

## LOCATION MAP



## THE STRATEGY INTERNATIONAL BUSINESS PARK



The Strategy is located within the 37-ha International Business Park with a full range of amenities to serve you. This development comprises two tower blocks of 6 and 12 storeys, linked via an impressive atrium lobby.

The Strategy offers a host of in-built features which include broadband access, column-free layout, efficient energy-saving measures, fully accessible raised floor system and an intelligent car parking system. Shuttle bus services are provided from Jurong East MRT station to the property. 24-hour security is also provided within the development.

### MARKETING CONTACT

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(as Trustee of Mapletree Industrial Trust)  
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### ADDRESS

Blk 2 International Business Park  
Singapore 609930

### ACCESSIBILITY

Bounded by Boon Lay Way and Jurong East Street 11, The Strategy is conveniently accessible via Ayer Rajah and Pan Island Expressway. It is approximately 14 km from the City Centre.

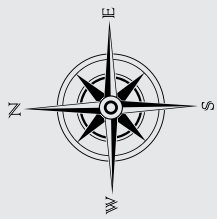
### GENERAL INFORMATION

Building Type	Business Park
Total Units	259
Gross Floor Area	67,370 sqm
Land Area	26,950 sqm
Unit Sizes	76 – 406 sqm
Parking Lots	314
Amenities	Bank, shops, restaurant, fitness centre, clinic, aerobics studio, gym & childcare centre

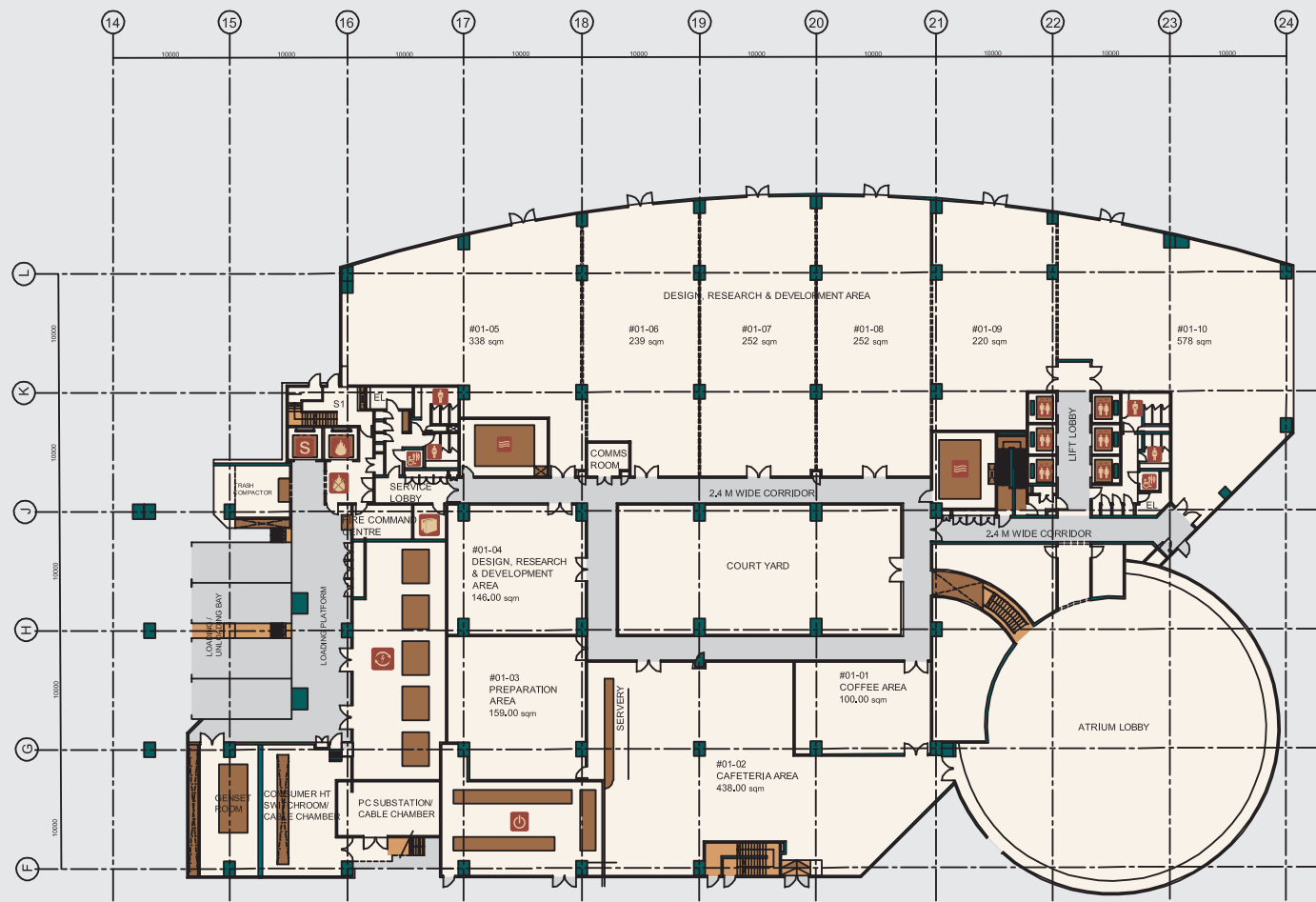
### TECHNICAL SPECIFICATION

Floor Loading	1 <sup>st</sup> & 2 <sup>nd</sup> Storey : 7.5 KN/sqm 3 <sup>rd</sup> Storey & Above: 5 KN/sqm
Floor to Floor Height	2.75 m
Power Supply Allocation	1 <sup>st</sup> & 2 <sup>nd</sup> Storey : 250 VA/sqm 3 <sup>rd</sup> Storey & Above : 200 VA/sqm
Lift	Tower 1 6 passenger lifts with 1350 kg capacity; 2 service lifts with 2000 kg capacity  Tower 2 3 passenger lifts with 1630/2500 kg capacity; 1 service lift with 2400 kg capacity
Loading / Unloading	6 bays & 2 dock levellers
Fire Protection	Fully automatic fire sprinkler system, analog addressable fire alarm system, firemen's lift, dry rising main, hoses & external fire hydrants.
Air-Conditioning	Centralised water chilled water system with Variable Air Volume at each level
Emergency Systems	2 units of 1,000 KW diesel generators
Building Security	CCTV system installed at all lift lobbies, carpark & strategic locations
Building Management	A Central Management System is provided for control and monitoring of building services, maintenance service & energy usage

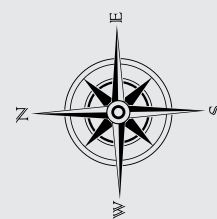
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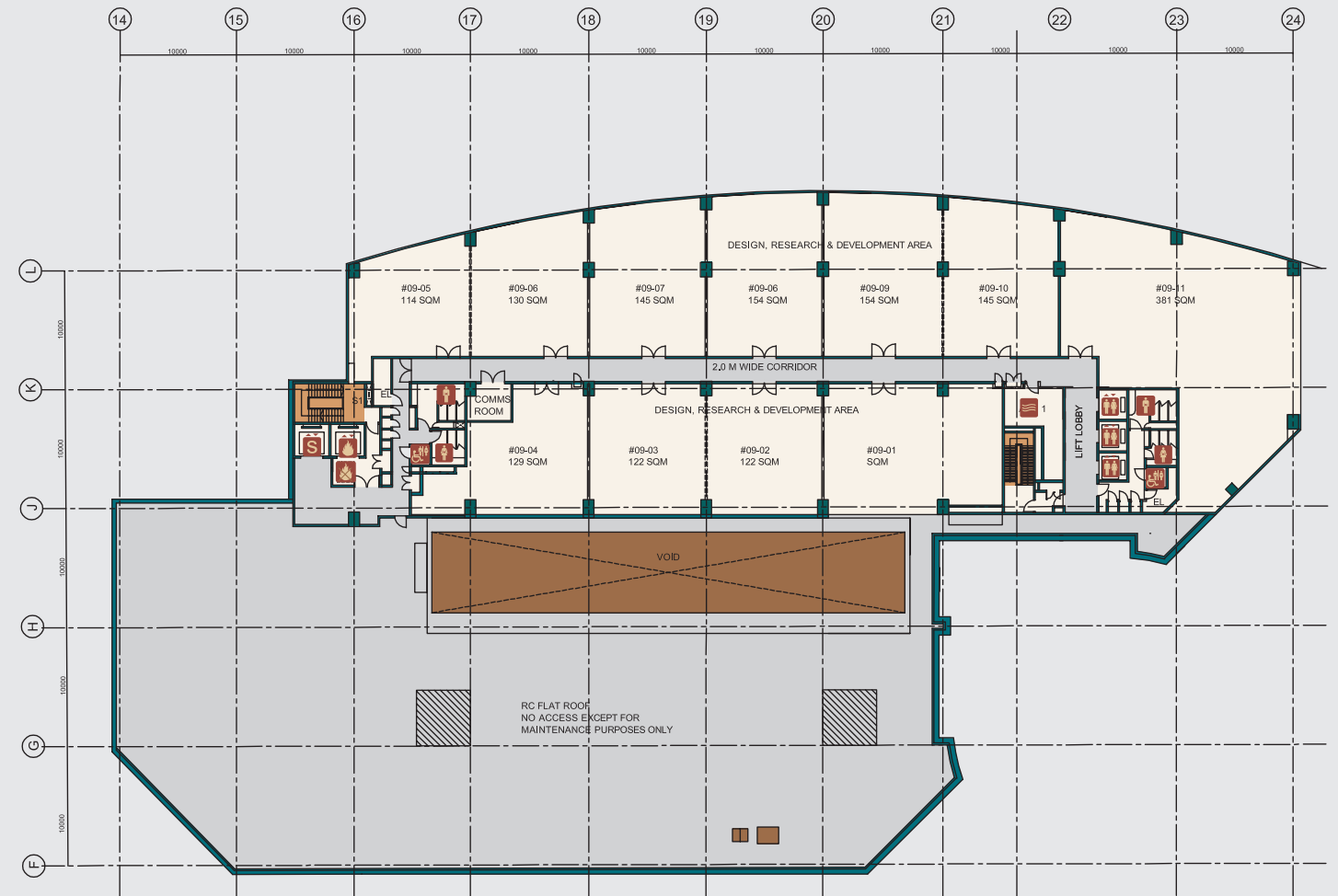
- Male Toilet
- Female Toilet
- Handicapped Toilet
- Air Handling Unit
- Smoke Stop Lobby
- Consumer Switch Room
- Transformer Room
- Store
- Fire Lift
- Service Lift
- Passenger Lift



**THE STRATEGY - GROUND LEVEL FLOOR PLAN**



- Male Toilet
- Female Toilet
- Handicapped Toilet
- Air Handling Unit
- Smoke Stop Lobby
- Consumer Switch Room
- Transformer Room
- Store
- Fire Lift
- Service Lift
- Passenger Lift



**THE STRATEGY - UPPER LEVEL FLOOR PLAN**