

CROSS STREET

making a difference, everyday

CBRE

MANULIFE TOWER



08 Cross

Rethink, Reimagine, Reinvent

Premium Grade Office space located prominently in Singapore's Central Business District (CBD)

Manulife Tower is situated directly above Telok Ayer MRT and within walking distance to Raffles Place MRT, within the vicinity of the development, there is easy access to food and beverage, entertainment & amenities.



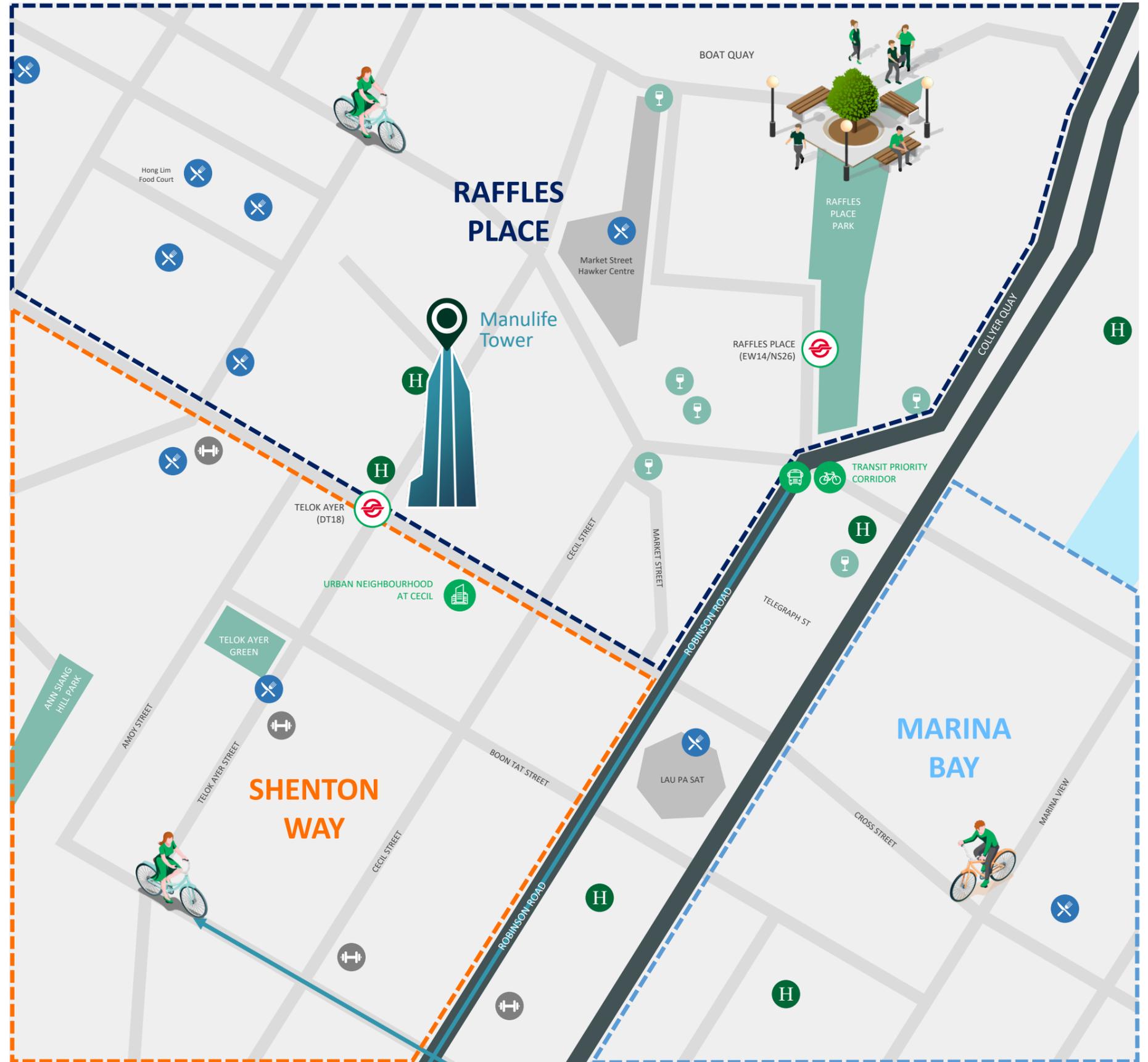
- 
2 Mins
 Walk to Telok Ayer MRT
- 
5 Mins
 Walk to Raffles Place MRT
- 
20 Mins
 Drive to Changi Airport
- 
12 Mins
 Drive to Town



The Nexus of Social Hub

Strategically located in the heart of Singapore's bustling financial district, Manulife Tower offers unparalleled convenience and accessibility for businesses looking to establish a strong and prestigious presence. With its close proximity to both Raffles Place and Telok Ayer MRT stations, getting around the city has never been easier and faster.

Moreover, the tower is surrounded by a plethora of F&B options, fitness centres, and hotels, catering to the diverse needs of its tenants and visitors. With its unbeatable location, Manulife Tower is the perfect choice for businesses looking to elevate their brand, enhance their reputation and attract good talents in Singapore's thriving business community.



PROPERTY SPECIFICATIONS

Year Built. (Refurbished)	Q4 1999
Ownership	8 Cross Street Padref Investments Ltd
Nearest MRT Station	Telok Ayer, 2-minutes walk & covered access
Net Lettable Area	~360,000 sq ft
Total Floors (Office)	28 Storeys (Office: 23 Storeys)

Notable Specifications

Typical Floor Plate	15,100 sq ft – 15,400 sq ft (Approx.)
Floor to Ceiling Height	2.75 m
Floor System	150 mm
Occupancy Load	Typical – 4.0kN/m ² / Heavy -7.5kN/m ²
Air-Con System	Centralised VAV System
Green Rating	Green Mark Gold, LEED Gold

Carpark Allocation

Total Lots	201 [1 : 1,800 sq ft]
Current Rate <i>(Subject to GST)</i>	\$325/lot/month



Building Amenities



Toast Box

Level 1
A contemporary coffee chain rooted in the recreation of Nanyang coffee and toast culture popular during the 1960s and 70s. Step inside and be greeted by the fragrance of coffee made from freshly-ground caramelised coffee beans, complemented by a menu of familiar home favourites.

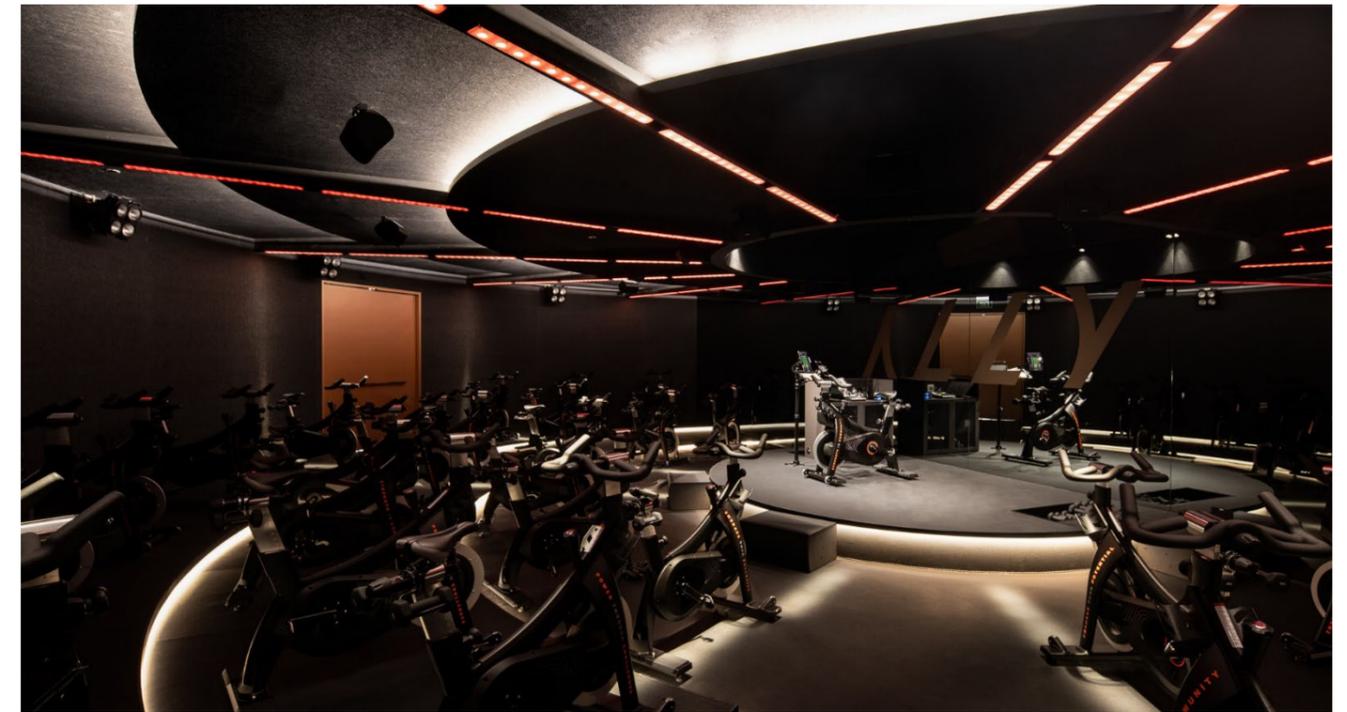
Providence – Medical Clinic

Level 1
Established healthcare clinic practitioners, providing extensive range of medical services.



Upfitness Gym

Level 1
Ultimate Performance Singapore is home to the best personal training experience on the planet. The personalised, goal-focused training plans have helped thousands of clients in Singapore and across the globe achieve truly life-changing body transformations.



Ally - Cycling Gym

Level 2
A community that empowers, motivates, and inspires beyond our studio's walls. Ally community is aligned in achieving the best in mind, body, and spirit. To them, each class is more than just a physical workout, but also a mental and emotional journey that postures you to live your best life.



Pilates/Coffee Bar

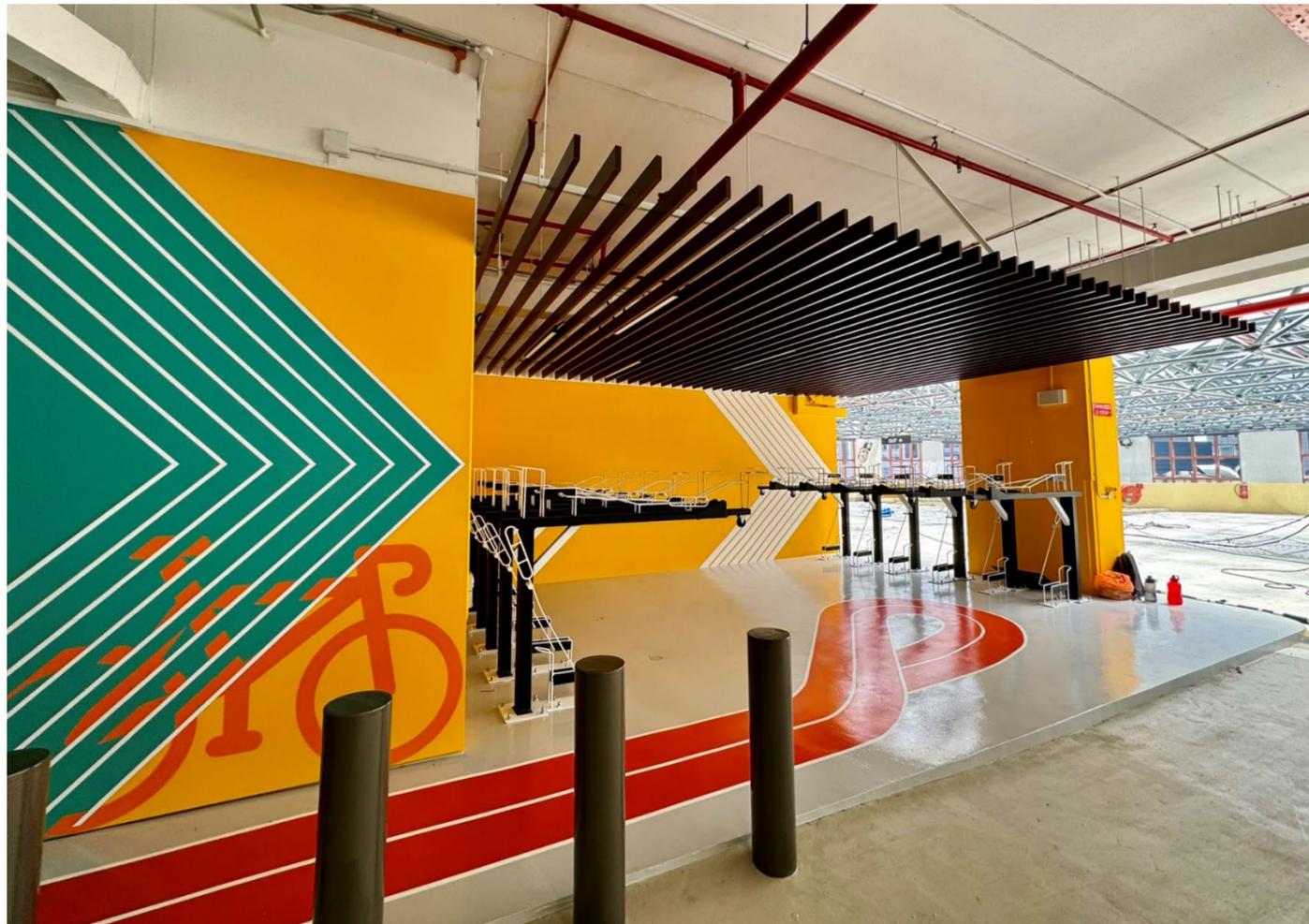
Level 2
Workouts that are designed to build strength, increase mobility, and improve overall fitness.

Specialty coffees and power smoothies to fuel the day, bubbly and pilsners to celebrate the night. Serving you right from the in-studio bar.



BRAND NEW END - OF - TRIP FACILITIES & EV CHARGERS

Tenants can enjoy the building's newly added amenity, with changing rooms, showers, lockers secured bicycle storage areas, and EV chargers located on level 5 of the building.

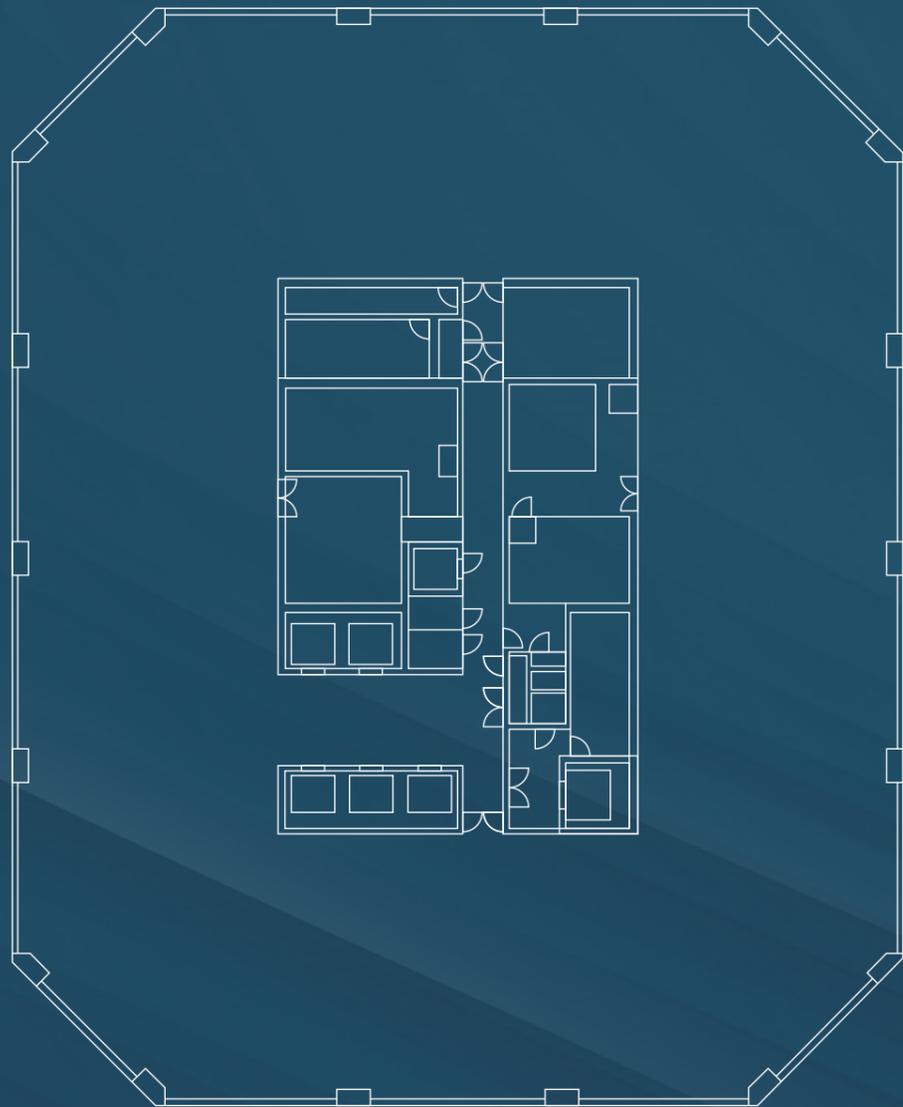




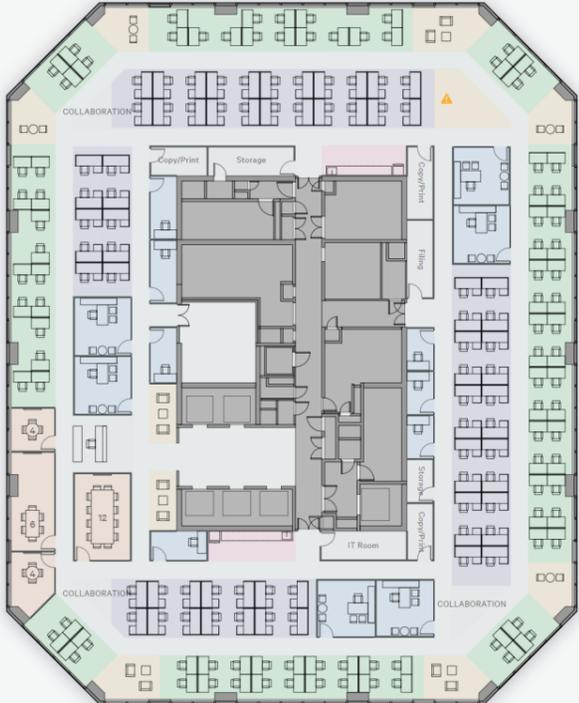
A composite image featuring a laptop in the foreground. The laptop screen displays a video of the office space seen in the previous images. Below the video on the screen, a dark teal banner contains the text "Typical floor plate of 15,466 sq ft". To the right of the laptop, the words "PROPERTY VIDEO" are written in large, bold, teal letters. Below this text is a teal button with a white play icon and the text "Click to View". A white mouse cursor is pointing at the button. The background is a soft-focus office setting with a desk, a notebook, and a plant.

TYPICAL FLOOR LAYOUT

(high zone)



Manulife Tower features 15,100 sq ft – 15,400 sq ft of column-free, office floor space, with 2750 mm ceiling height, 150 mm clear height raised flooring and floor loading of 4.0 kN/m².



SAMPLE TEST FITS

PLANS BY **CBRE** [Click to View](#)

LEGEND

- Benching
- Workstation
- Office/Focus Room
- Breakout/Collaboration Space
- Conference Room/Huddle Room
- Café
- Reception/Empty/Support Space/Customs

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