



## GREENFIELD TOWER OFFICE SPACE FOR LEASE

Semi-fitted office spaces (17<sup>th</sup> and 18<sup>th</sup> floors)

1 March 2023





# GREENFIELD DISTRICT

Greenfield District is bounded by EDSA, Shaw Boulevard, Sheridan and Reliance Streets. The 12.8 hectare Greenfield District sits at the heart of the new Mandaluyong CBD, proximate to major retail establishments, hospitals, schools and lifestyle centers. It is designed to have 40% of the total area allocated to open spaces, green areas, pocket parks, treelined roads and a network of linkages. Nearby residential options can also be found in the district such as Zitan, Soho Central, and Twin Oaks Place.



# Location & Accessibility



Directly linked to the following Transportation Lines:

- MRT
- Bus
- Jeepneys

Multiple Access Points:

- Mayflower Street
- United Street
- Williams Street

Central location, only a few minutes away from:

- Quezon City
- Ortigas Center
- Makati CBD
- Bonifacio Global City (BGC)
- Ninoy Aquino International Airport (NAIA)

### 1. PAVILION

Mang Inasal  
Mercury Drug  
Dermcare  
LBC

Pan de Manila  
Bench  
KFC  
Good Guys

### 2. ZITAN RETAIL PODIUM

BPI  
Banahaw Heals Spa  
Urban Smiles Dental

Elixir Aesthetics  
Artistique Salon

### 3. THE SQUARE

Chowking  
RCBC  
Dog Spa & Hotel

North Park  
Chillax Bar

### 4. TELEPERFORMANCE (IT Center 2)

7Eleven  
Tea Live

ATM Center

### 5. THE PORTAL

Yamaha Yzone  
Pancake House  
Wendy's  
Dairy Queen  
Caden Donuts  
Starbucks  
Habib Persian Cuisine  
Sony Electronics  
Hangout Resto

Climb Central  
Yellow Cab  
Gong Cha  
Boulangerie 22  
Storck Store Manila  
Domino's Pizza  
Goldilocks  
Coffee Blanc

### 6. SOHO CENTRAL RETAIL PODIUM

HealthFirst Clinic  
Manila Water  
Union Bank  
Twilight Salon  
Powermac Center  
Halcyon Digital Image

7Eleven  
Security Bank  
Rex Bookstore  
Soya Bar  
New Bistro Deli

### 7. TWIN OAKS PLACE RETAIL PODIUM

Yamaha PH Office  
Urban Refuge Spa

Therabilities Therapy  
The Raya Pre-school

### 8. THE HUB

Blackwood Bistro  
Serenitea  
Vee's G-Pub Resto Bar

The Beer Factory  
Ramen Bar  
Galerie Joaquin

### 9. GREENFIELD DISTRICT SHOWROOM

### 10. SHERIDAN BUILDING

### 11. GREENFIELD CORPORATE CENTER

### 12. GREENFIELD TOWER

# Current Projects & Retail Options





## GREENFIELD TOWER

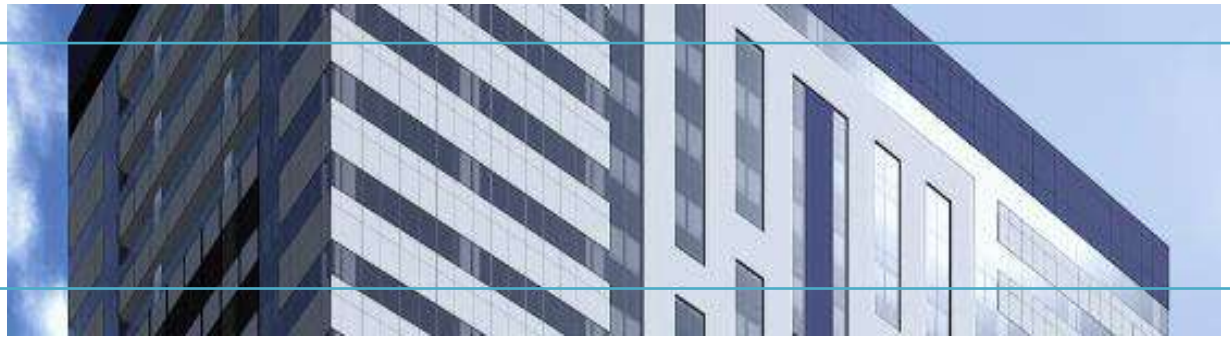
Greenfield Tower is Greenfield's first high-rise office building in Mandaluyong that caters to the growing demand from Corporate Headquarters and BPO locators in Metro Manila.

It also fulfills the complete masterplan promise of Greenfield District as a holistic urban community with residential, commercial and office buildings. All of these developments are situated in a unique environment where wide open spaces co-exist with state-of-the-art fiber-optic internet connectivity.

Greenfield embarked on the development of Greenfield Tower given a number of unique advantages that it offers to its locators.



# Floor Summary



17<sup>th</sup> and 18<sup>th</sup> floors, Greenfield Tower  
Mayflower St. corner Williams St., Greenfield District



## Status

RFO

## Handover Condition

Semi-fitted with existing partitions,  
work stations, functional cabling,  
fixtures and furnitures

## Gross Leasable Area

17F at 1,630.25 sqm  
18F at 2,170.10 sqm

## 24/7 Capability

Yes

## Back-up Power

150%

## Floor Efficiency

86% - 92%

## Floor-to-Height

4.50 m

## Floor-to-Ceiling

3.00 m

## A/C System

Variable Refrigerant Flow  
(VRF)



## Density

1:4.5 sqm

## Green Building

Compliant to LGU's requirements

## Number of Floors

28

# Building Summary



## Fire Protection System

- 3 Fire escapes per floor, remote from each other
- Provided with a sprinkler system and FDAS on all floors



## Emergency Power

- 5 units of 2000 kw capacity generator sets (4 active, 1 stand-by)
- Capable of 56 hours continuous operation before fueling



## Telecommunication System

- Provision for 3 Telco providers
- 2 separate Telecom risers, remote from each other



## Utilities

- Individual electric / water metering for each quadrant



## Elevators

- Installed Destination Oriented Allocation System (DOAS) for efficiency and shortened waiting time
- 6 Passenger elevators for low zone floors
- 6 Passenger elevators for high zone floors
- 2 Car Park elevators from the basement to the main lobby and all commercial floors
- 1 service elevator to all floors

# Availability

## Gross Leasable Area (GLA)

7F	2,141.44 sqm
8F – 10F	2,153.98 sqm
11F – 19F	2,170.10 sqm
20F	2,123.29 sqm
21F – 26F	2,221.25 sqm
27F – 29F	2,224.65 sqm

	Available for Quadrant takers
	Available for Whole floor takers
	Available with Improvements
	Occupied
	Not Available

29F			
28F			
27F			
26F			
25F			
23F			
22F			
21F			
2001	2002	2003	2005
19F			
18F			
1701	1702	1703	1705
16F			
15F			
12F			
1101	1102	1103	1105
10F			
901	902	903	905
8F			
7F			

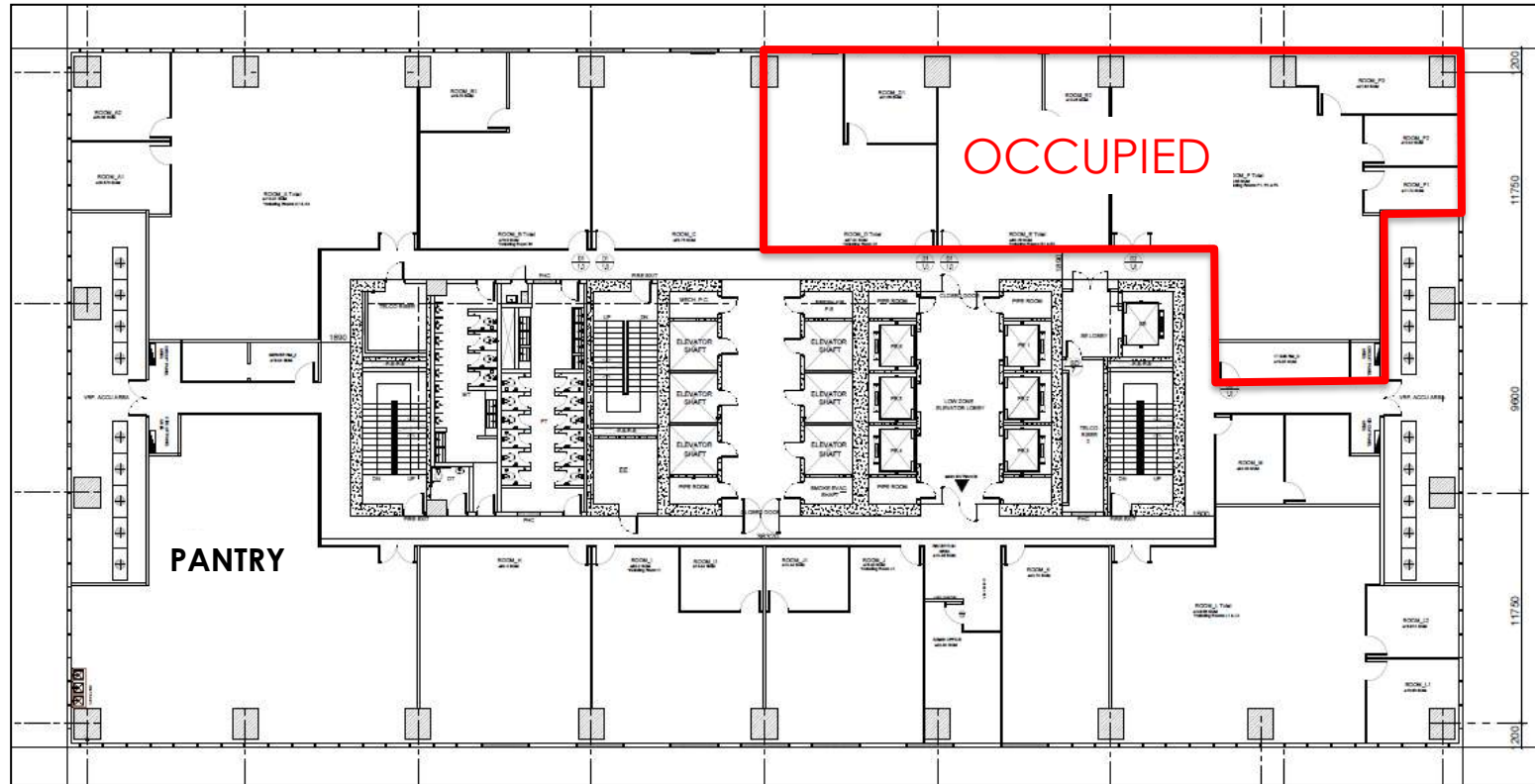


# 17th Whole Floor Layout

MAYFLOWER PARKING

MAYFLOWER ST.

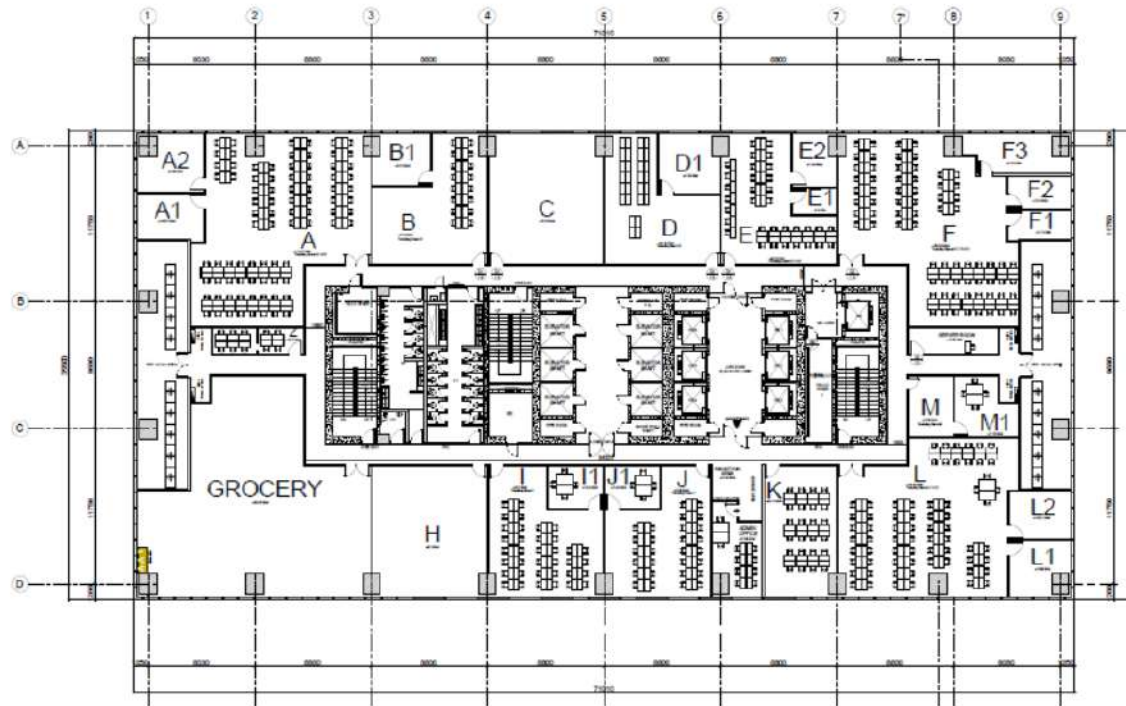
PLYMOUTH ST.



WILLIAMS ST.

# 17th Floor Workstation Layout

MAYFLOWER PARKING



17TH FLOOR LAYOUT PLAN

SCALE

1:150M

WILLIAMS ST.

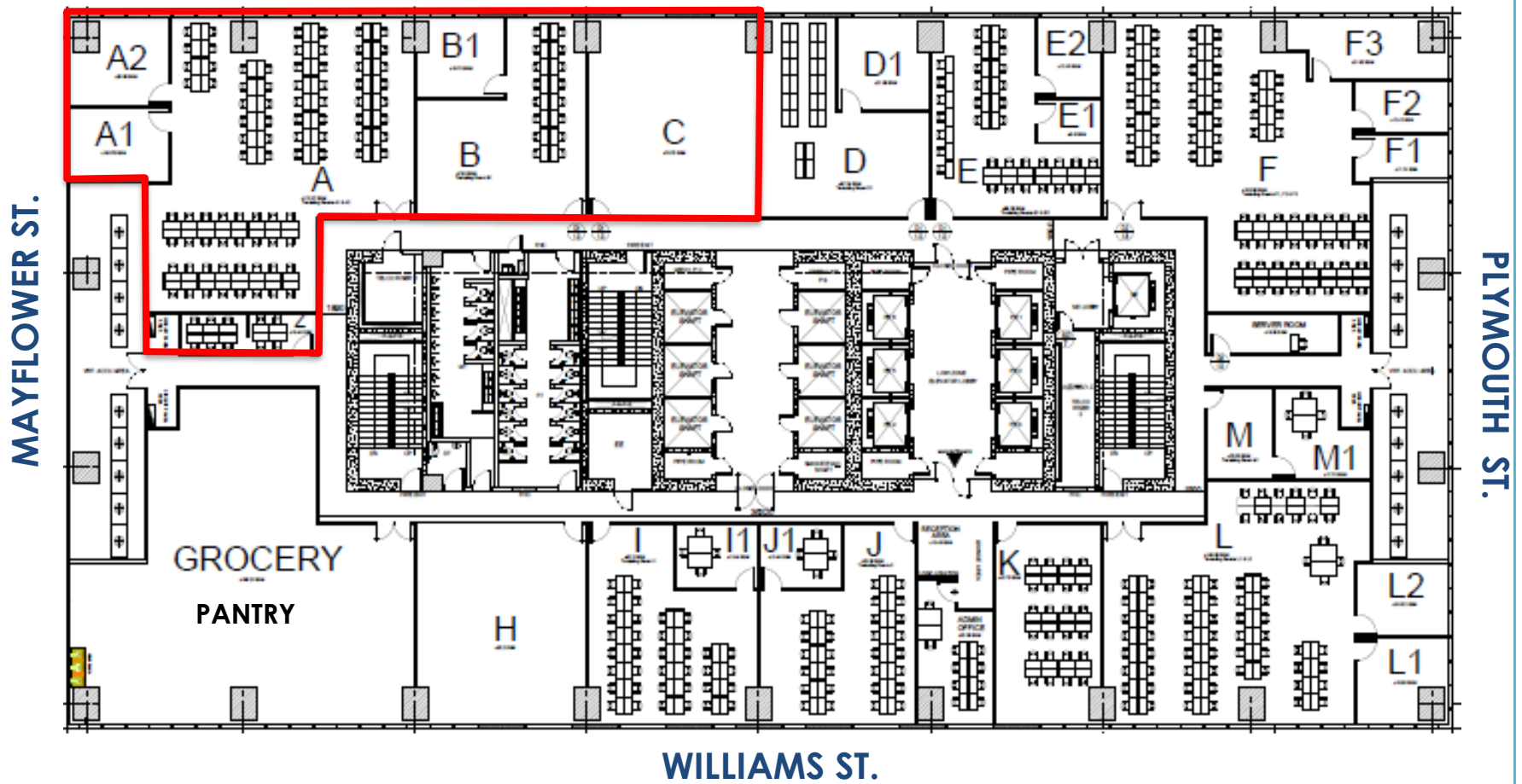
**17F TOTAL WORKSTATION COUNT: 288**  
**(Does not include occupied quadrant)**

MAYFLOWER ST.

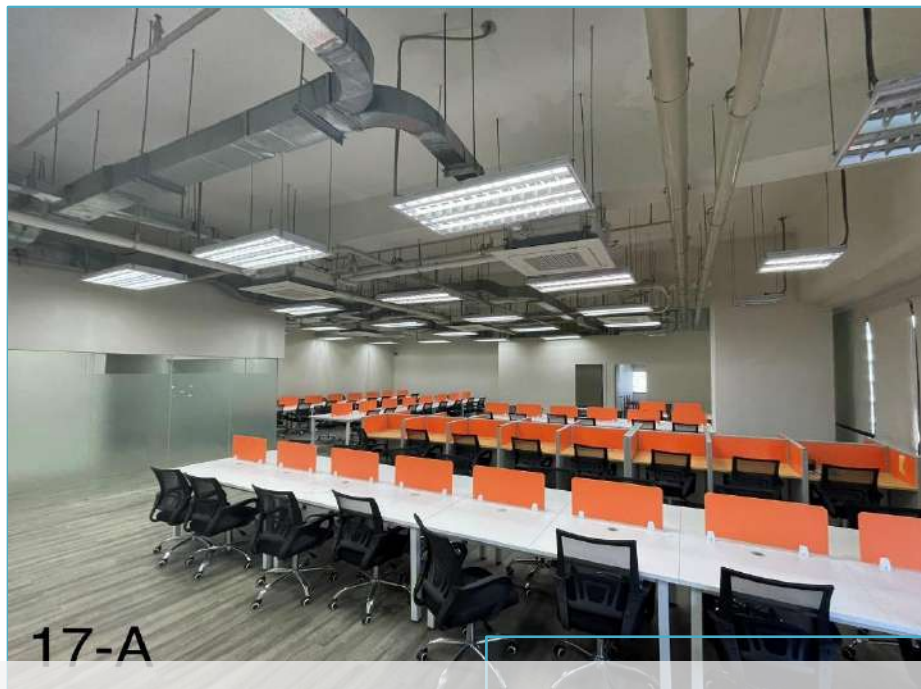
PLYMOUTH ST.

# Unit 1701 Quadrant Floor Layout

MAYFLOWER PARKING





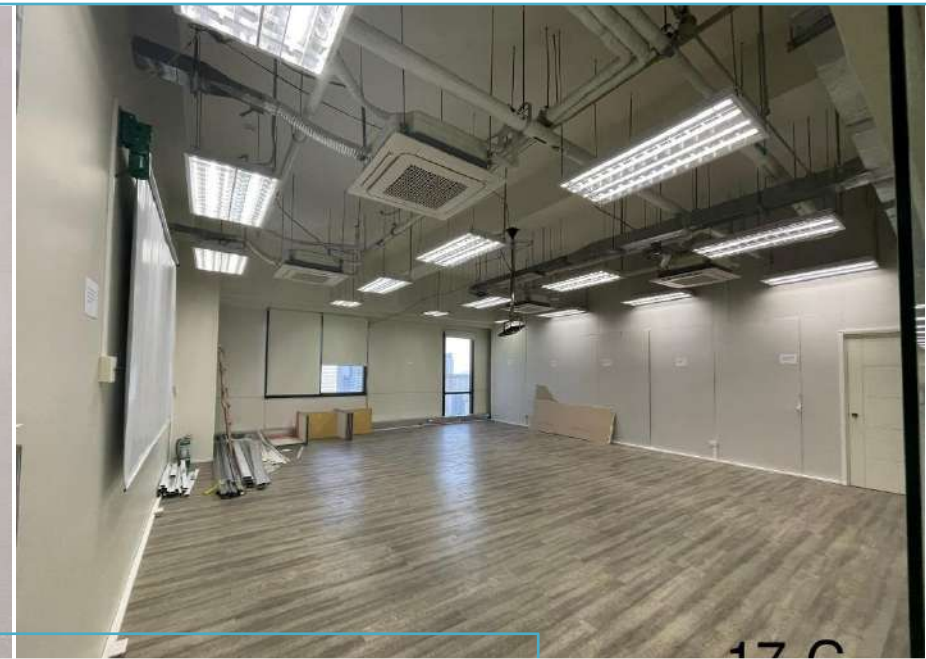


## Unit 1701 Quadrant Photos



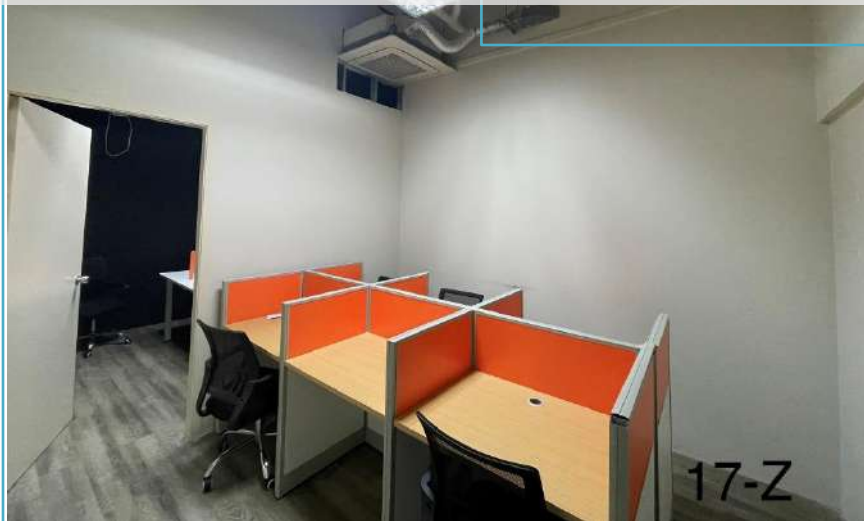


17-B1

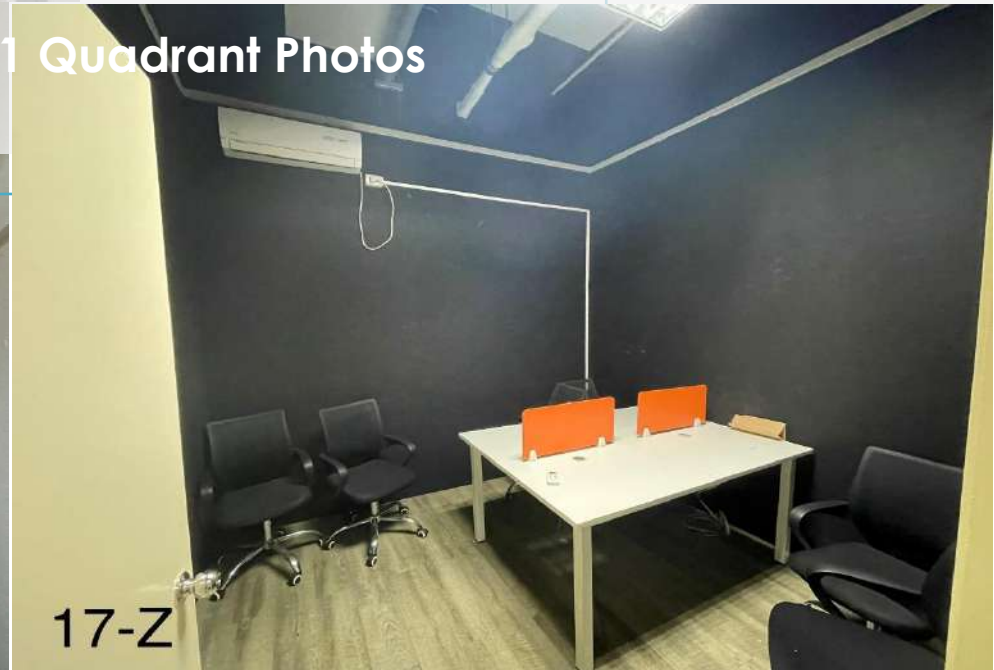


17-C

## Unit 1701 Quadrant Photos



17-Z

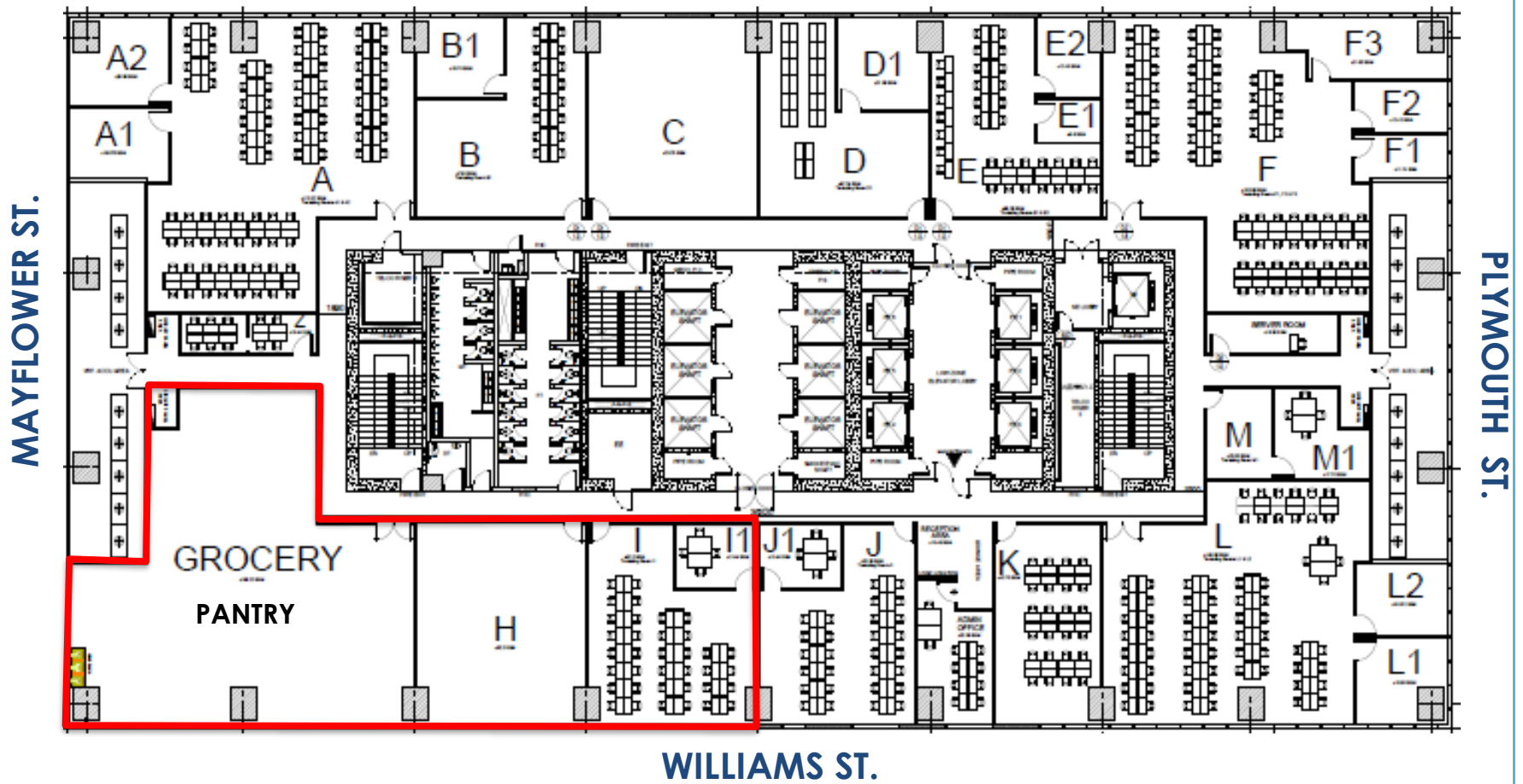


17-Z



# Unit 1702 Quadrant Floor Layout

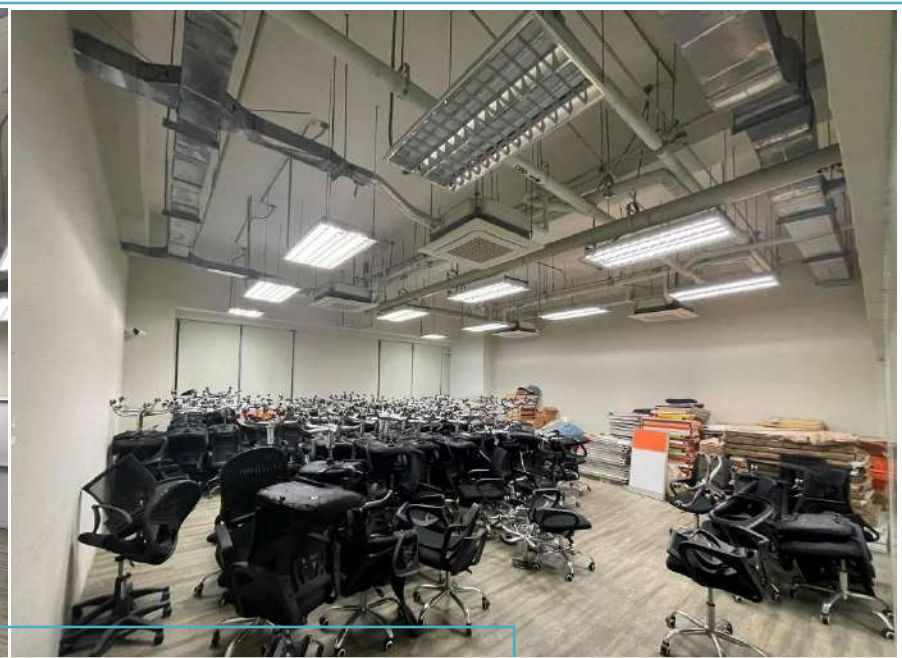
MAYFLOWER PARKING







17-Grocery



17-H

**Unit 1702 Quadrant Photos**



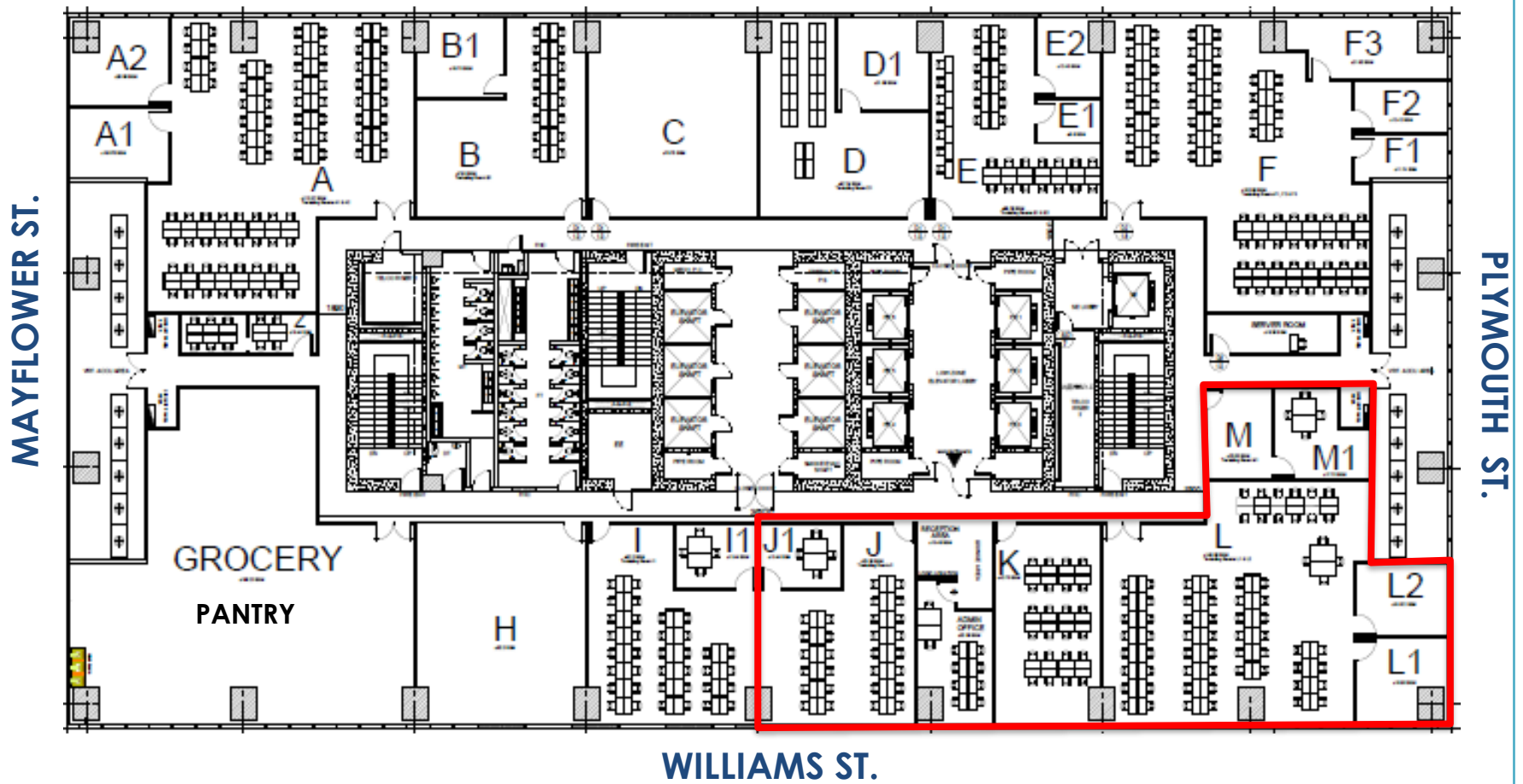
17-I



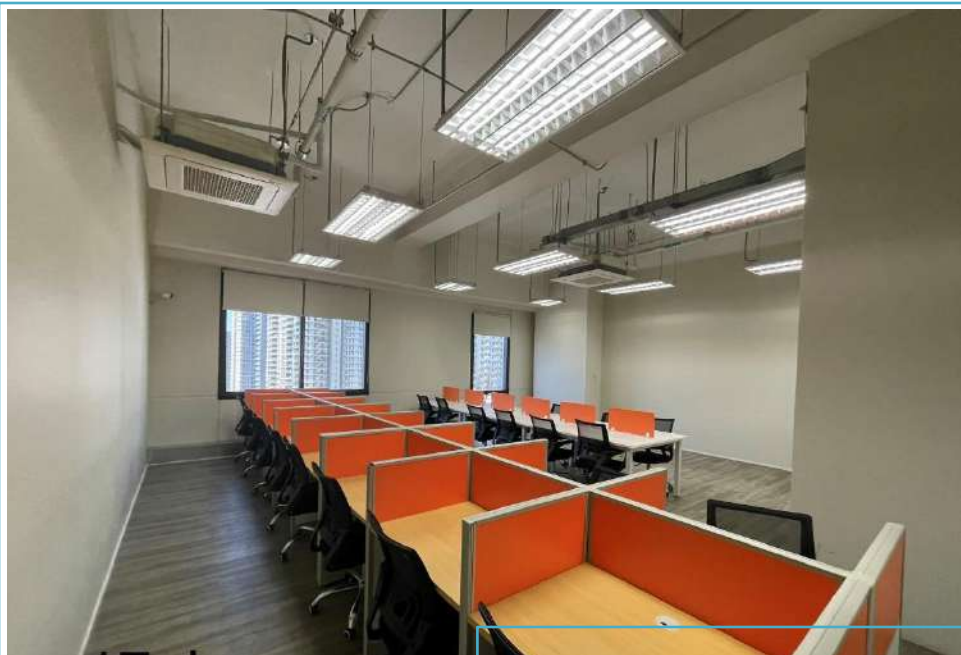
17-I1

# Unit 1703 Quadrant Floor Layout

MAYFLOWER PARKING







17-J

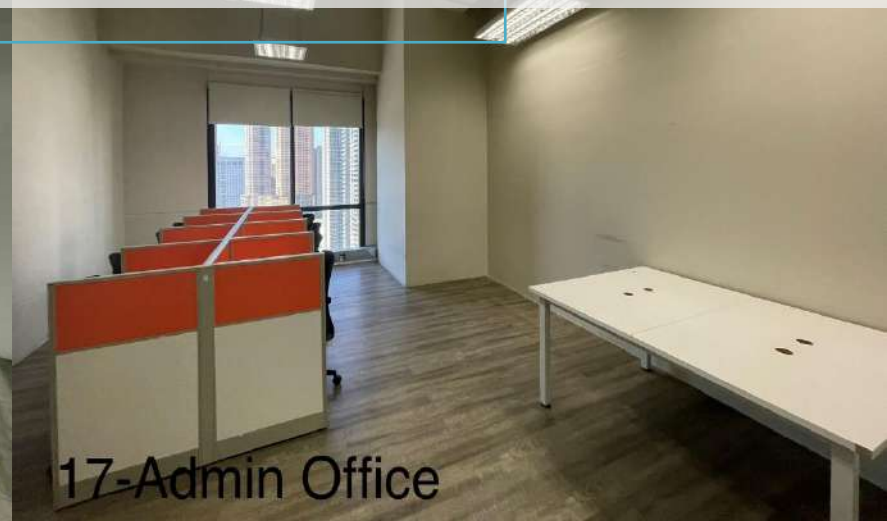


17-J1

## Unit 1703 Quadrant Photos

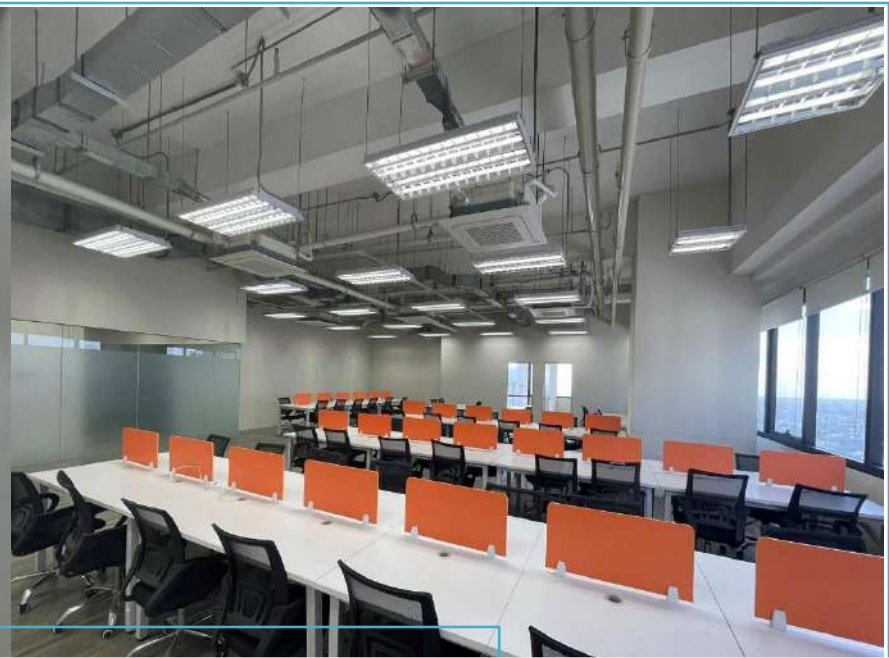
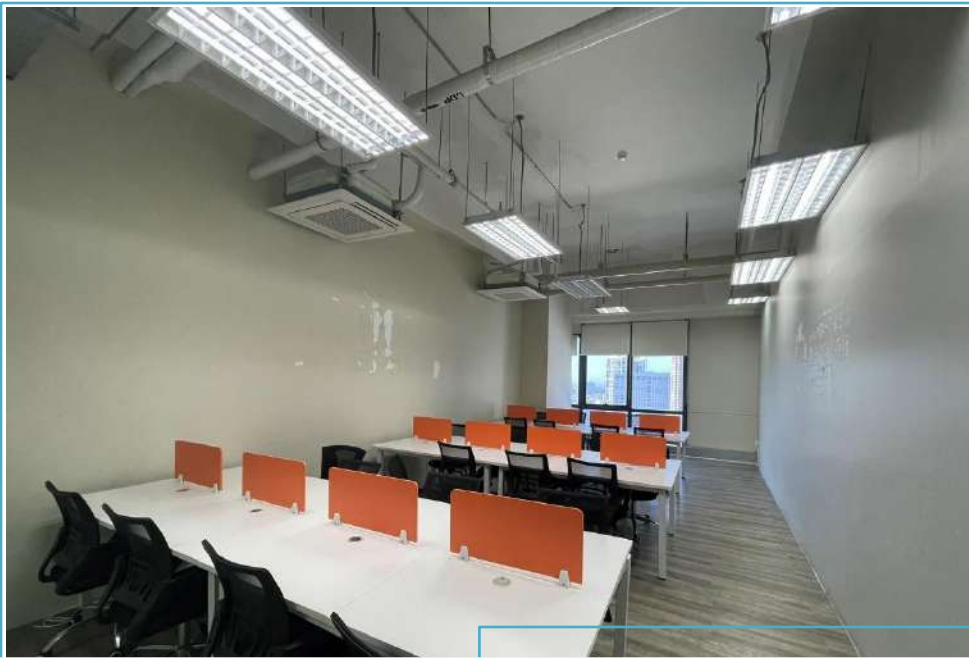


17-Reception



17-Admin Office

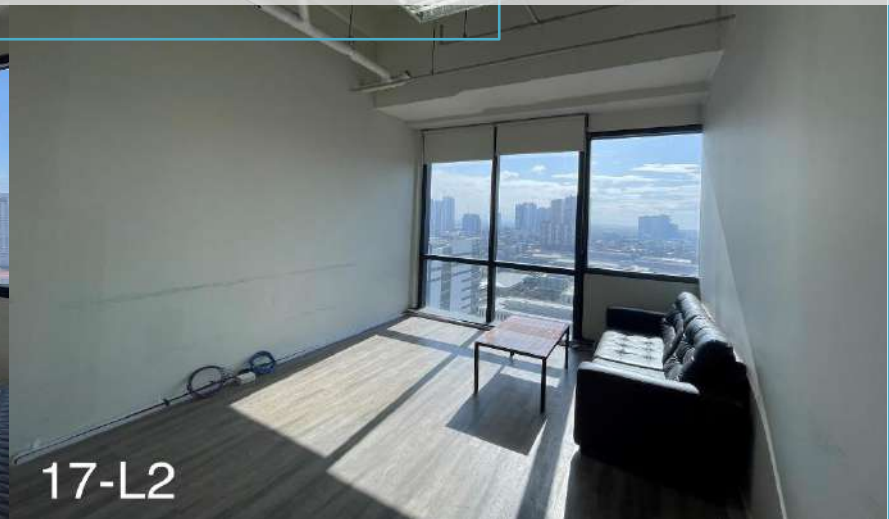




17-K 17-L  
**Unit 1703 Quadrant Photos**



17-L1



17-L2



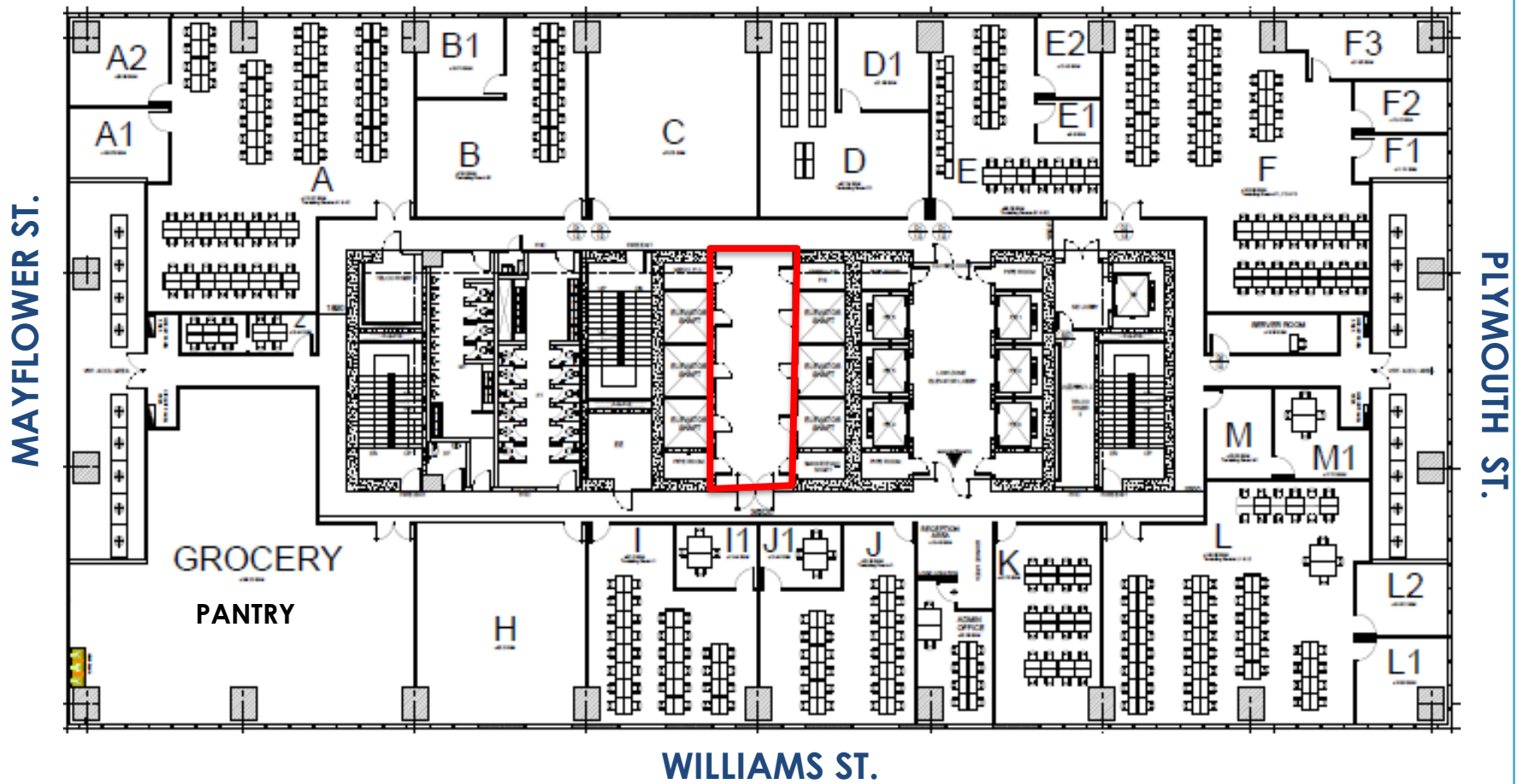
**Unit 1703 Quadrant Photos**



**17-M1**

# Unit 17 Center Room Layout

MAYFLOWER PARKING







17-Center Room

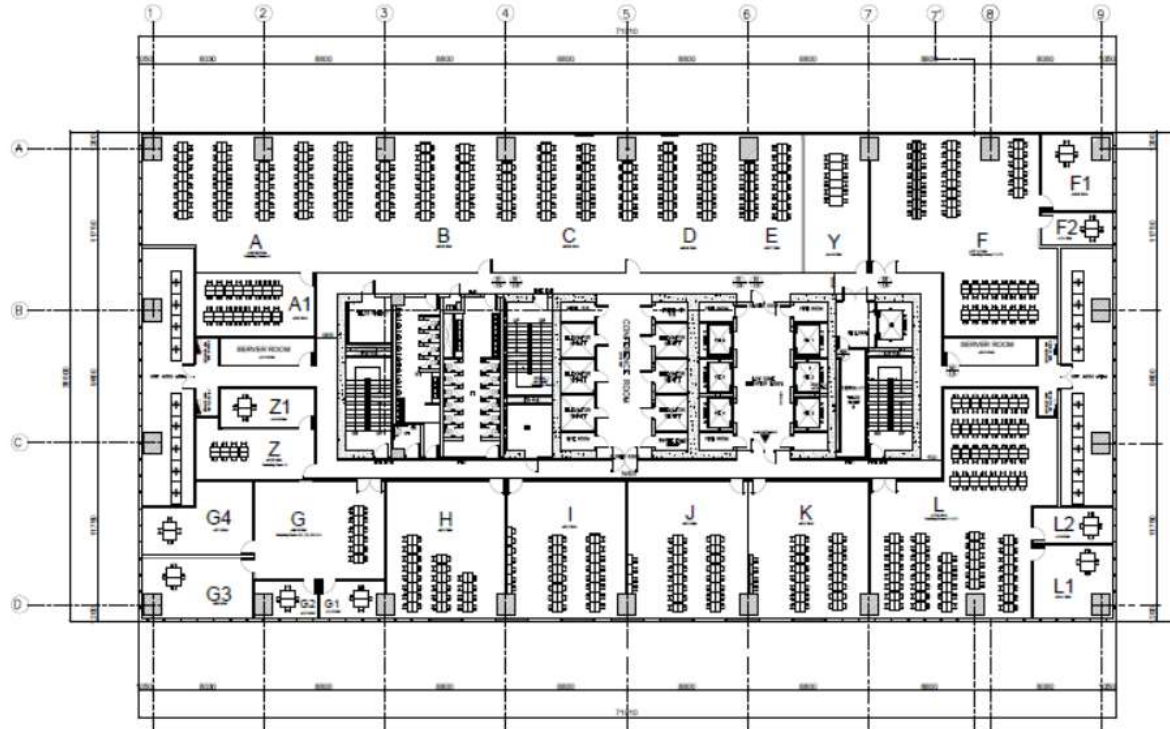
**Unit 17 Center Room**

## MAYFLOWER PARKING



# 18th Floor Workstation Layout

MAYFLOWER PARKING



18TH FLOOR LAYOUT PLAN

SCALE

1:150M

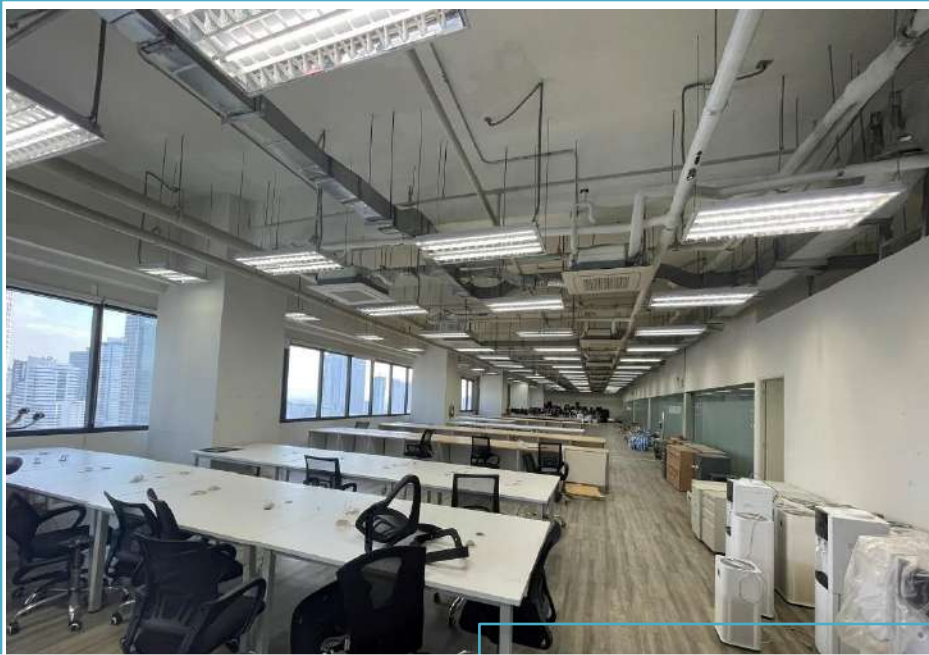
WILLIAMS ST.

18F TOTAL WORKSTATION COUNT: 663

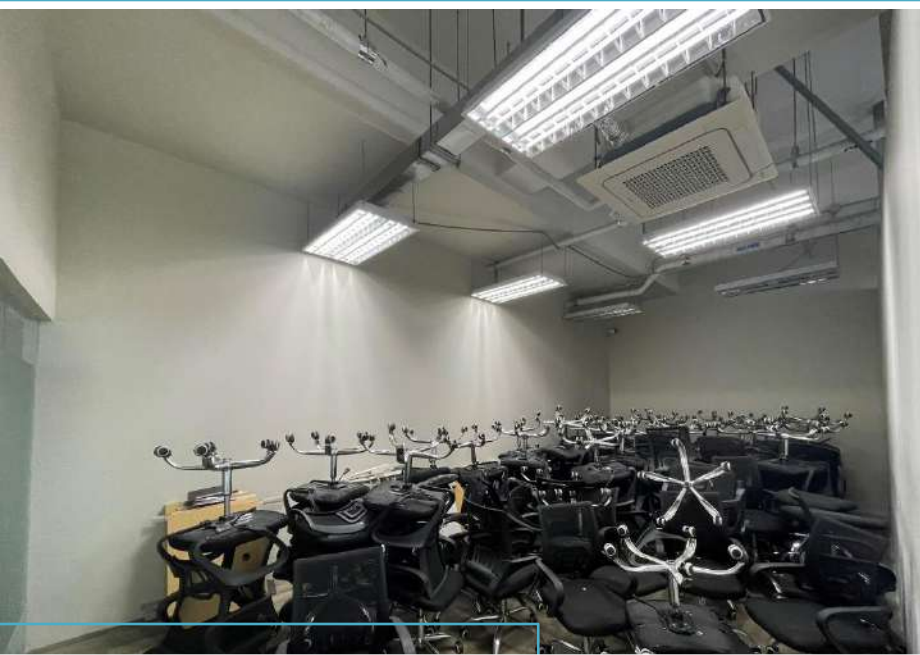
MAYFLOWER ST.

PLYMOUTH ST.



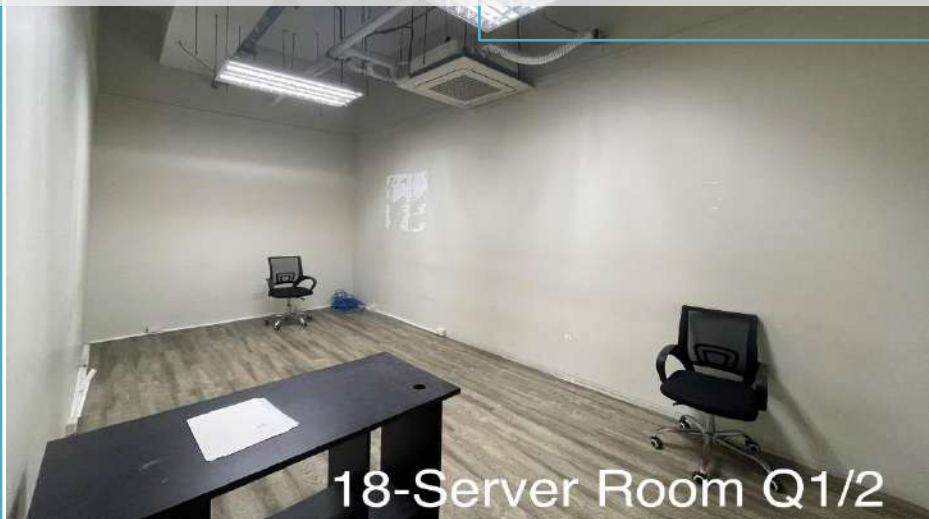


18-ABCDE

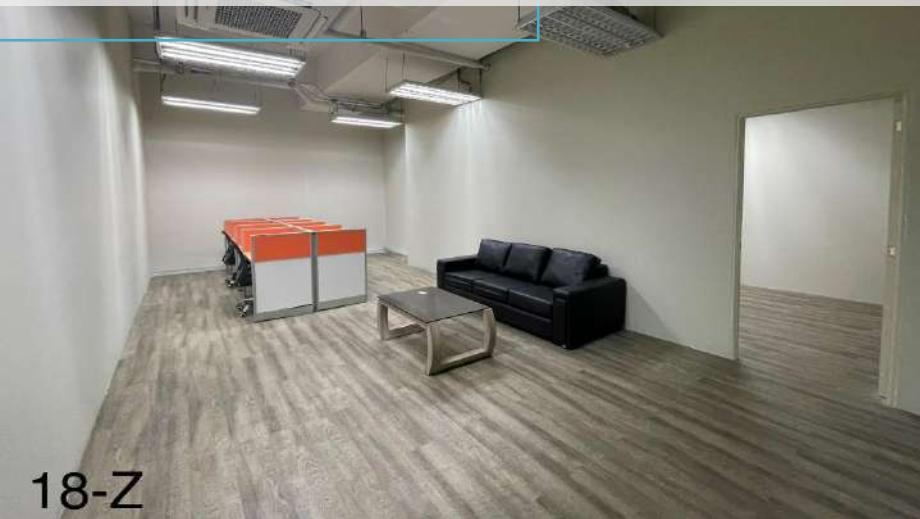


18-A1

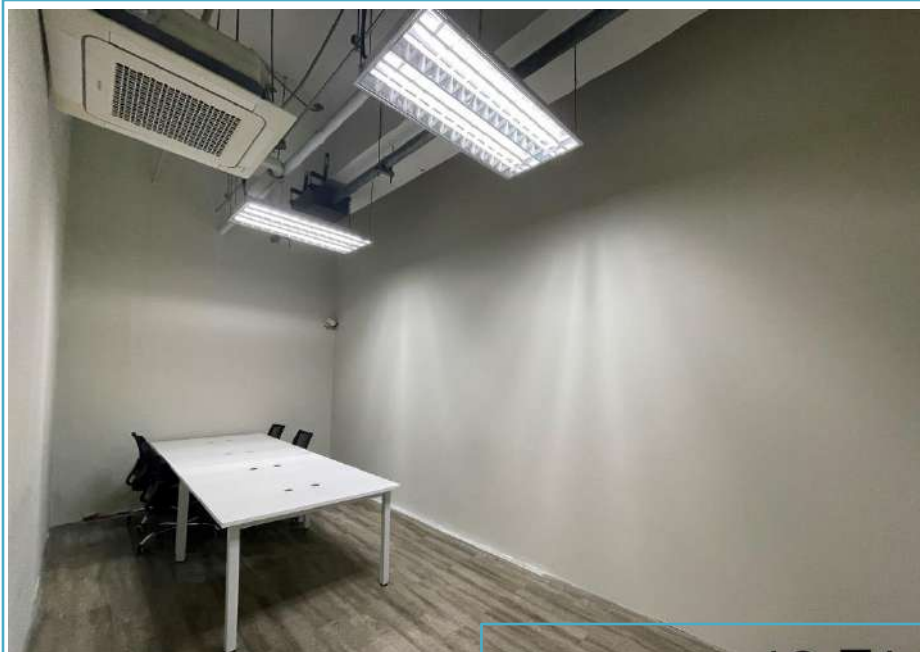
**18<sup>th</sup> floor Photos**



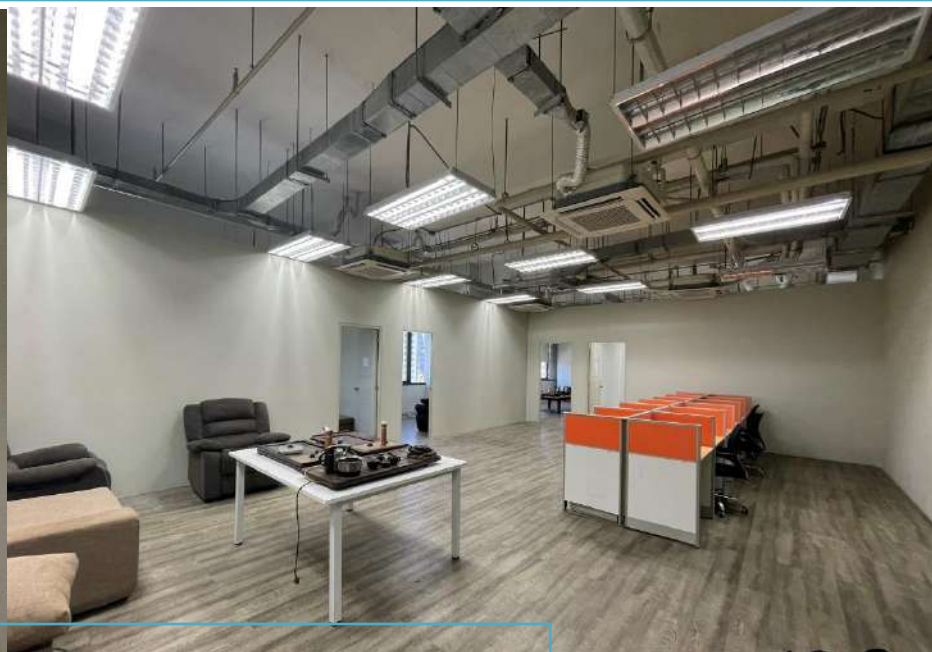
18-Server Room Q1/2



18-Z



18-Z1



18-G

## 18<sup>th</sup> floor Photos



18-G1



18-G2





18-G3



18-G4

18<sup>th</sup> floor Photos



18-H

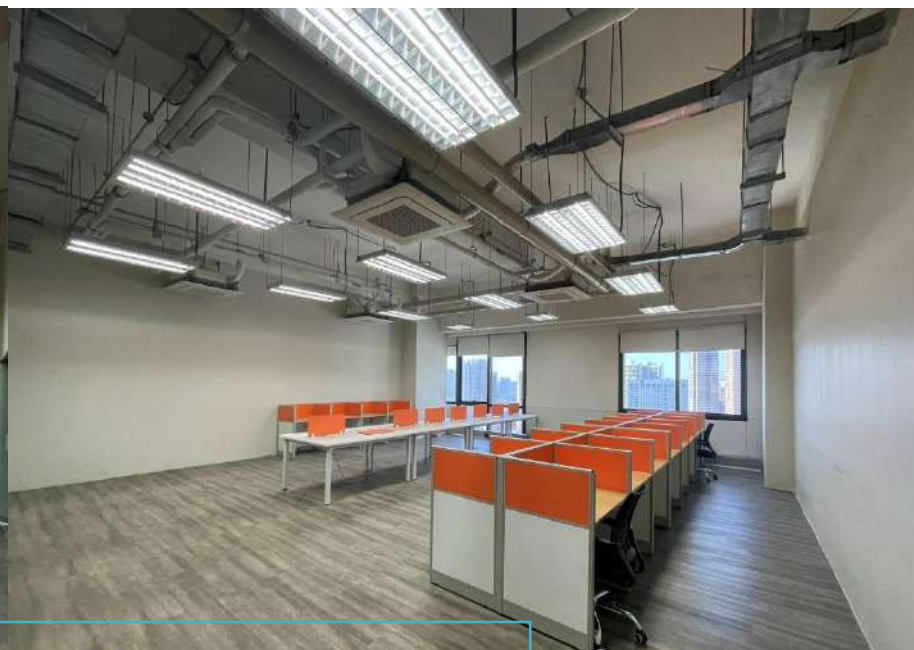


18-I





18-J

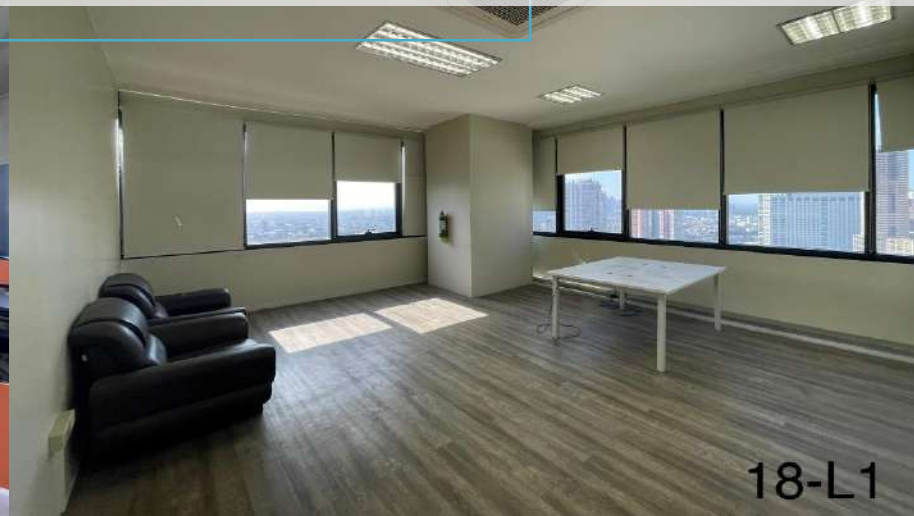


18-K

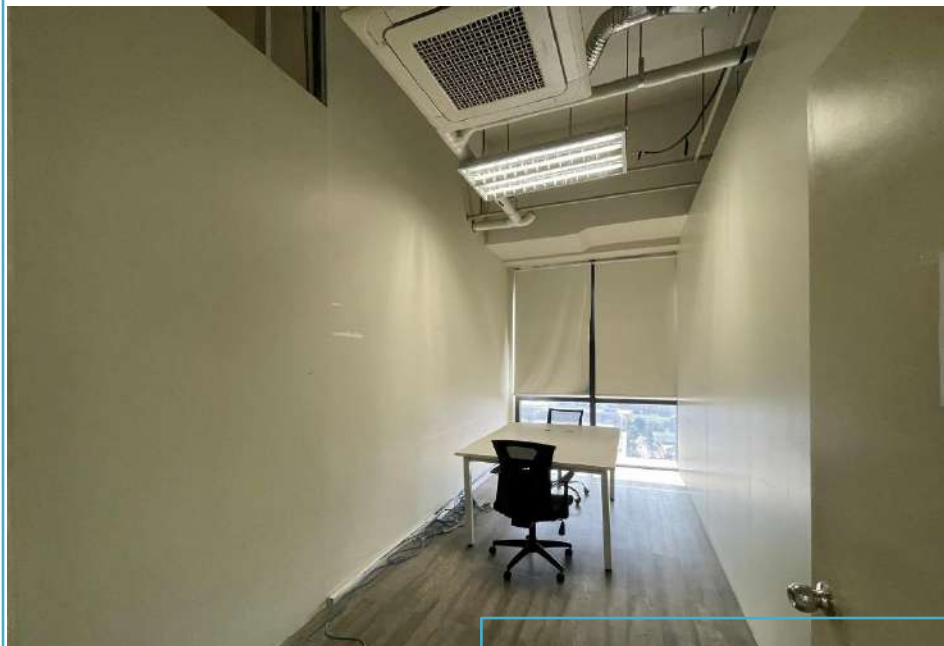
**18<sup>th</sup> floor Photos**



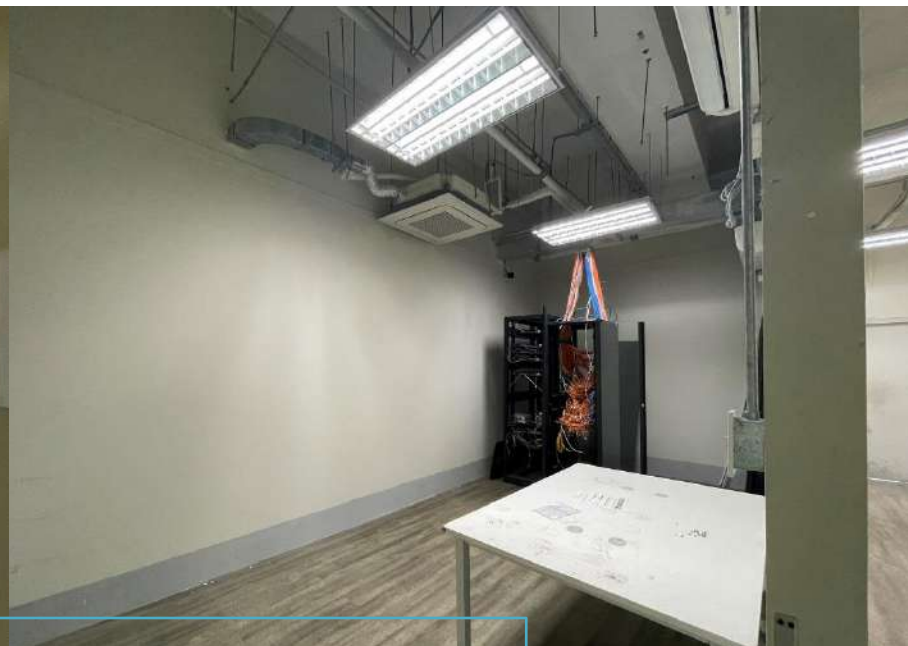
18-L



18-L1

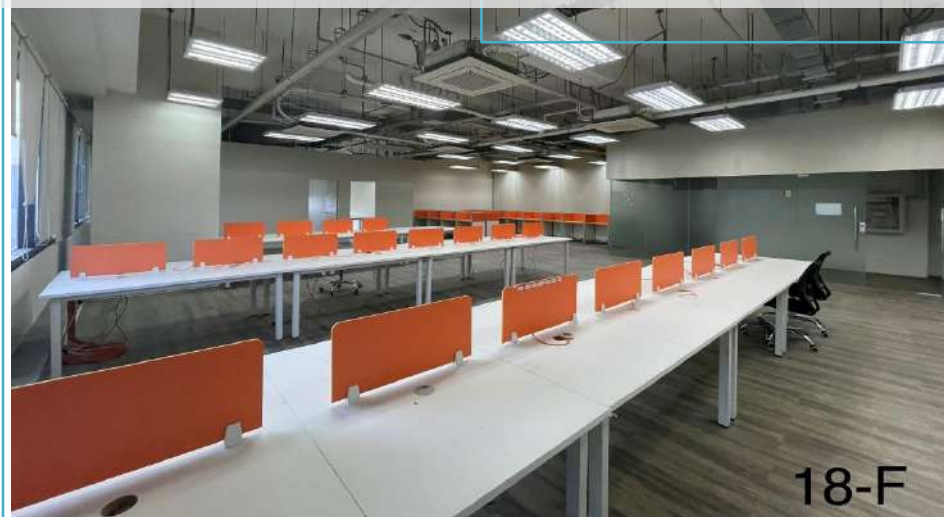


18-L2

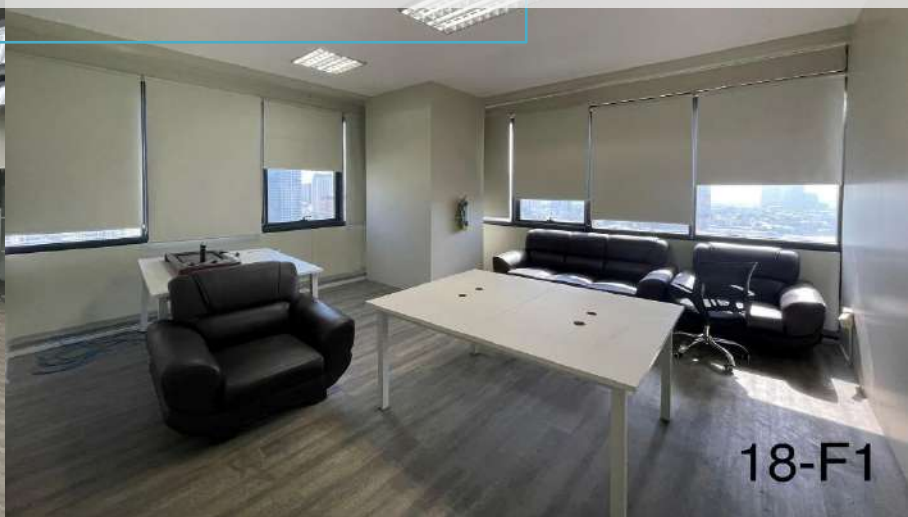


18-Server Room Q3/5

18<sup>th</sup> floor Photos



18-F



18-F1





18-F2

**18<sup>th</sup> floor Photos**



18-Y



# Virtual Tour Links



- 23rd Floor - <https://my.matterport.com/show/?m=PGP7fqVqS23>
- 7th Floor - <https://my.matterport.com/show/?m=7vRDYETMkR>
- 18th Floor - <https://my.matterport.com/show/?m=TsGwXeTH8T>



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