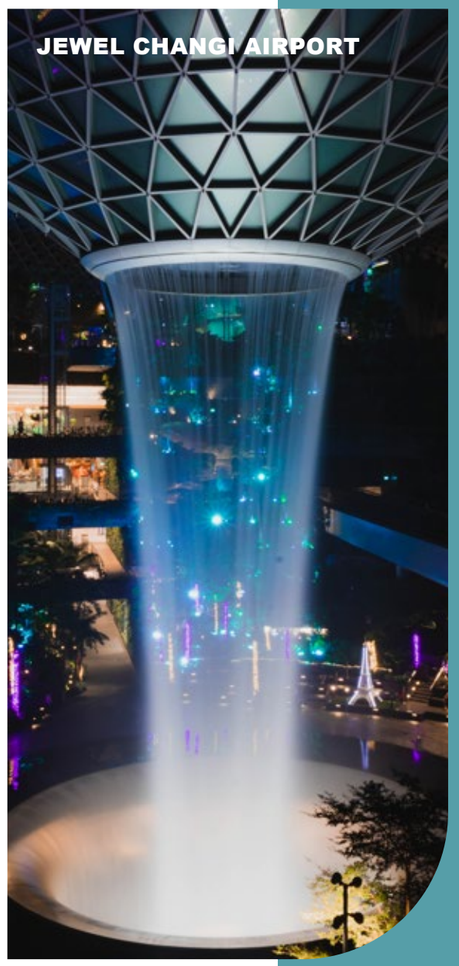
ARC 380

OFFICE & RETAIL

THE FREEHOLD ICON
OF THE CITY FRINGE

A RARE FREEHOLD COMMERCIAL ICON OF THE CITY FRINGE



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.

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

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 concierge services, advanced building security, CCTV surveillance, and lift access card systems, delivering an effortless and secure experience.

Artist's impression

EXCEPTIONAL DESIGN AND FUNCTIONALITY

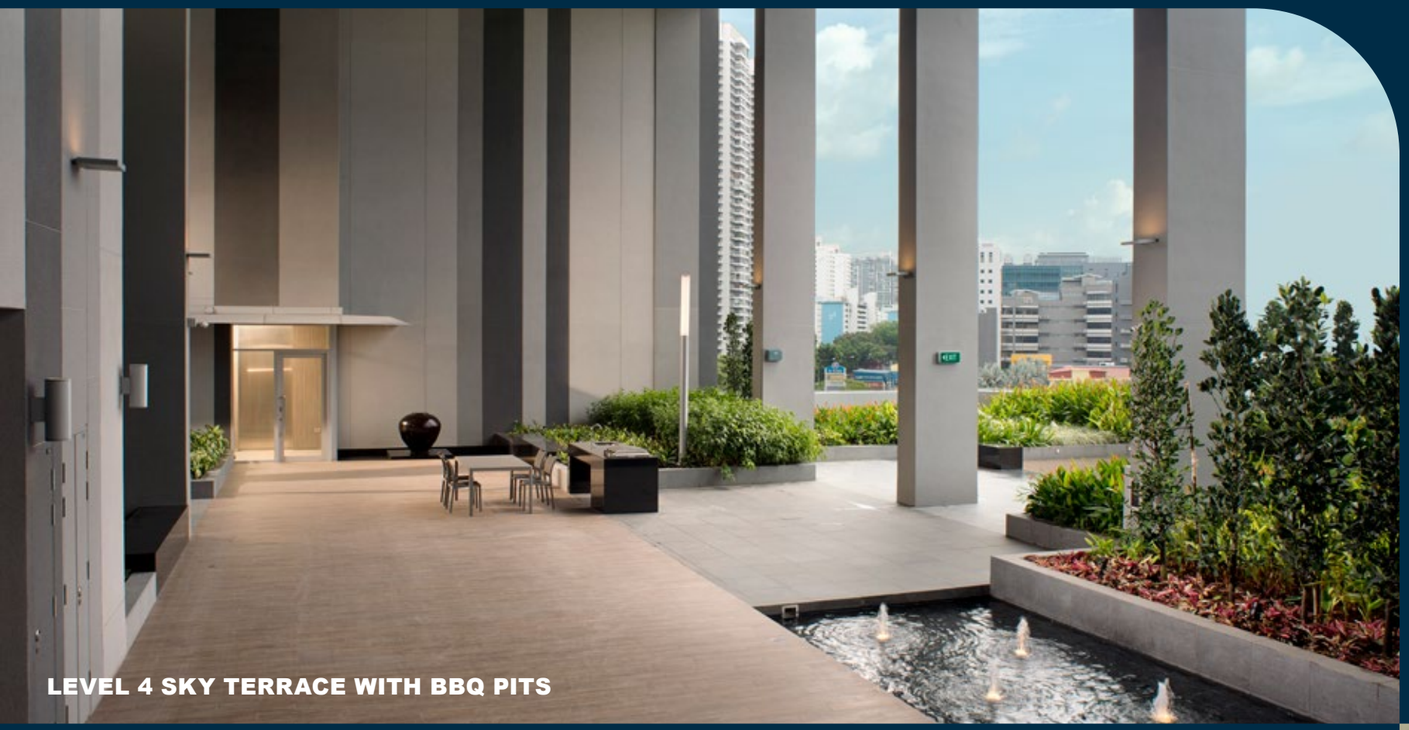
Full-height, double-glazed windows fill the workspace with natural daylight while minimising heat and noise. Panoramic views of the city skyline, Kallang Basin, low-rise shophouses, and the Singapore Indoor Stadium inspire a sense of serenity and relaxation. Ranging from 700 sqft to 1,001 sqft, each 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.

Artist's impression

DUAL TERRACES FOR ELEVATED WELLNESS



LEVEL 4 SKY TERRACE WITH BBQ PITS

SWIMMING POOL

Meticulously crafted to inspire optimal performance, ARC 380 features two levels of lifestyle amenities designed to enhance overall well-being. The 4th storey Sky Terrace offers a BBQ area, relaxation corner, and landscaped deck, while the 17th 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 Sky Terraces on each office floor* provide a tranquil retreat from work.

*Excludes 5th storey

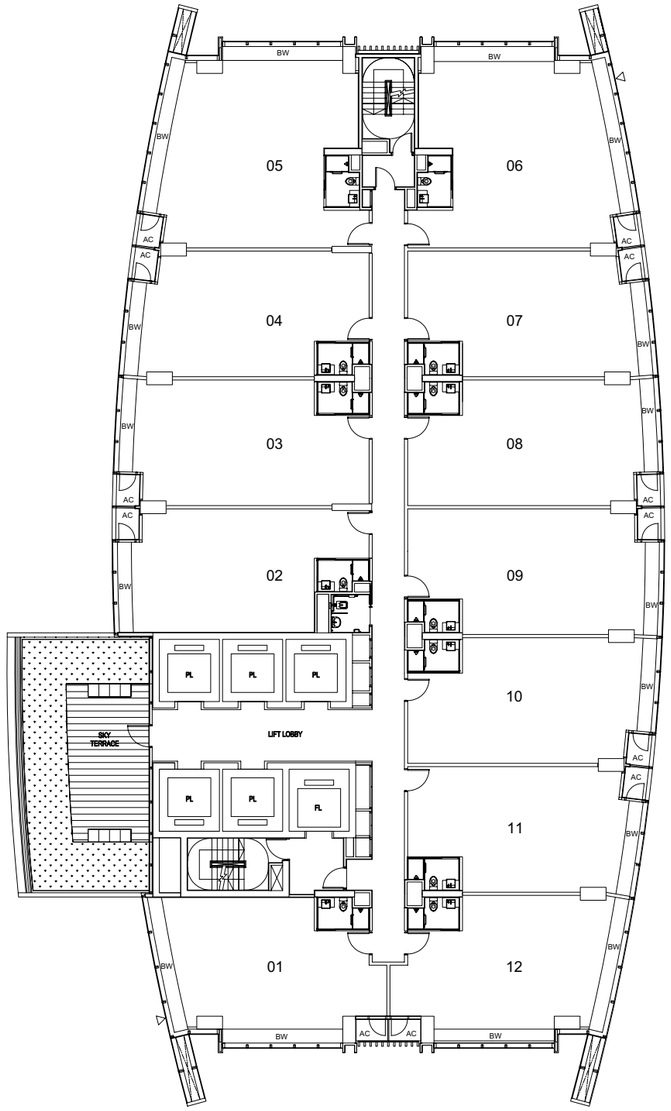
GYMNASIUM

FUNCTIONAL LAYOUTS
FOR EVERY BUSINESS NEED

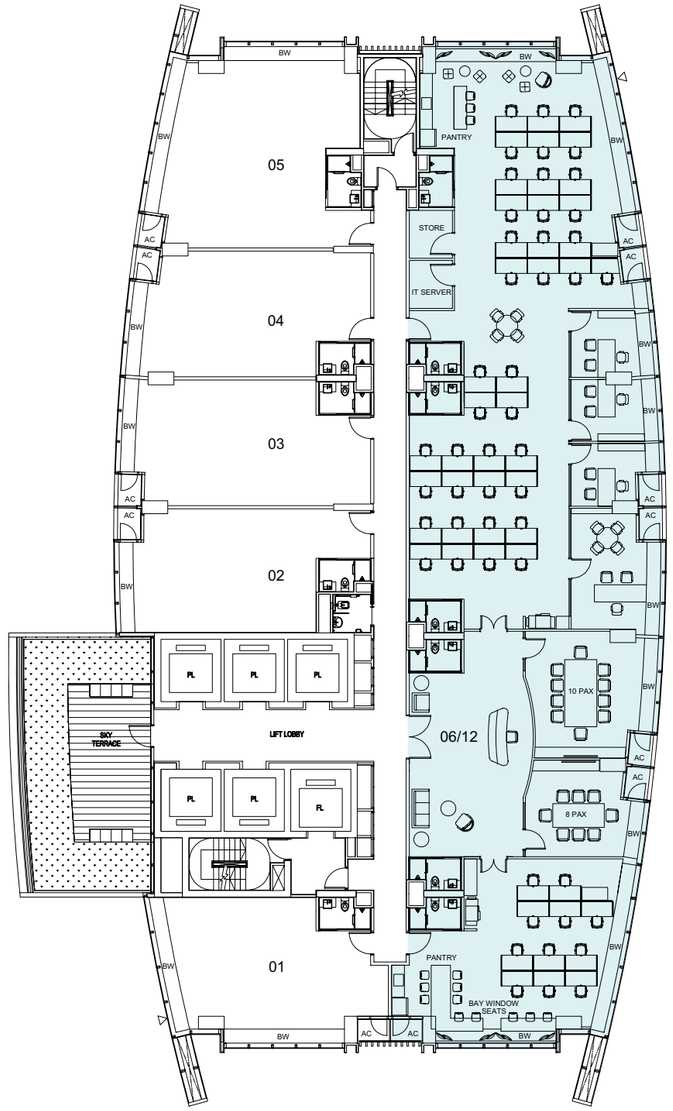
9TH STOREY
STANDARD LAYOUT
HALF FLOOR SINGLE TENANCY
TEST-FIT LAYOUT

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

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



TYPICAL PLAN



TEST-FIT PLAN

N

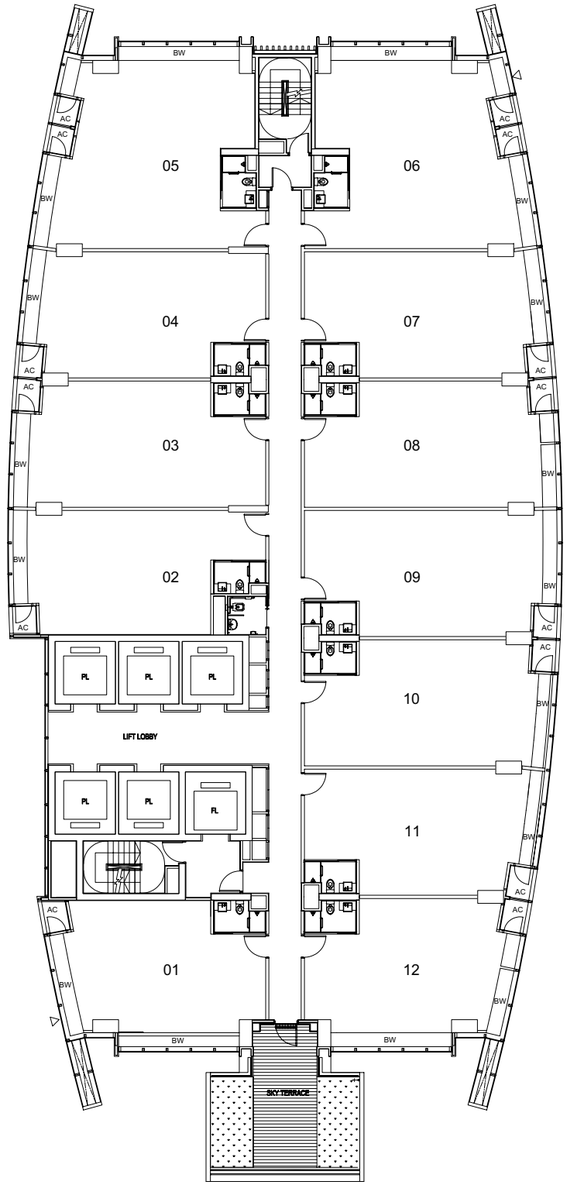
The above plans are not drawn to scale and subject to change as may be approved by the relevant authorities.

ARC 380

10TH STOREY
STANDARD LAYOUT
FULL FLOOR SINGLE TENANCY
TEST-FIT LAYOUT

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

**Common area is not part of strata area*



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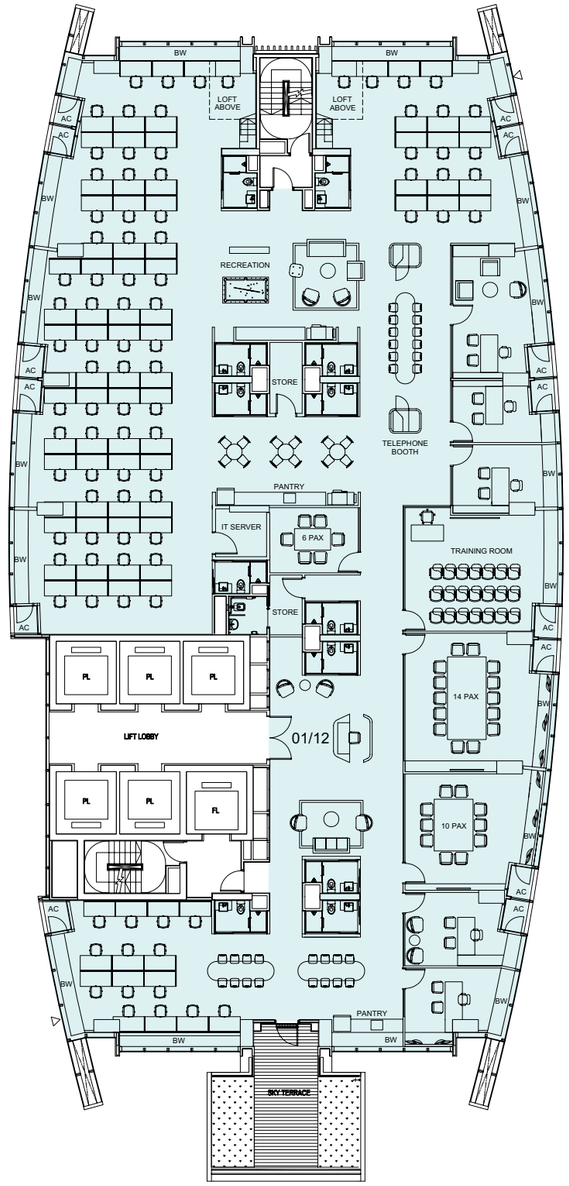

TEST-FIT PLAN

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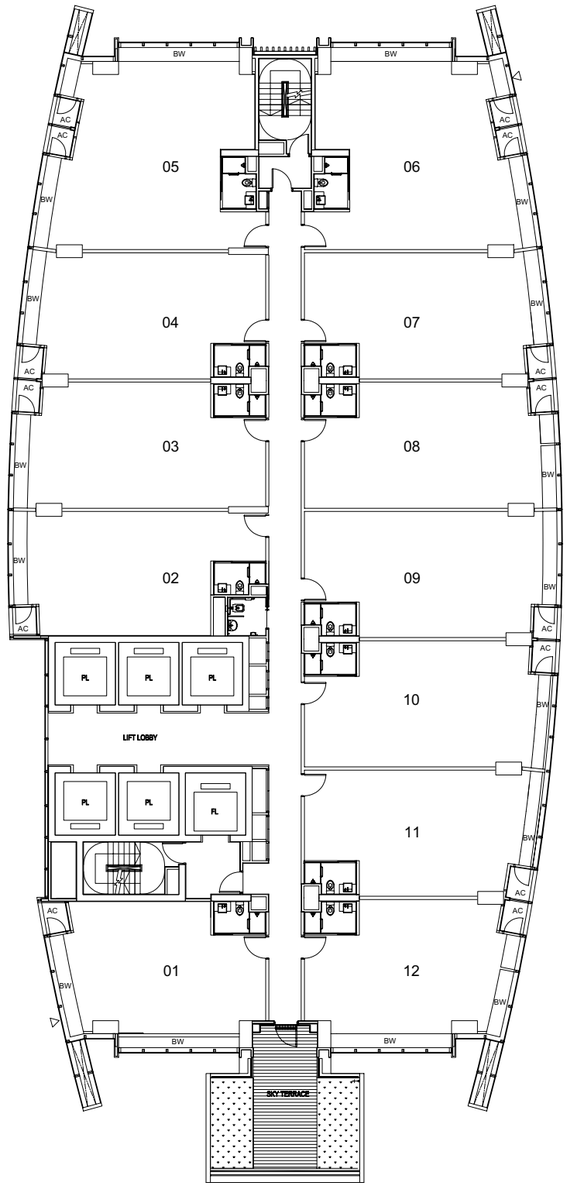
ARC 380

10TH STOREY
CREATIVE LAYOUT
FULL FLOOR SINGLE TENANCY
TEST-FIT LAYOUT

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

**Common area is not part of strata area*



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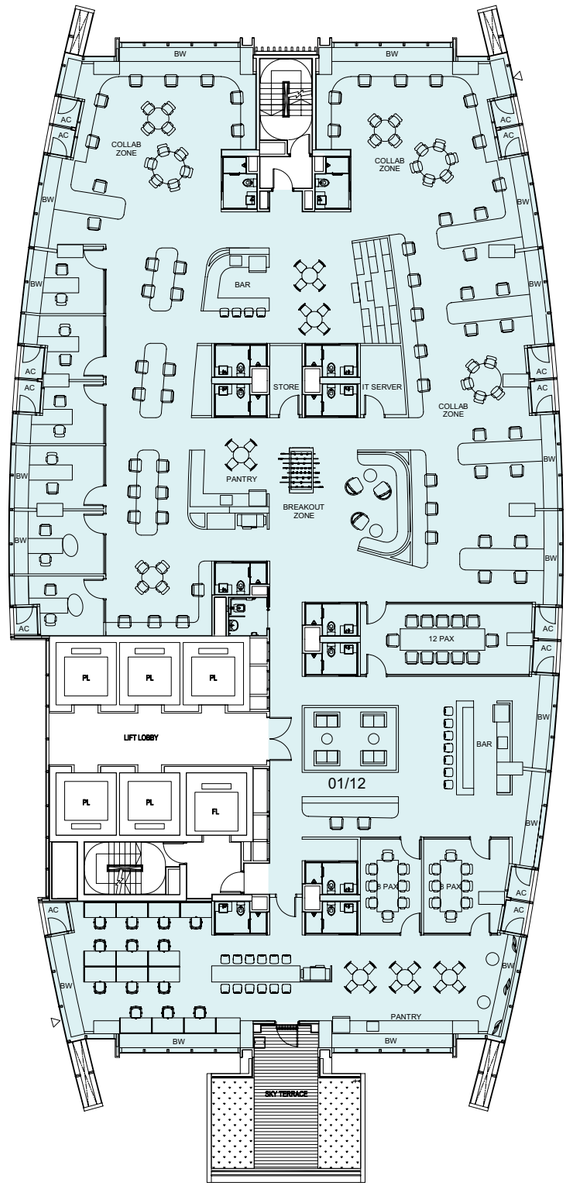

TEST-FIT PLAN

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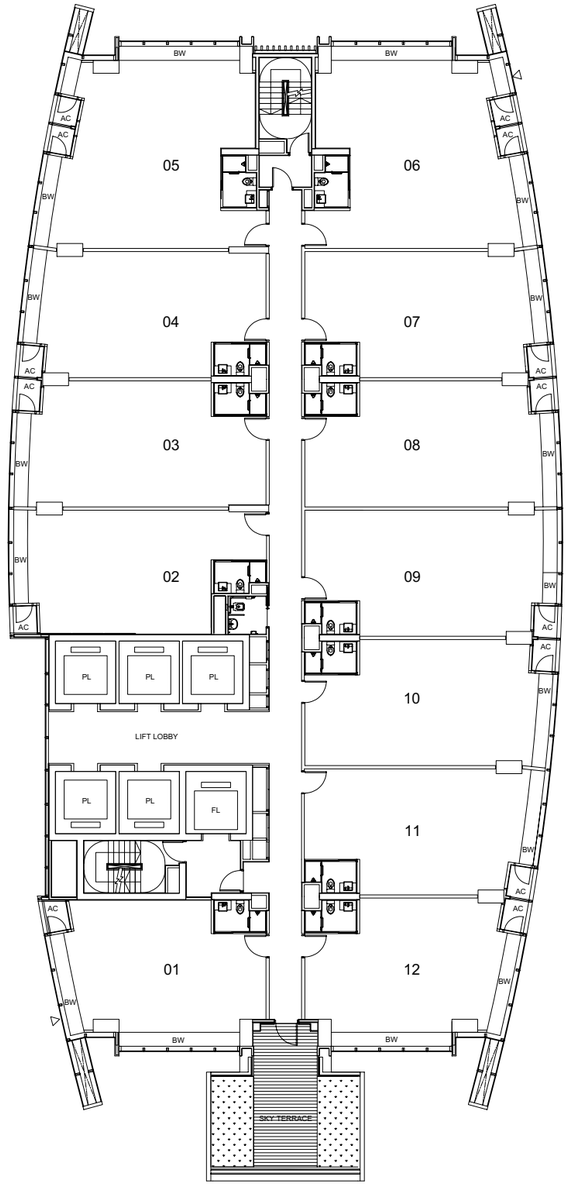
ARC 380

12TH 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
Area	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
Total No. of Pax	10	10	12	11	12	12	12	9	8	10	10	10
Area Per Pax (sqm/pax)	7	7	6	6	8	8	6	8	9	7	7	7
Work Stations	8	9	11	11	10	11	11	9	5	7	8	9
Manager Room	1	1	-	-	1	-	-	-	3	2	1	-
Meeting Room	-	-	1	1	-	1	-	-	-	-	-	-
Training Room	-	-	-	-	-	-	-	1	-	-	-	-
Pantry	1	1	1	1	1	1	1	1	1	1	1	1
Reception	1	-	1	-	1	1	1	-	-	1	1	1

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SPECIFICATIONS

OFFICE

Attributes	• High performance and low-emissivity double-glazed curtain wall panels to minimise solar heat and noise for an optimal office environment • Column-free and flexible layout • Central chilled water air-conditioning system • Provision of air-con ledge for overtime use • Individual fitted bathroom with shower facilities within the unit • Common handicapped toilet on every office level
Unit Sizes	From 700 sqft to a full floor of 9,500 sqft
Floor-to-Floor Height	4.9m
Lift	5 Passenger Lifts & 1 Service Lift
Air Conditioning System	• Central chilled water air-conditioning system • Provision of air-con ledge for individual condensing unit to be installed for independent air-conditioning use outside office hours

RETAIL

Attributes	• Designed on Level 1 to ensure high visibility and visitors' footfall • Fixed frameless glass and glass swing door on stainless steel portal are provided for retail units facing the streets • Motorised roller shutters are provided for internal facing retail units to create a wide and open concept effect • Flexible layout to combine multiple retail units • Equipped with water points, floor traps, kitchen exhausts, and centralised grease traps
Floor-to-Floor Height	6.0m
Lift	• 1 Passenger Lift serving Level 2 to 4 carpark • Lift lobby fully air-conditioned during retail opening hours
Air Conditioning System	Individual Variable Refrigerant Volume (VRV) air-conditioning system allows for flexible operating hours

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 handicap lots
Security System	Efficient building security system with CCTV monitoring cameras and lift access card system
Facilities & Amenities	**4th Storey Sky Terrace:** • BBQ area for social gatherings • Relaxation corner for unwinding • Landscaped deck for leisure **17th Storey Roof Terrace:** • 25-metre swimming pool • Fully equipped gymnasium • Function room with complimentary Wi-Fi **Office Floors:** • Spacious sky terraces (except 5th 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

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