

# ARC 380

OFFICE & RETAIL

THE FREEHOLD ICON  
OF THE CITY FRINGE

Developer Sales Contact: +65 6200 6220



# A RARE FREEHOLD COMMERCIAL ICON OF THE CITY FRINGE



**CENTRAL BUSINESS DISTRICT**



**JEWEL CHANGI AIRPORT**



Strategically located at the bustling intersection of Jalan Besar and Lavender Street, ARC 380 stands out as a rare freehold 16-storey mixed-use commercial landmark. Offering premium strata-titled office, retail, and F&B spaces, ARC 380 seamlessly integrates business connectivity with lifestyle convenience, creating an environment where work and well-being thrive in perfect harmony.


  
**5 MINS WALK**  
Bendemeer MRT Station

**ARC  
380**

  
**1 MIN DRIVE**  
City Square Mall

  
**2 MINS DRIVE**  
Farrer Park, Boon Keng & Lavender MRT  
Connexion  
Central Expressway

  
**3 MINS DRIVE**  
Pan-Island Expressway  
Bugis Junction

  
**4 MINS DRIVE**  
Velocity @ Novena Square /  
Square 2 / United Square  
East Coast Parkway

  
**7 MINS DRIVE**  
Orchard Road

  
**8 MINS DRIVE**  
Singapore Sports Hub  
Central Business District / Marina Bay  
Paya Lebar Commercial Hub

  
**23 MINS DRIVE**  
Changi International Airport

Source: OneMap.  
Estimated travel times are subject to traffic condition.

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# ARC 380



## A PRIME ADDRESS OF WORK-LIFE INTEGRATION

Where business meets lifestyle, ARC 380 enjoys enviable proximity to the bustling Central Business District, Marina Bay, and Orchard Road. Just a 5-minute stroll from Bendemeer MRT Station, with seamless access to major expressways, ARC 380 offers easy connectivity to key destinations such as the Singapore Sports Hub, Ophir-Rochor Corridor, Paya Lebar Commercial Hub, and Changi Airport.





## THE SYNERGY OF WORK AND LIFESTYLE COMFORTS

ARC 380 offers a seamless blend of dining and retail options, thoughtfully integrated to complement the fast-paced lifestyle of busy professionals. From vibrant F&B on the ground floor to quaint cafes and eateries nearby, meeting your daily needs has never been easier.





OFFICE ENTRANCE & DROP OFF

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## A GRAND WELCOME



A refreshing work experience begins at the sheltered grand drop-off along Jalan Besar, offering a warm welcome to patron and guests. The office lobby radiates elegance and sophistication, accentuated by its luxurious marble walls. Complementing the refined atmosphere are the Turnstile Access Card System, Concierge Services and Visitor Management System at the office lobby, delivering an effortless and secure experience.



Artist's impression

## EXCEPTIONAL DESIGN AND FUNCTIONALITY

Full-height, double-glazed windows fill the workspace with natural daylight while minimising heat and noise. Panoramic views of the city skyline, Kallang Basin, low-rise shophouses, and the Singapore Indoor Stadium inspire a sense of serenity and relaxation. Ranging from 700 sqft to 1,001 sqft, each office unit is fully fitted with a private toilet and offers the flexibility of a dedicated pantry area, ensuring a seamless and comfortable working environment.

# INNOVATIVE WORKSPACES FOR CREATIVE MINDS

The office spaces feature versatile and functional layouts with impressive 4.9m floor-to-floor heights, allowing for a 5 sqm loft deck to optimise space usage. Thoughtfully designed to meet the needs of forward-thinking organisations, these dynamic spaces provide an inspiring setting for modern, creative teams to thrive.



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Artist's impression

# DUAL TERRACES FOR ELEVATED WELLNESS



**LEVEL 4 SKY TERRACE WITH BBQ PITS**



**25M LENGTH SWIMMING POOL**

Meticulously crafted to inspire optimal performance, ARC 380 features two levels of lifestyle amenities designed to enhance overall well-being. The 4<sup>th</sup> storey Sky Terrace offers a BBQ area, relaxation corner, and landscaped deck, while the 17<sup>th</sup> storey Roof Terrace presents dazzling city skyline views, a 25-metre swimming pool, a state-of-the-art gym, and a function room with complimentary Wi-Fi – striking the balance between relaxation and productivity. Additionally, spacious cantilevered Sky Terraces on each office floor\* provide a tranquil retreat from work.

\*Excludes 5<sup>th</sup> storey



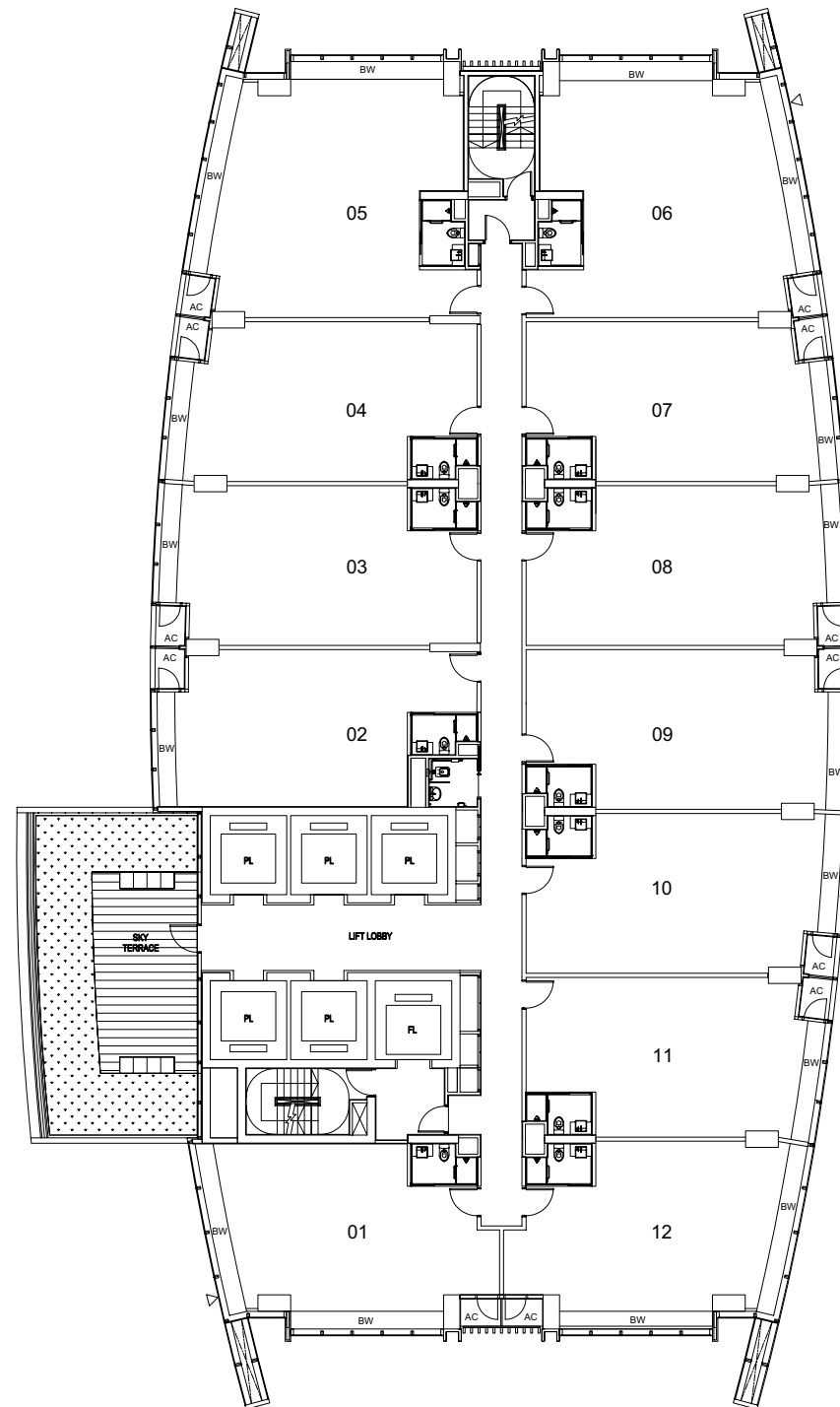
**GYMNASIUM**

# FUNCTIONAL LAYOUTS FOR EVERY BUSINESS NEED

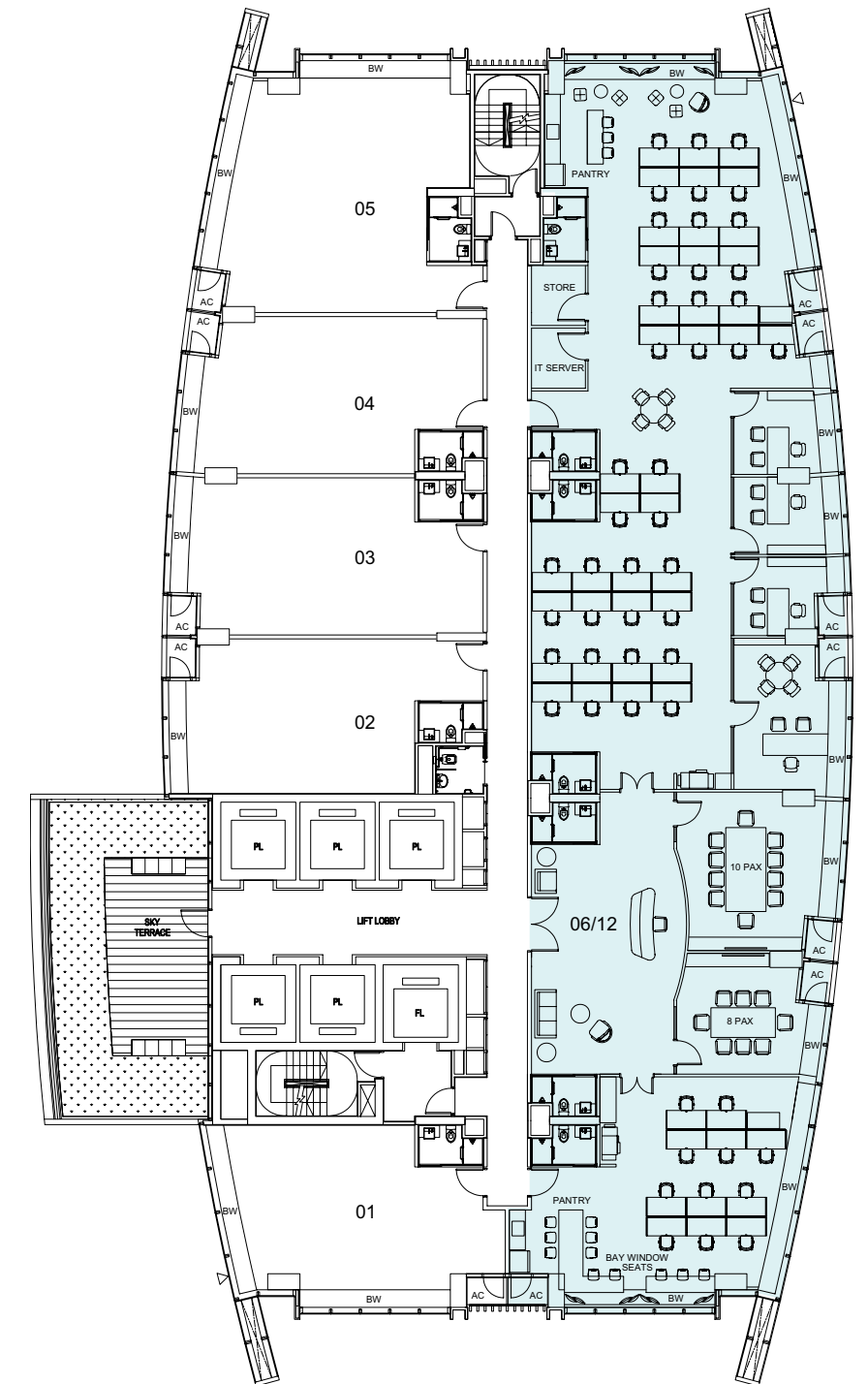
## 9<sup>TH</sup> STOREY STANDARD LAYOUT HALF FLOOR SINGLE TENANCY TEST-FIT LAYOUT

<b>Area</b>	511 sqm / 5,500 sqft
<b>Total No. of Pax</b>	55
<b>Area Per Pax</b>	9 sqm/pax
<b>No. of Work Stations</b>	50
<b>No. of Manager Rooms</b>	4
<b>No. of Meeting Rooms</b>	2
<b>Pantry/ Bar</b>	2
<b>Reception</b>	1
<b>IT Server Room</b>	1

Unit #09-01 to #09-04 are not available



TYPICAL PLAN



TEST-FIT PLAN



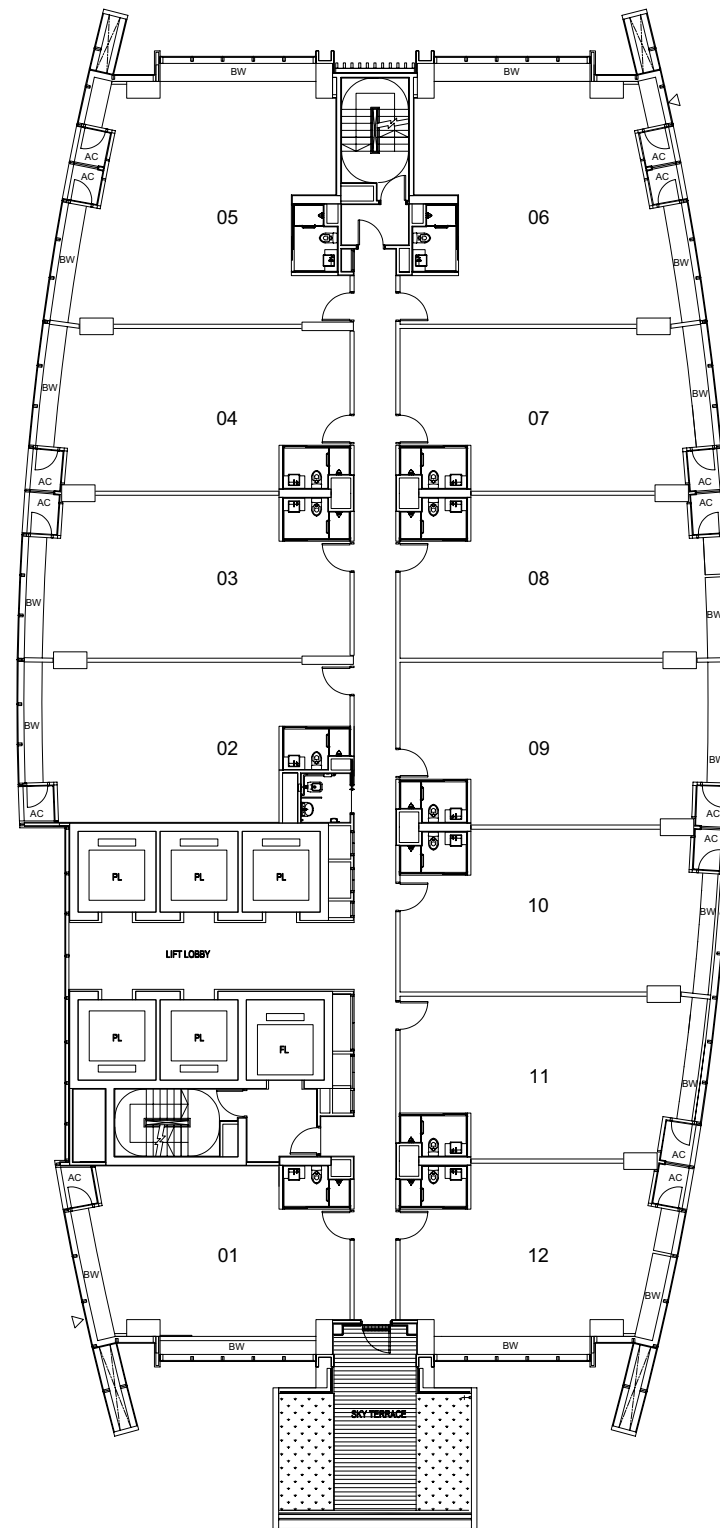
The above plans are not drawn to scale and subject to change as may be approved by the relevant authorities.

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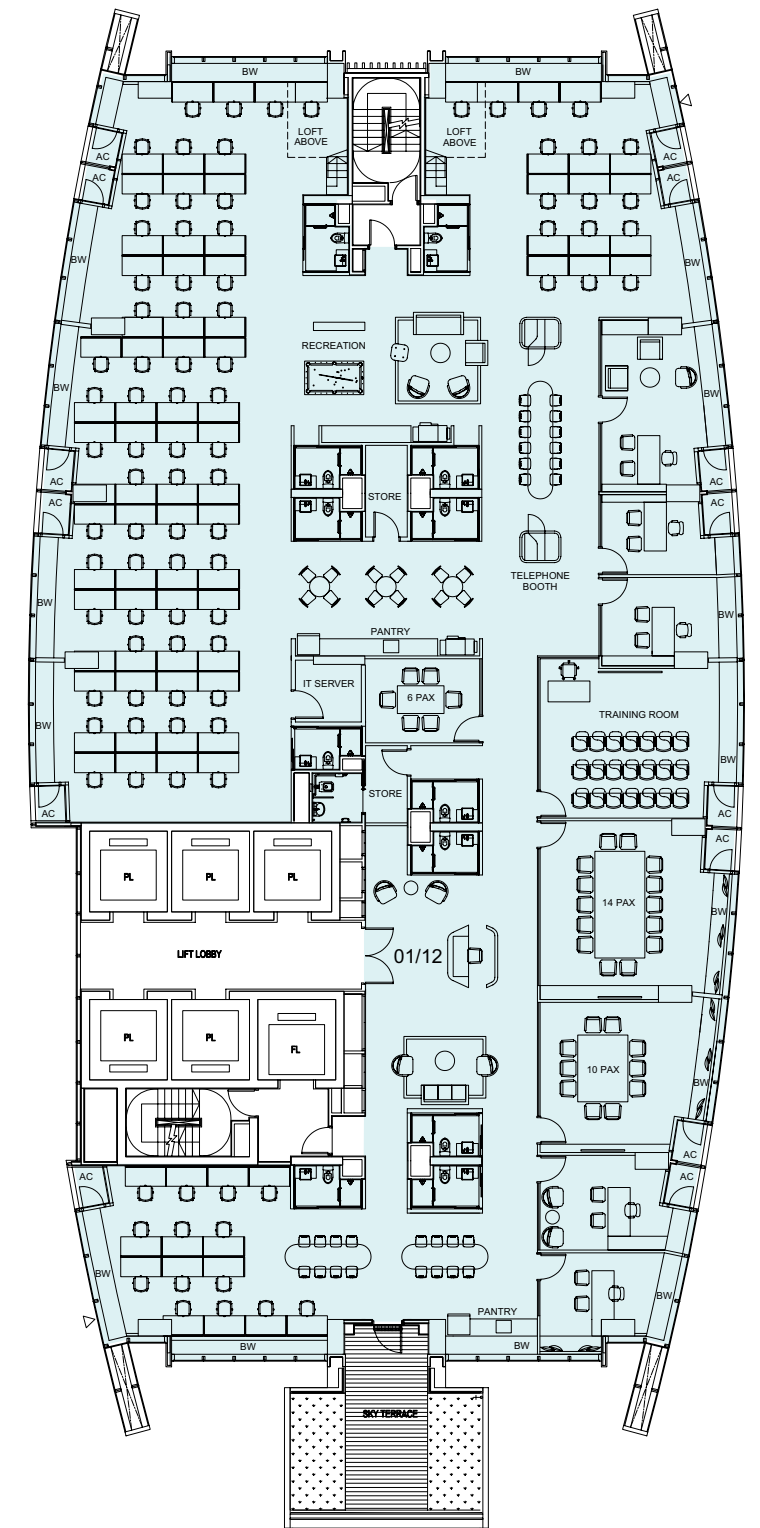
**10<sup>TH</sup> STOREY  
STANDARD LAYOUT  
FULL FLOOR SINGLE TENANCY  
TEST-FIT LAYOUT**

<b>Area</b>	938 sqm / 10,097 sqft
<b>Common Area</b>	67 sqm*
<b>Total No. of Pax</b>	97
<b>Area Per Pax</b>	10 sqm/pax
<b>No. of Work Stations</b>	91
<b>No. of Manager Rooms</b>	5
<b>No. of Meeting Rooms</b>	3
<b>No. of Training Room</b>	1
<b>Recreation Zone</b>	1
<b>Pantry/ Bar</b>	2
<b>Reception</b>	1
<b>IT Server Room</b>	1
<b>Telephone Booth</b>	2
<b>Loft</b>	2

\*Common area is not part of strata area



**TYPICAL PLAN**



**TEST-FIT PLAN**



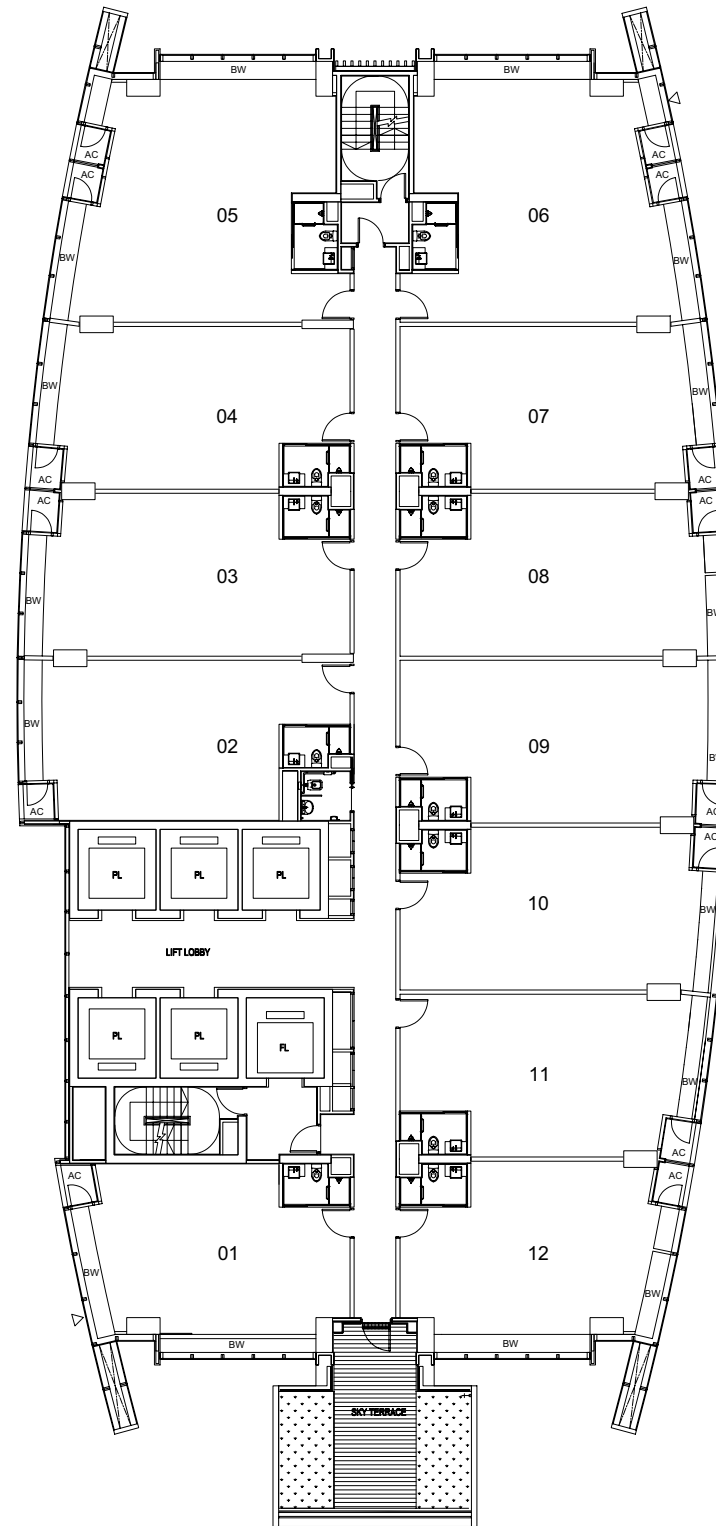
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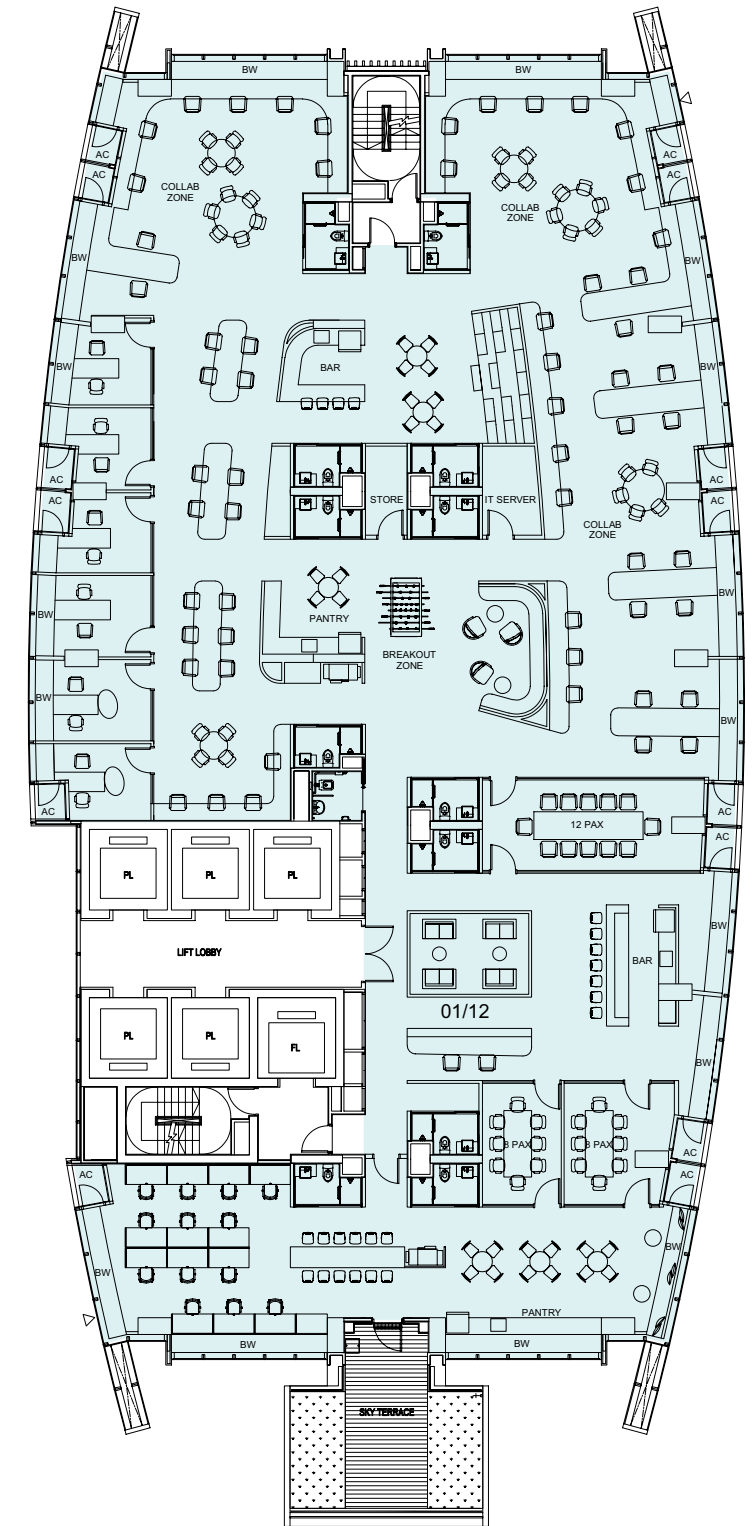
**10<sup>TH</sup> STOREY  
CREATIVE LAYOUT  
FULL FLOOR SINGLE TENANCY  
TEST-FIT LAYOUT**

<b>Area</b>	938 sqm / 10,097 sqft
<b>Common Area</b>	67 sqm*
<b>Total No. of Pax</b>	78
<b>Area Per Pax</b>	12 sqm/pax
<b>No. of Work Stations</b>	71
<b>No. of Manager Rooms</b>	6
<b>No. of Meeting Rooms</b>	3
<b>Collaboration Zone</b>	3
<b>Recreation Zone</b>	1
<b>Pantry/ Bar</b>	4
<b>Reception</b>	1
<b>IT Server Room</b>	1

\*Common area is not part of strata area



**TYPICAL PLAN**



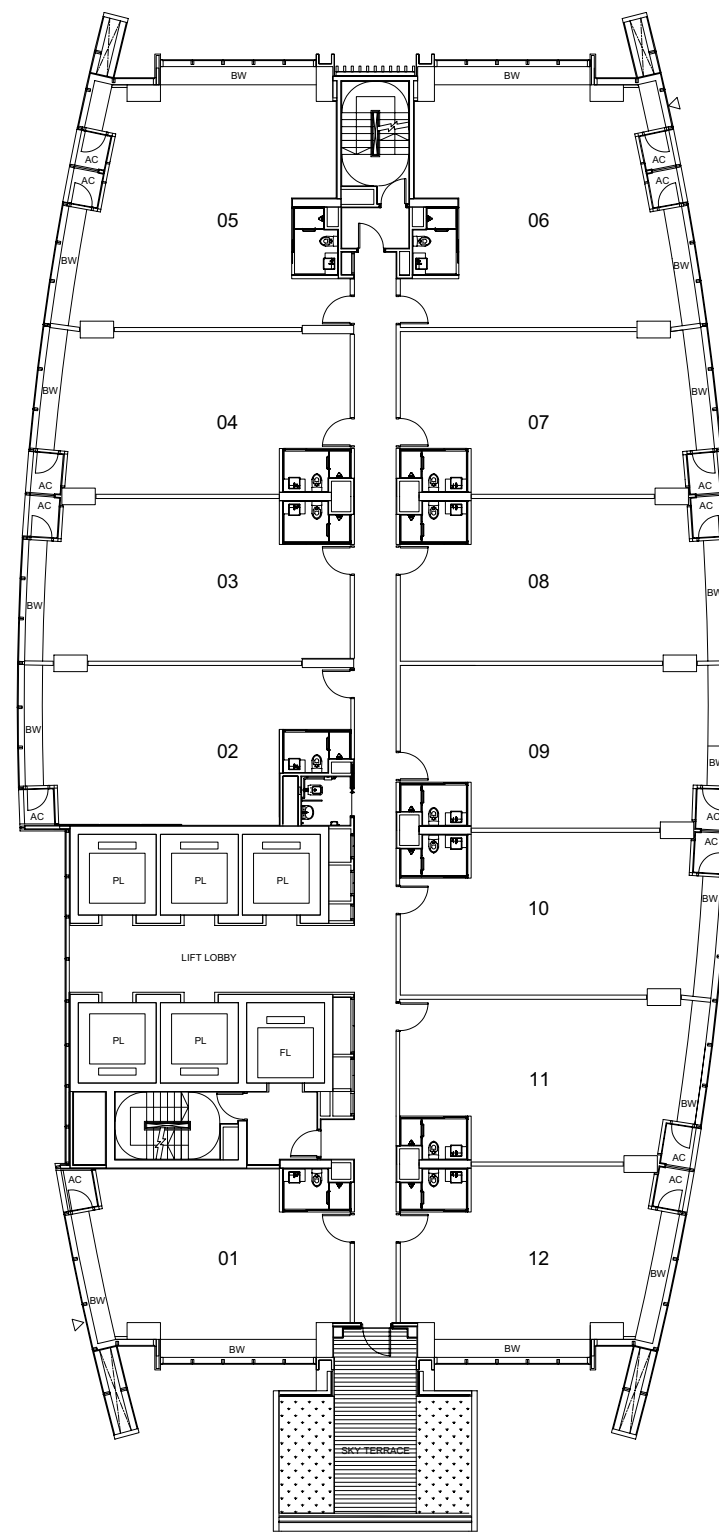
**TEST-FIT PLAN**



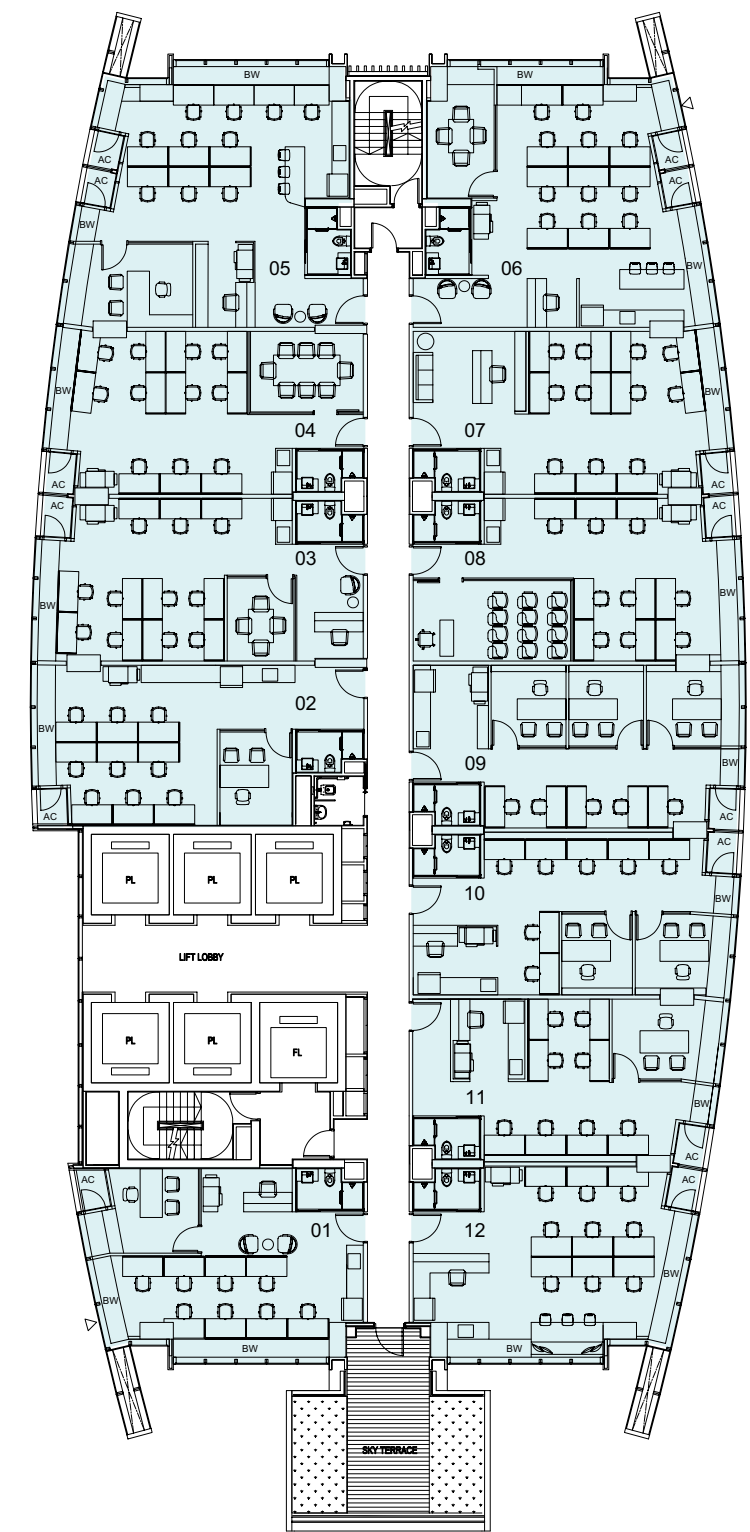
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**12<sup>TH</sup> STOREY  
STANDARD LAYOUT  
MULTIPLE TENANCY  
TEST-FIT LAYOUT**



**TYPICAL PLAN**



**TEST-FIT PLAN**

Unit	12-01	12-02	12-03	12-04	12-05	12-06	12-07	12-08	12-09	12-10	12-11	12-12
<b>Area</b>	67 sqm 721 sqft	65 sqm 700 sqft	71 sqm 764 sqft	68 sqm 732 sqft	93 sqm 1,001 sqft	93 sqm 1,001 sqft	68 sqm 732 sqft	71 sqm 764 sqft	71 sqm 764 sqft	70 sqm 753 sqft	66 sqm 710 sqft	68 sqm 732 sqft
<b>Total No. of Pax</b>	10	10	12	11	12	12	12	9	8	10	10	10
<b>Area Per Pax (sqm/pax)</b>	7	7	6	6	8	8	6	8	9	7	7	7
<b>Work Stations</b>	8	9	11	11	10	11	11	9	5	7	8	9
<b>Manager Room</b>	1	1	-	-	1	-	-	-	3	2	1	-
<b>Meeting Room</b>	-	-	1	1	-	1	-	-	-	-	-	-
<b>Training Room</b>	-	-	-	-	-	-	-	1	-	-	-	-
<b>Pantry</b>	1	1	1	1	1	1	1	1	1	1	1	1
<b>Reception</b>	1	-	1	-	1	1	1	-	-	1	1	1



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## SPECIFICATIONS

### OFFICE

<b>Attributes</b>	<ul style="list-style-type: none"><li>• High performance and low emissivity double glazed curtain wall panels to minimise solar heat emission and noise for optimal office environment</li><li>• Full height glass window offering panoramic views of the Kallang Basin and CBD with maximum daylight</li><li>• Column-free and flexible layout to combine multiple units</li><li>• Individual fully fitted bathroom with shower facilities within each unit, suitable as an End-of-Trip facility</li><li>• Common accessible toilet on every office level</li></ul>
<b>Unit Sizes</b>	From 700 sqft to a full floor of 9,500 sqft
<b>Floor-to-Floor Height</b>	4.9m (possibility to build a loft deck of 5 sqm)
<b>Power Supply (per unit)</b>	60A - 100A, single-phase
<b>Floor Loading</b>	4KN/m <sup>2</sup>
<b>Lift</b>	5 Passenger Lifts & 1 Service Lift
<b>Air Conditioning System</b>	<ul style="list-style-type: none"><li>• Central chilled water air-conditioning system for normal operating hours</li><li>• Provision of air-con ledge for individual condensing unit to be installed for independent air-conditioning use outside office hours</li></ul>

### F&B SPACE

<b>Attributes</b>	<ul style="list-style-type: none"><li>• Designed on Level 1 to ensure high visibility and visitors' footfall</li><li>• Fixed frameless glass and glass swing door on stainless steel portal are provided for units facing the streets (#01-11/12/20/21/22)</li><li>• Motorised roller shutters for #01-16/17/18/19, when rolled-up, create a wide and open concept effect</li><li>• Equipped with water points, floor traps, kitchen exhausts, and centralised grease traps</li></ul>
<b>Size of F&amp;B Space</b>	5,414 sqft (inclusive of billboard area of 581 sqft)
<b>Floor-to-Floor Height</b>	6.0m
<b>Total Power Supply</b>	500A, three-phase
<b>Floor Loading</b>	5KN/m <sup>2</sup>
<b>Lift</b>	Direct Access via fully air-conditioned retail lift lobby to first level retail floor from Carpark Levels 2 to 4
<b>Air Conditioning System</b>	Individual Variable Refrigerant Volume (VRV) air-conditioning system allows for flexible operating hours

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## KEY FEATURES

### Prestigious Mixed-Use Commercial Development

- Rare freehold property in a prime urban location
- Seamless integration of retail, office, and lifestyle spaces

### Prime Location

- Unmatched connectivity to business districts and amenities
- Easy access to expressways and public transportation

### Parking

- 83 carpark lots, 18 bicycle lots, 16 motorcycle lots and 2 accessible lots

### Security & Monitoring System

- Efficient Building Security System with CCTV Monitoring Cameras on Every Floor
- State-of-the-art Building Automated System
- Effective Control and Monitoring of Building M&E Services

### Facilities & Amenities

#### 4<sup>th</sup> Storey Sky Terrace:

- BBQ area for social gatherings
- Relaxation corner for unwinding
- Landscaped deck for leisure

#### 17<sup>th</sup> Storey Roof Terrace:

- 25-metre swimming pool
- Fully equipped gymnasium
- Function room with complimentary Wi-Fi

#### Office Floors:

- Spacious cantilevered sky terraces (except 5<sup>th</sup> storey) serve as tranquil sanctuaries, perfect for socialising and unwinding from the office setting

### Lifestyle Offerings

- Diverse range of dining, shopping, and lifestyle options
- Vibrant community hub with convenient amenities

### Investment Potential

- Strong rental demand and potential for capital appreciation
- Future-proof property offering enduring value and stability



TONG ENG GROUP

FOR MORE INFORMATION CALL

**6200 6220**

[www.tongeng.com.sg](http://www.tongeng.com.sg)

101 Cecil Street, #26-01 Tong Eng Building Singapore 069533

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