	333,040
Retail Net Lettable Area	1,670	-	1,670
Total Net Lettable Area	221,500	113,210	334,710
Carpark Lots	~90	~20	~110

All Net Lettable Area and floor plate figures above are estimates.

BUILDING 1

TYPICAL OFFICE FLOOR

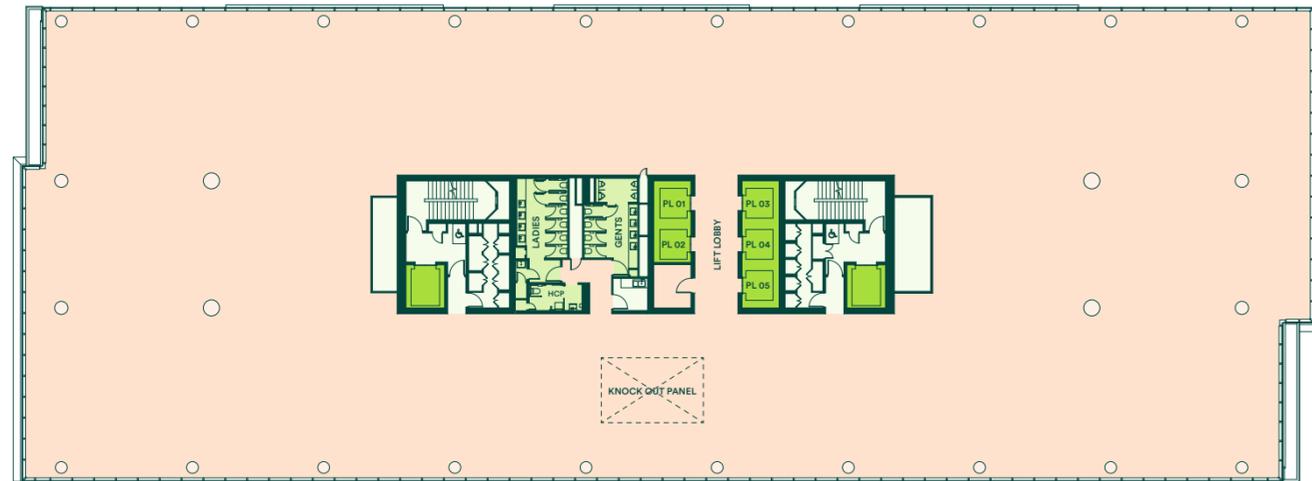
The floorplates at Paya Lebar Green are designed for high efficiency and adaptability. Building 1 features high-performance façade glazing, 2.8m floor-to-ceiling heights with 150mm raised floors and knock-out panels to ensure the utmost comfort and ease of inter-floor connectivity.

KEY NUMBERS

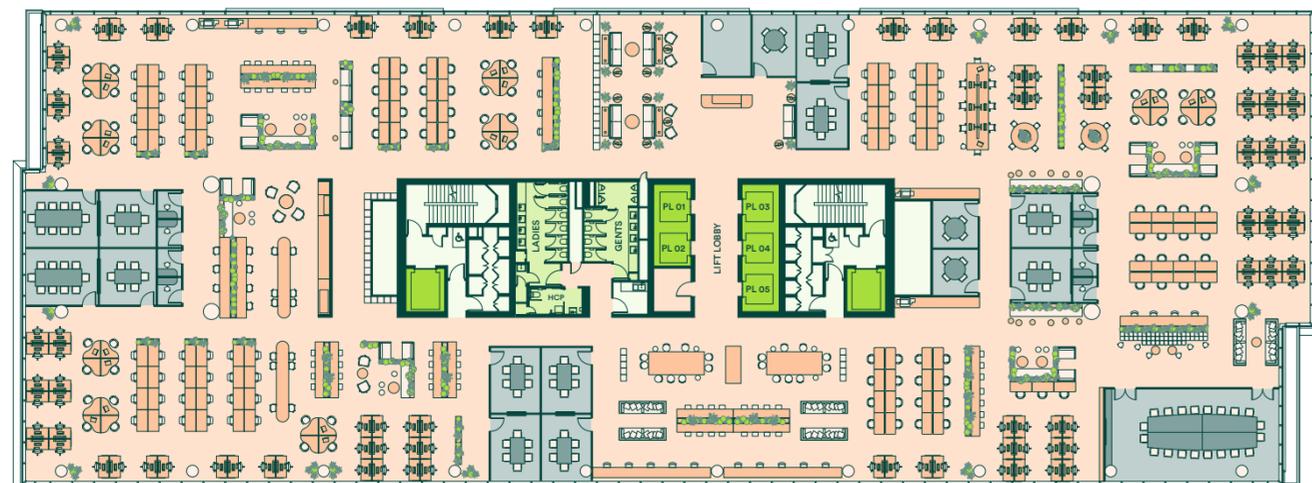
Net Lettable Area	~27,000 sq ft
Configuration = Centre Core with Knock-out Panels	1 : 8
Occupancy Load	300 pax
Number of Work Stations (based on 80% Agile Working)	248 pax



TYPICAL FLOOR PLAN



TEST FIT PLAN



Office Lifts Toilets Circulation and BOH Meeting Rooms



All Net Lettable Area and floor plate figures above are estimates.

FEATURES



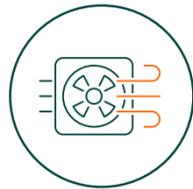
End-of-Trip Facilities
including shower facilities, lockers and 111 bicycle parking lots



MERV 14 Filters and Bi-Polar Ionisation
for enhanced indoor air quality



High-Speed Lifts



High Efficiency
chiller plant and air side system

KEY HIGHLIGHTS

Total Net Lettable Area	216,000 sq ft
Floor Plate Size	26,000 – 27,000 sq ft
Configuration	Centre Core Configuration with knockout panels for easy connectivity
Floor-To-Ceiling Height	2.8m with 150mm raised flooring
Maximum Occupancy Load (pax per floor)	300 pax
Energy Performance	Full-height energy efficient glazing with high-performance acoustic specifications
Sustainability	International WELL Building Institute – WELL Core Precertified™ SILVER; Target Green Mark 2021 Platinum-Super Low Energy Building



WiredScore Rating



WiredScore
PLATINUM

All Net Lettable Area and floor plate figures above are estimates.

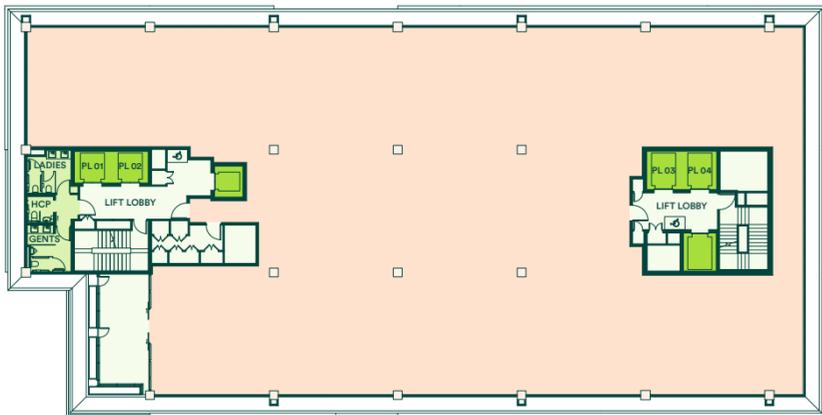
BUILDING 2

TYPICAL OFFICE FLOOR

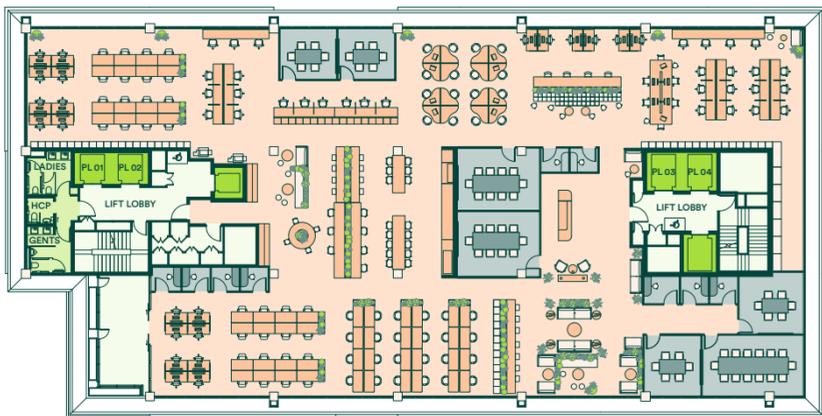


Artist's impression

TYPICAL FLOOR PLAN



TEST FIT PLAN



Office Lifts Toilets Circulation and BOH Meeting Rooms

Building 2 features extensive upgrades, including 2.6m floor-to-ceiling heights and high-performance energy efficient glazing. This delivers improved indoor environment quality and an enhanced overall experience, while also allowing for highly efficient and adaptable floorplates.

KEY NUMBERS

Net Lettable Area	~12,000 sq ft
Configuration = Side Core	1 : 8
Occupancy Load	240 pax
Number of Work Stations (based on 80% Agile Working)	140 pax

FEATURES



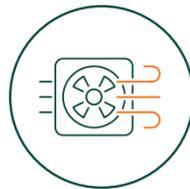
90% New Building Services
to enhance performance



Optimised Vertical Transport System
and modernised passenger lifts



MERV 14 Filters and Bi-Polar Ionisation
for enhanced indoor air quality



High Efficiency
chiller plant, air handling units (AHUs) and transformers

KEY HIGHLIGHTS

Total Net Lettable Area	115,000 sq ft
Floor Plate Size	11,000 – 12,000 sq ft
Configuration	Side Core Configuration
Floor-To-Ceiling Height	2.6m with no raised flooring
Maximum Occupancy Load (pax per floor)	240 pax
Energy Performance	Energy efficient glazing with high-performance acoustic specifications
Sustainability	Target Green Mark 2021 Platinum-Super Low Energy Building
WiredScore Rating	



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DP Architects

Civil and Structural
Arup Singapore

Mechanical and Electrical
Beca

Façade and Lighting
Inhabit Singapore

Landscape
DP Green

Environmental Sustainability
DP Sustainable Design

Branding
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