

The background of the advertisement is a teal color with a fine grid pattern. On the left side, there are several groups of horizontal lines that curve from left to right. Each group consists of three lines: the top and bottom lines are a light grey color, and the middle line is white. The lines are arranged in a staggered, overlapping fashion. In the top right corner, there is a dark grey triangular area containing the text 'ARC 380' in a large, white, serif font. Below this, the words 'OFFICE & RETAIL' and 'FREEHOLD' are written in a smaller, white, sans-serif font.

# ARC 380

OFFICE & RETAIL  
FREEHOLD

# THE NEW ICON OF THE CITY FRINGE

One generation of discernment, multi-generations of enjoyment. When it comes to commercial real estate, look no further than **ARC 330**. Solidify your stature in the business world as the proud owner of a FREEHOLD strata office and retail investment that will stand invincible through the future.





AN ASTOUNDING **FREEHOLD**  
ASSET MINUTES FROM THE  
CENTRAL BUSINESS DISTRICT  
AND MARINA BAY





# COMPLETE WORK-LIFE BALANCE IN A CONDUCTIVE WORKPLACE

Fast connection to CBD via my choice of expressways

2 mins drive to Central Expressway (CTE)

3 mins drive to Pan-Island Expressway (PIE)

4 mins drive to East Coast Parkway (ECP)

7 mins drive to Orchard Road

8 mins drive to CBD/Marina Bay

Wide selection of food and retail in the vicinity

The airport is easily accessible

8 mins drive Paya Lebar MRT Interchange

5 mins drive Dhoby Ghaut MRT Interchange

7 mins drive Raffles Place MRT Interchange

2 mins drive Lavender / Farrer Park / Boon Keng MRT

4 mins drive Novena MRT

5 mins walk Bendemeer MRT (U/C)

Coming to work is a breeze with MRT stations nearby

All my needs are here at surrounding business estates

69%

22%



ARC 380 is strategically located at the fringe of the city, minutes from the Central Business District, Marina Bay and Orchard Road. At the highly visible junction of Jalan Besar and Lavender Street, transport linkages, medical hubs and recreational, retail and dining attractions congregate to create the ideal business location.

In its surrounding are the existing Farrer Park, Boon Keng and Lavender MRT stations, as well as the future Bendemeer MRT station which is just 5 mins walk away. A teeming network of expressways in proximity enhances its convenience.



Paya Lebar Commercial Hub (U/C)



Central Business District



Kallang Basin



Orchard Road



East Coast Parkway & Kallang-Paya Lebar Expressway

**5 MINS WALK**

- Bendemeer MRT Station (est. completion 2017)

**4 MINS DRIVE**

- Novena Square / United Square
- East Coast Parkway

**1 MIN DRIVE**

- City Square Mall

**7 MINS DRIVE**

- Orchard Road

**2 MINS DRIVE**

- Farrer Park, Boon Keng & Lavender MRT Stations
- Connexion (U/C)
- Central Expressway

**8 MINS DRIVE**

- Singapore Sports Hub (U/C)
- Central Business District / Marina Bay
- Paya Lebar Commercial Hub (U/C)

**3 MINS DRIVE**

- Pan-Island Expressway
- Bugis Junction

**23 MINS DRIVE**

- Changi International Airport



Changi International Airport



# ARC 380



**LEGEND**

- Business
- Leisure
- Medical Centre

For office owners, **ARC 380** is situated close to the Central Business District, allowing timely access to clients and business partners. An abundance of dining and recreation options nearby, including the future Singapore Sports Hub, Ophir-Rochor Corridor and Marina Bay Downtown, enhances work-life balance.

For retail tenants, working professionals from within the building, along with crowds from nearby industrial hubs, the upcoming Connexion medical hub and future sports developments at Kallang Basin will be present round the clock. With easy transport access, **ARC 380** will be buzzing with crowds from all walks of life.





ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

A grand covered drop-off for the office tower along Jalan Besar ushers patrons and guests into the magnificent 16-storey building.



## TWO TERRACES OF WORK-LIFE INSPIRATION

To create a motivating environment for one to perform at his or her best, **ARC 380** incorporates 2 levels of lifestyle facilities at the Sky Terrace and Roof Terrace that bring forth absolute well being.

### 4TH STOREY SKY TERRACE

At the Sky Terrace, BBQ Pits set amidst lush landscaping are perfect for company bonding and celebrations. The 12m high covered Sky Terrace adjoins an Open Roof Garden. Get out of the office for an unorthodox brainstorm session at the sun-soaked Terrace Deck, and get your creative juices flowing!



ARTIST'S IMPRESSION



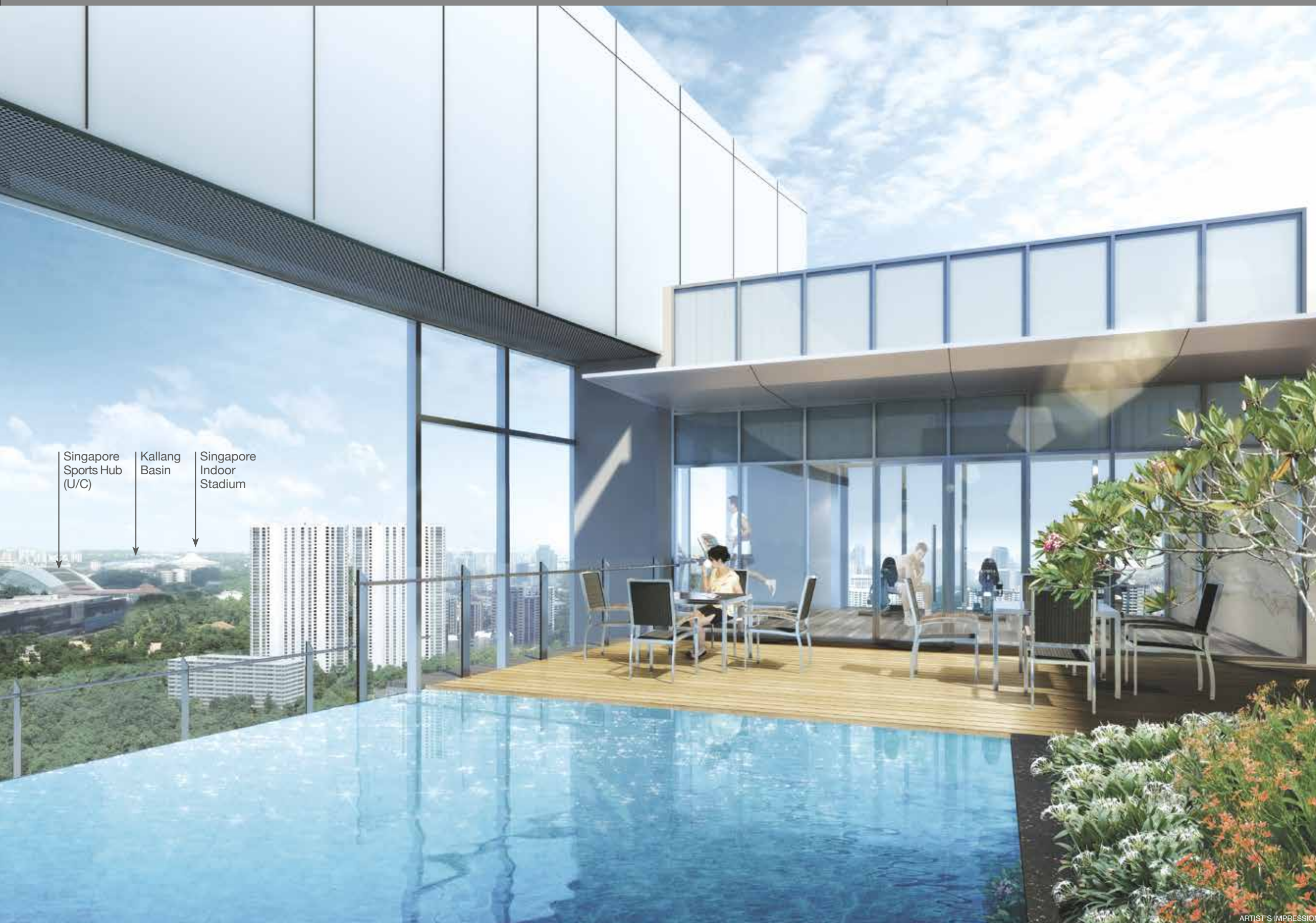
## ROOF TERRACE

Rising high above the surrounding buildings, the Roof Terrace offers awe-inspiring views of Kallang Basin and the dazzling city skyline.





Step up to the Roof Terrace for your answer to optimum work-life balance. Relax your mind with a dip in the Lap Pool or head to the Gymnasium for a stretch after work. The Roof Terrace also comprises of a Function Room, enabling you to host meetings and corporate events without hassle.





ELEVATE INTO A **REFRESHING**  
WORK EXPERIENCE





## SEE YOUR WORK ENVIRONMENT FROM A FRESH PERSPECTIVE

All office floors (except 5th storey) come with a Sky Terrace where professionals can gather to take a break in the accompaniment of a superb view and delightful company. The Sky Terrace also offers plenty of opportunities for networking and socialising.





#### HIGH CEILING WORK SPACE

The versatile office units are functionally laid out with floor-to-floor heights of 4.9m. Tall double glazed windows allow natural daylight and ventilation into the workplace while minimising solar heat gain and noise. Each office unit also includes a fully fitted toilet for added convenience.

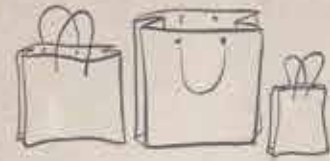




AT THE FOREFRONT  
OF TIMELESS GRATIFICATION



Organising my company gathering is such a piece of cake with a mall at my feet



I can get so much personal needs settled without travelling



Whenever I need to destress, all my food cravings are right at my doorstep



I can shop during lunch hour to enhance time efficiency



I can easily access my morning coffee anyday





## ARRIVE AT A FUTURE OF AFFLUENCE

Conveniently integrated into the development are dining and retail outlets that perfectly complement the busy professionals' lifestyle. Without stepping out of your workplace, your daily needs can be easily fulfilled right at your doorstep.





A spacious high volume plaza fronts the main retail entrance at the junction of Jalan Besar and Lavender Street. A second retail entrance at the junction of Lavender Street and Foch Road will capitalise on pedestrian movement from the upcoming Bendemeer MRT Station just across the road.



ARTIST'S IMPRESSION

ARTIST'S IMPRESSION





## YOUR WORKPLACE OF UNSURPASSED CONVENIENCE

From a quick lunch break at the eateries, to chilling out after work at the many restaurants and cafes, **ARC 380** has it all. At the same time, head to the shops for some retail therapy or get your daily necessities sorted with ease even with a hectic schedule.





Set to impress, **ARC 380** is a freehold commercial development that redefines the divide between work and play.



## DIAGRAMMATIC CHART

### OFFICE

UNIT NO. / STOREY	01	02	03	04	05	06	07	08	09	10	11	12
ROOF	ROOF TERRACE WITH FACILITIES											
16	67 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	68 sqm
15	72 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	72 sqm
14	67 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	68 sqm
13	72 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	72 sqm
12	67 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	68 sqm
11	72 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	72 sqm
10	67 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	68 sqm
09	72 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	72 sqm
08	67 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	68 sqm
07	72 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	72 sqm
06	67 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	68 sqm
05	72 sqm	65 sqm	71 sqm	68 sqm	93 sqm	93 sqm	68 sqm	71 sqm	71 sqm	70 sqm	66 sqm	72 sqm
04	CARPARK / SKY TERRACE											
03	CARPARK											
02	CARPARK											
01	RETAIL											

**NOT FOR SALE**

### RETAIL

UNIT NO. / STOREY	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23
01	68 sqm	61 sqm	77 sqm	30 sqm	21 sqm	71 sqm	62 sqm	62 sqm	62 sqm	62 sqm	67 sqm	42 sqm	48 sqm	34 sqm	58 sqm	41 sqm	29 sqm	31 sqm	44 sqm	<b>NOT FOR SALE</b>			

Floor area shown above for office units include bay window and air-con ledge. Floor area shown above for shop/restaurant units include air-con ledge which are located on 4th storey/roof of carpark ramp. In addition, floor area shown for #01-21 and #01-22 includes areas of advertisement panels.

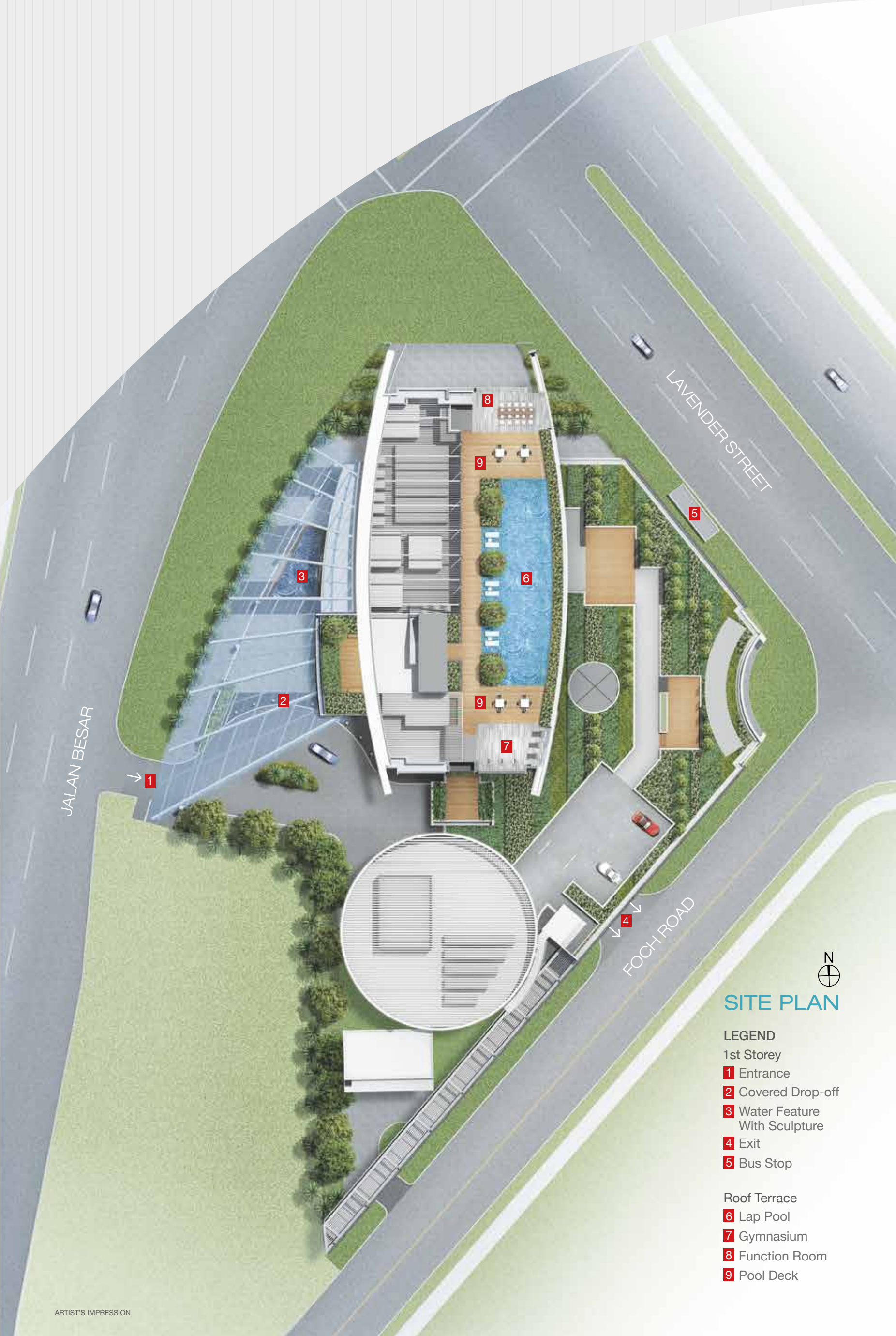
#### LEGEND

RESTAURANT
  SHOP
  OFFICE





ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

**SITE PLAN**

- LEGEND**
- 1st Storey
  - 1** Entrance
  - 2** Covered Drop-off
  - 3** Water Feature With Sculpture
  - 4** Exit
  - 5** Bus Stop
  
  - Roof Terrace
  - 6** Lap Pool
  - 7** Gymnasium
  - 8** Function Room
  - 9** Pool Deck



SKY TERRACE  
4TH STOREY PLAN



LEGEND  
**1** BBQ Area  
**2** Water Feature  
**3** Garden & Lawn  
 ARTIST'S IMPRESSION



Plan not drawn to scale and subject to change as may be required or approved by the relevant authorities.

RETAIL (RESTAURANT & SHOP)  
1ST STOREY PLAN



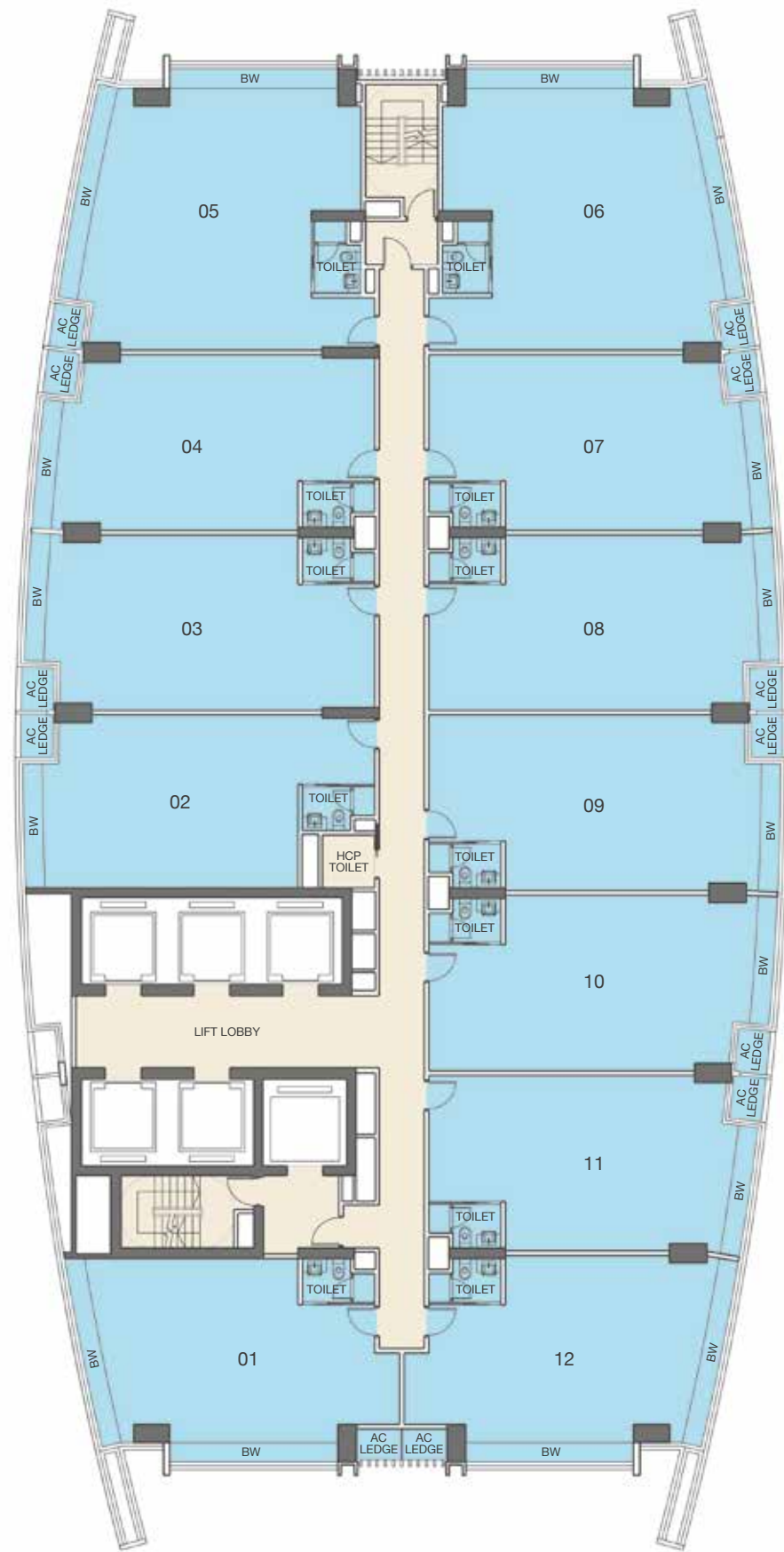
LEGEND  
 Restaurant  
 Shop



Plan not drawn to scale and subject to change as may be required or approved by the relevant authorities.

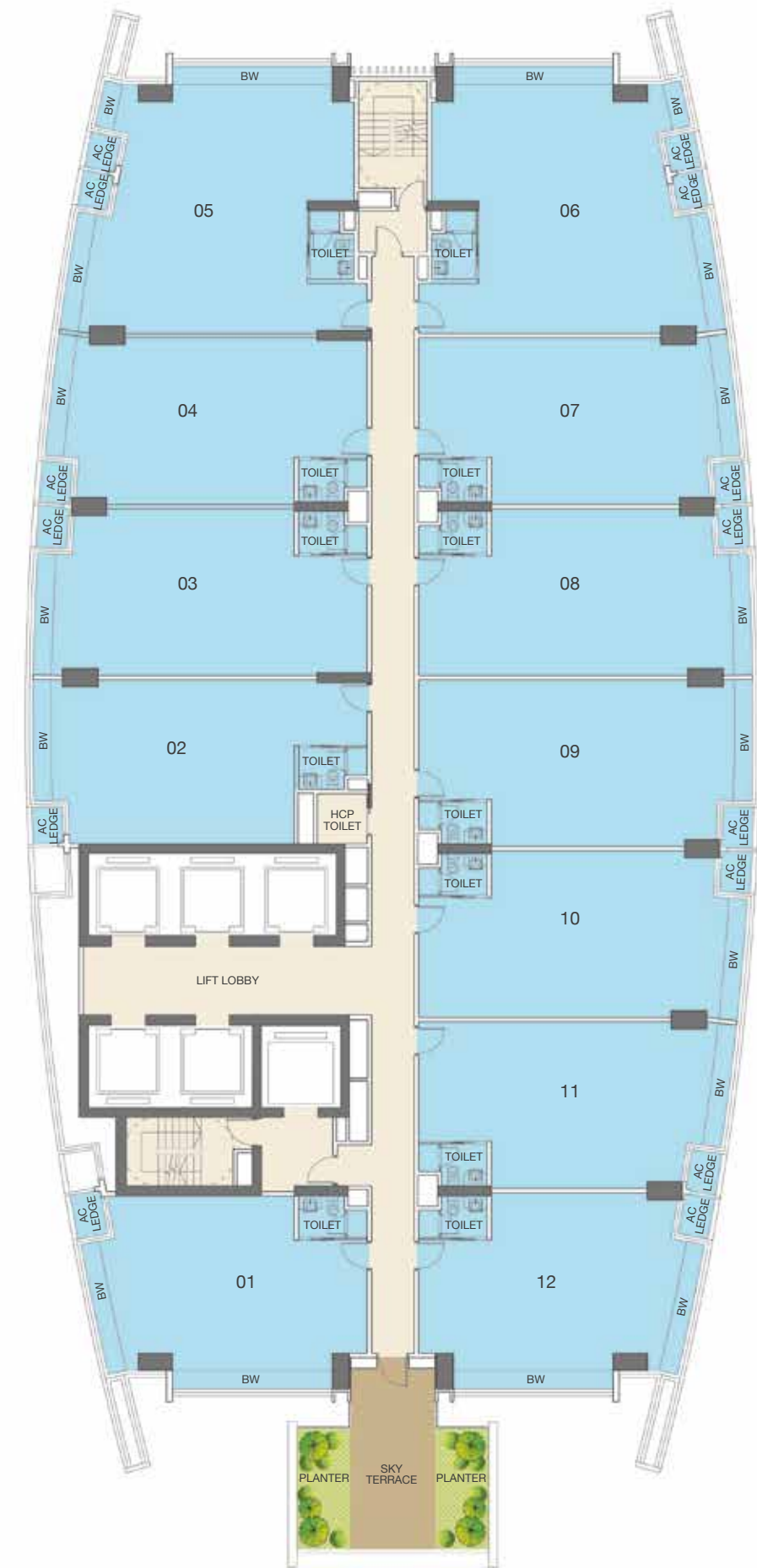


OFFICE  
5TH STOREY PLAN



Plan not drawn to scale and subject to change as may be required or approved by the relevant authorities.

OFFICE  
6TH STOREY PLAN

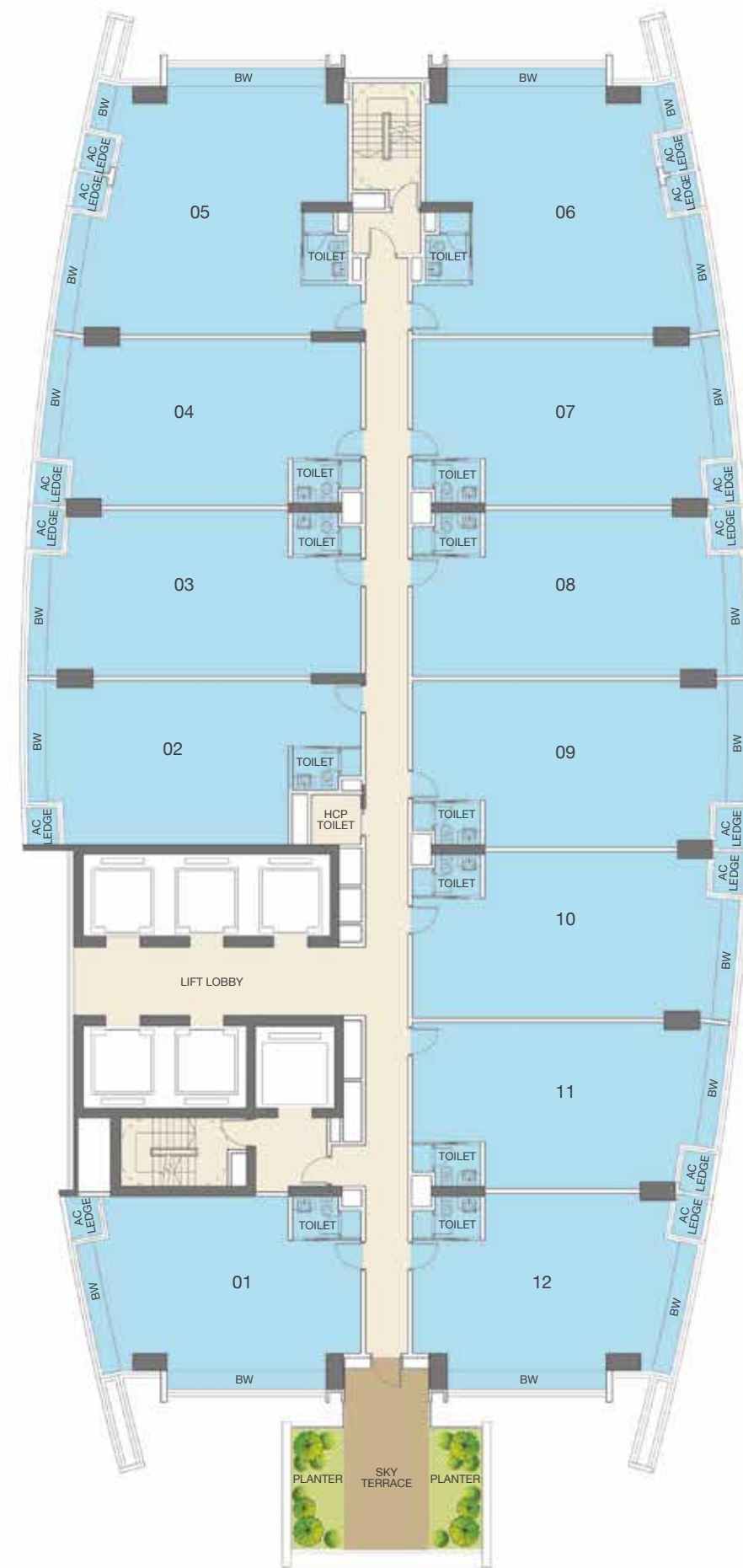
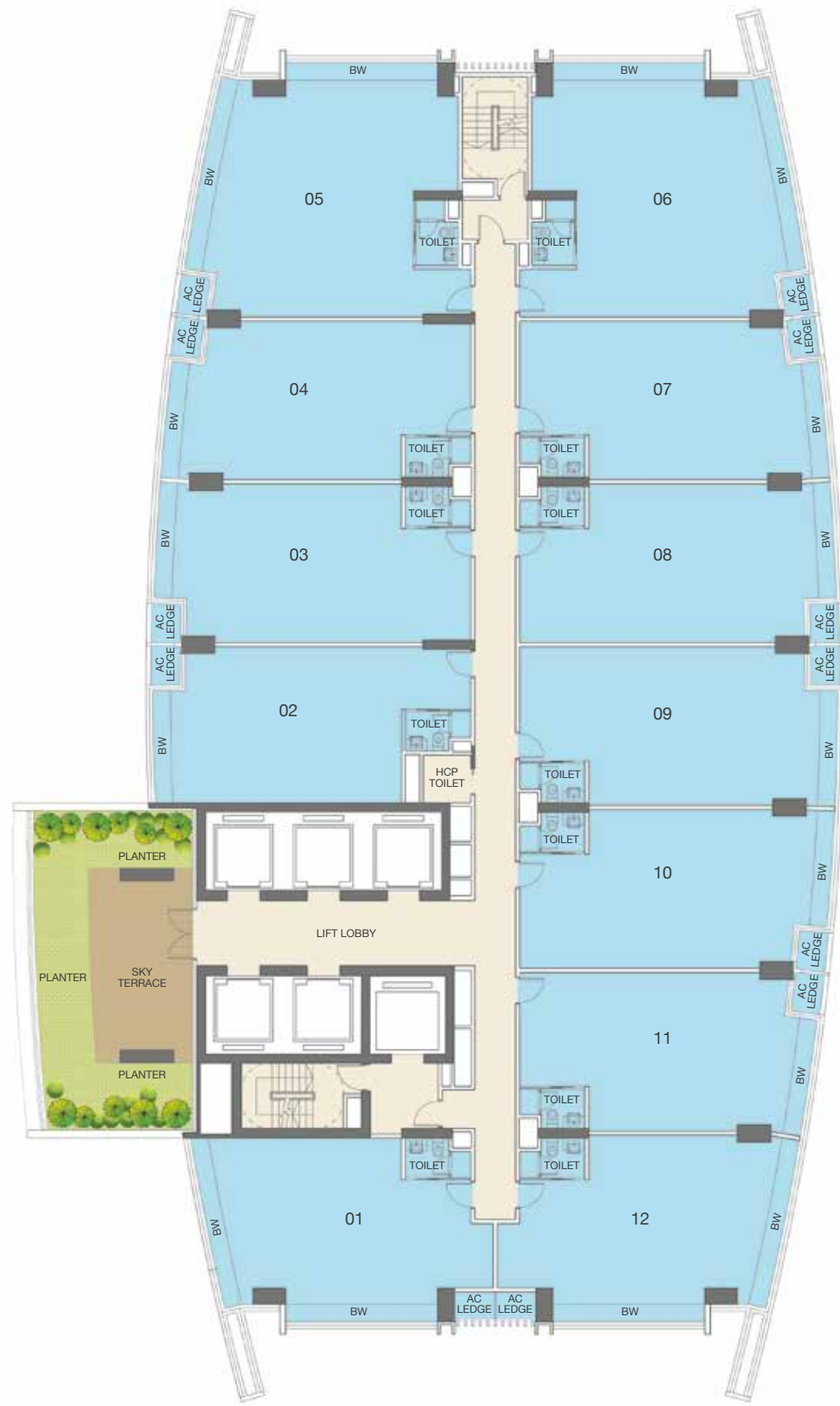


Plan not drawn to scale and subject to change as may be required or approved by the relevant authorities.



OFFICE  
ODD STOREY PLAN  
7TH, 9TH, 11TH, 13TH & 15TH

OFFICE  
EVEN STOREY PLAN  
8TH, 10TH, 12TH, 14TH & 16TH



Plan not drawn to scale and subject to change as may be required or approved by the relevant authorities.



Plan not drawn to scale and subject to change as may be required or approved by the relevant authorities.



# BUILDING HOMES OF DISTINCTION

Over the last 60 years since its corporation in the 1950s, Tong Eng Brothers and its group of companies take pride in developing distinctive buildings that are a harmonious blend of form and functionality.

Through the 1960s till today, the group has owned and developed more than a hundred acres of land, encompassing office, retail, landed housing and apartment projects.

The Tong Eng Group continues to blend creative planning and understated elegance while adopting new concepts and technology in developing buildings with enduring value. With each project, careful attention is paid to every detail, from redefining spaces to ensure the optimum layout, as well as providing only the most impeccable finishing and quality.



**GOODWOOD GRAND**  
Balmoral Road (Apartment & Strata Bungalow)



**BELGRAVIA VILLAS**  
Belgravia Drive (Strata Housing)



**TROPIKA EAST**  
Foo Kim Lin Road (Condominium)



**POETS VILLAS**  
Tagore Avenue (Strata Housing)



**THREE BALMORAL**  
Balmoral Road (Apartment)



**BALCON EAST**  
Upper East Coast Road (Apartment)

DEVELOPED BY:

**Prominent Site Private Limited &  
Prominent Plaza Investments Private Limited**

ASSOCIATED WITH:

**teb** Tong Eng  
Brothers

Tel: 6226 6333 | [www.tongeng.com.sg](http://www.tongeng.com.sg)  
101 Cecil Street, #26-01/07 Tong Eng Building Singapore 069533

Developer: **Prominent Site Private Limited (ROC No. 198002398R)/Prominent Plaza Investments Private Limited (ROC No. 198300222E)**  
Vendor: **Prominent Site Private Limited** Location: Lot 1971P & 1974K TS 17 at Jalan Besar/Lavender Street Tenure of Land: **Freehold** Expected Date of Vacant Possession: **31 December 2018** Expected Date of Legal Completion: **31 December 2021** Building Plan Approval No.: **A0909-00003-2008-BP01 dated 30 September 2013 and the numbers of any other Approved Building Plan which may be required or approved by the relevant authority.**

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and/or the Vendor and/or their Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat display and illustrations, photographs and other graphic representations and references are intended to portray only the artist's impression of the development and cannot be regarded as representations of fact.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change as may be required by the Developer and/or the Vendor and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by the Developer and/or the Vendor and shall not be regarded as statements or representations of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the Vendor and the Purchaser and shall supersede all statements, representations, or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the Developer and/or the Vendor and/or the Agents. (All images above are artist's impressions only).



