

SIM LIM TOWER

District 8 · Jalan Besar · Strata commercial



Photos show the unit as currently tenanted. The fit-out and furniture belong to the tenant and may not remain.

S\$9,261,999 + GST

S\$2,200 psf · 4,210 sqft

THE NUMBERS

All-in cost: ≈ S\$10.53M incl. GST

Tenure: Freehold · per URA / EdgeProp records; confirm on title

Interested? WhatsApp Andrea 9693 7787

Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/sim-lim-tower>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

COMPARABLE SALES

URA transactions in Sim Lim Tower as shown on EdgeProp (checked 20 Oct 2026; verify on URA REALIS). Largest units first, then the latest office sales. There is no sale of a floor this size in the last four years, and small units trade at a different psf from a whole floor, so treat these as a REFERENCE, not a valuation.

TENURE	STREET	SOLD	PRICE	PSF
Freehold	Sim Lim Tower (same buildi	Sep 2022	S\$6.699M	S\$2,040
Freehold	Sim Lim Tower (same buildi	Jul 2018	S\$5.2M	S\$1,584
Freehold	Sim Lim Tower (same buildi	Apr 2026	S\$1.63M	S\$1,941
Freehold	Sim Lim Tower (same buildi	May 2025	S\$1.27M	S\$2,145
Freehold	Sim Lim Tower (same buildi	Mar 2025	S\$1.26M	S\$2,128

MARKET CONTEXT

• Private-sector office space vacancy was 11.2% in 2Q 2026, up 0.4 points from 10.8% the quarter before (SingStat).

Source: SingStat, available and vacant commercial/industrial space (private sector) - as at 2026-11-01

PHOTOS



Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/sim-lim-tower>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

PHOTOS



Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/sim-lim-tower>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

PHOTOS



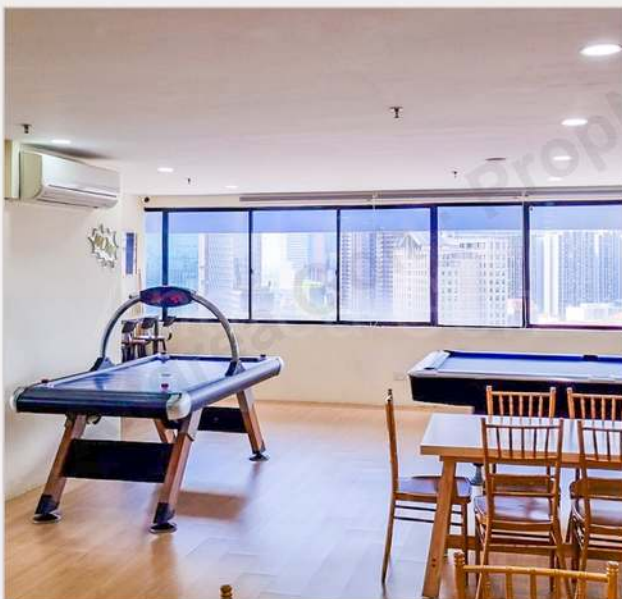
Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/sim-lim-tower>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

PHOTOS



Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/sim-lim-tower>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.