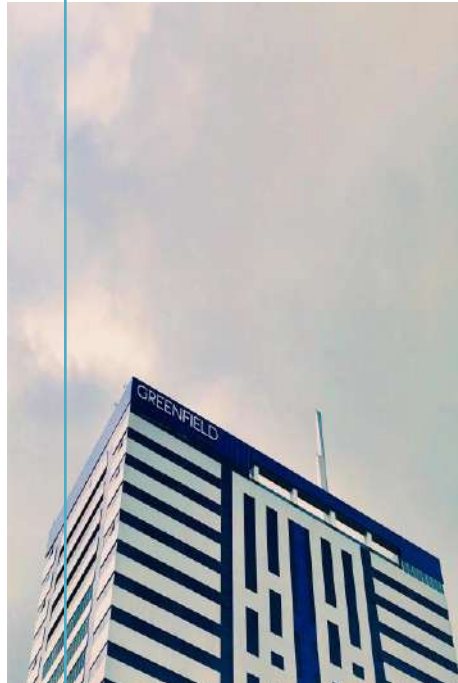


**GREENFIELD TOWER
OFFICE SPACES FOR LEASE**
01 March 2023



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.

Building Summary



Mayflower St. corner Williams Street, Greenfield District, Mandaluyong City



Status

Ready for Handover

24/7 Capability

Yes

Back-up Power

150%

Green Building

Compliant with LGU's requirements

Handover Condition

Smooth cement finish

With FCUs, lighting fixtures, FDAS and sprinkler system

Available stub-outs for toilet and wet pantry per quadrant

Designated area for a data center per quadrant

Number of floors

28

Density

1:4.5 sqm

Gross Leasable Area per Floor (Office floors)

2,100 sqm - 2,200 sqm

Floor Efficiency

86% - 92%

Floor-to-Floor Height

4.50 m

Floor-to-Ceiling Height

3.00 m

A/C System

Variable Refrigerant Flow (VRF)



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

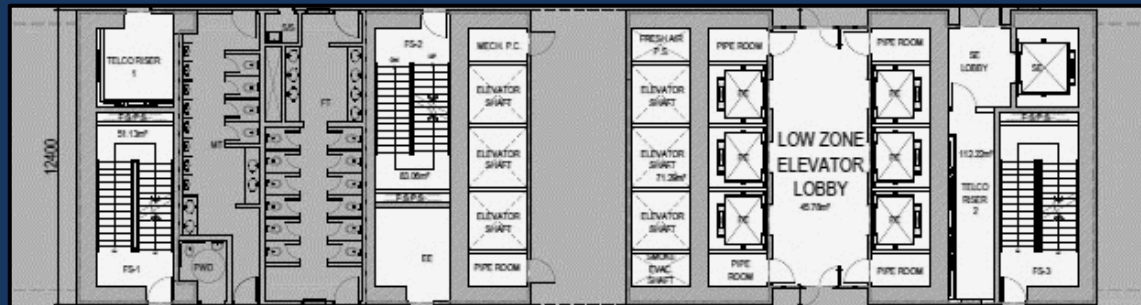
29F			
28F			
27F			
26F			
25F			
23F			
22F			
21F			
2001	2002	2003	2005
19F			
18F			
1701	1702	1703	1705
16F			
15F			
12F			
1101	1102	1103	1105
10F			
901	902	903	905
8F			
7F			

Low Zone (7th floor) Whole Floor Layout

MAYFLOWER PARKING

MAYFLOWER ST.

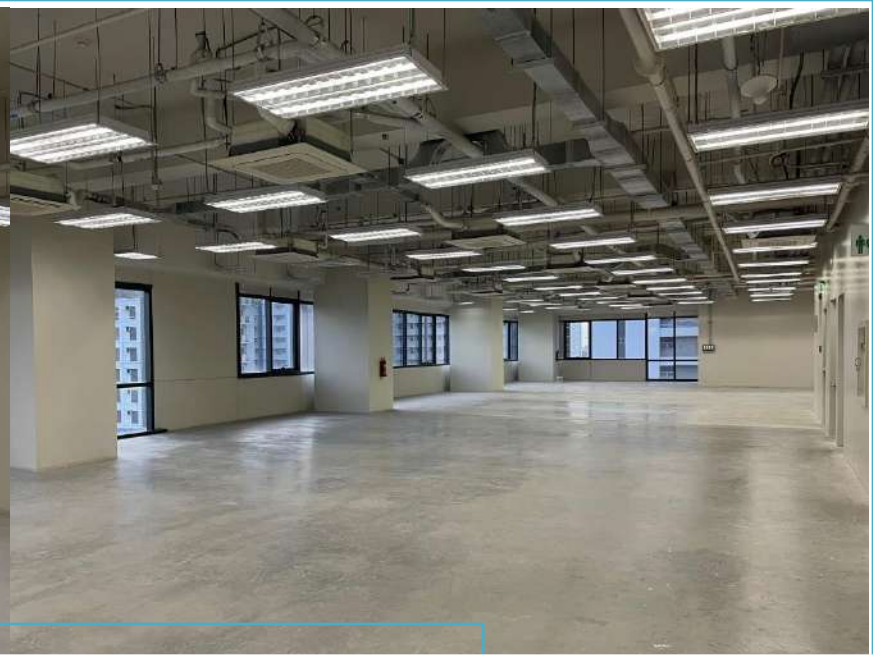
PLYMOUTH ST.



WILLIAMS ST.



7 - Q1

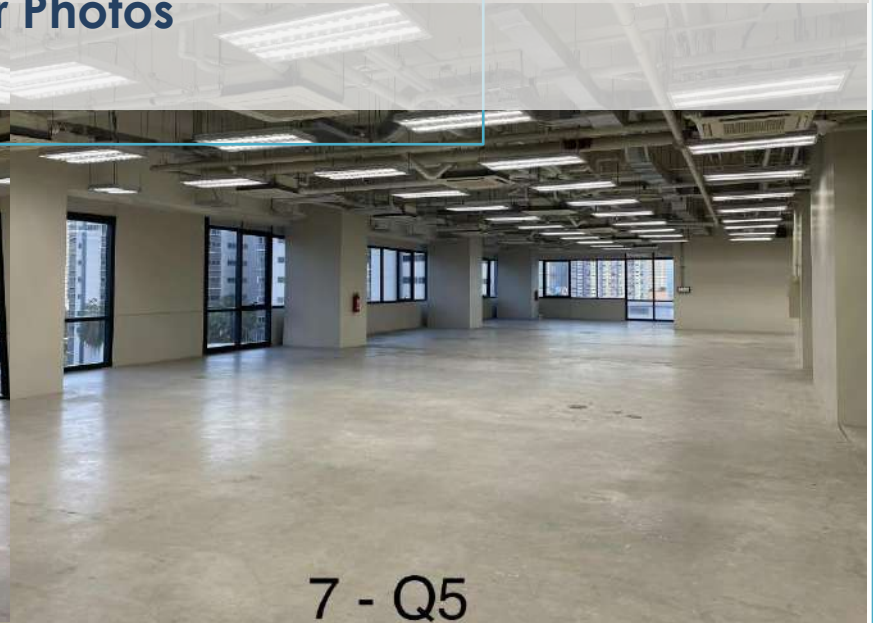


7 - Q2

7th floor Photos



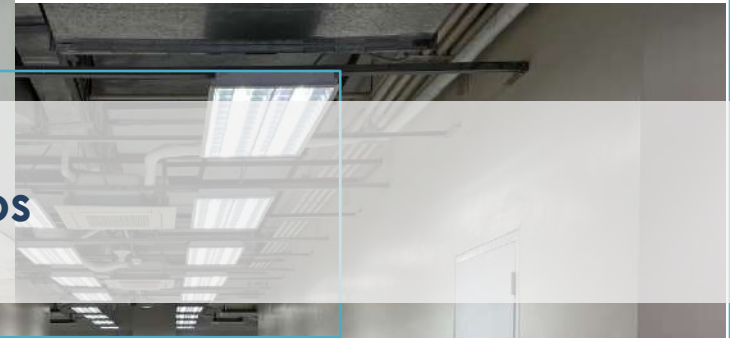
7 - Q3



7 - Q5

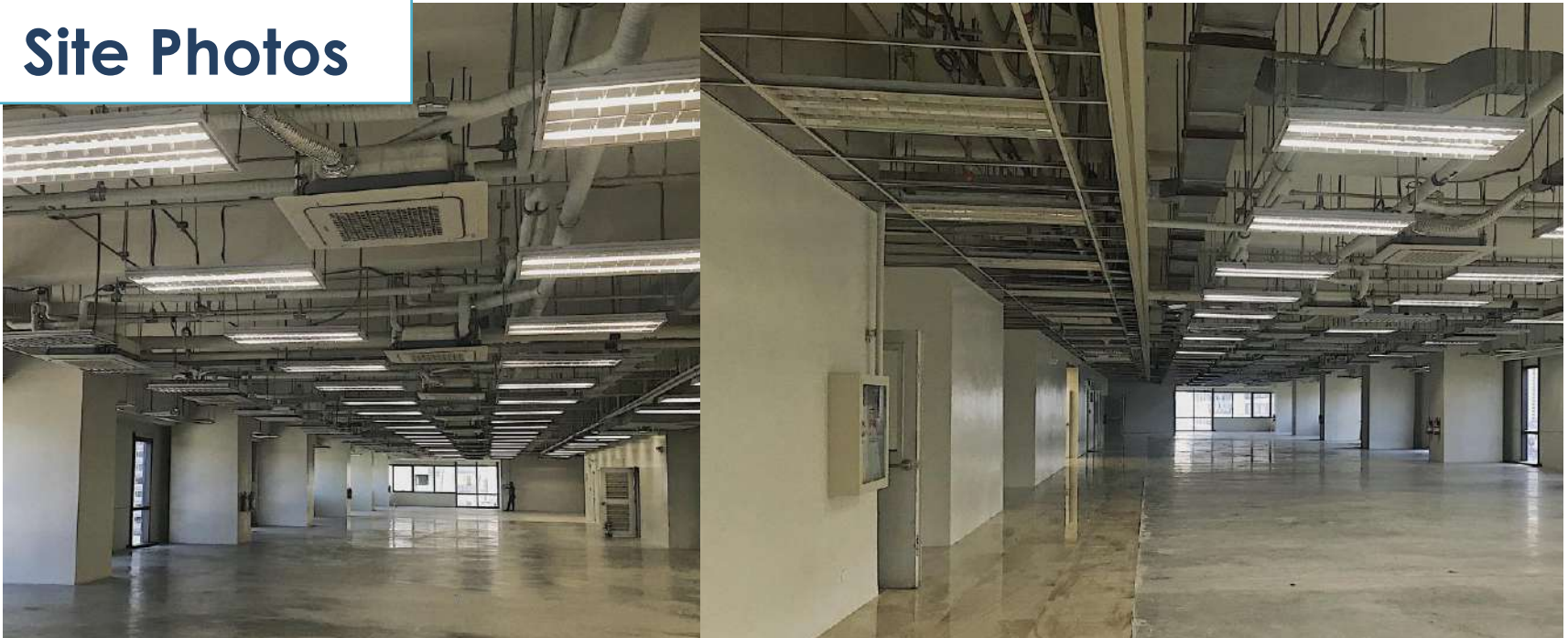


7th floor Photos
7 - Elevator Lobby



7 - Center Area

Site Photos



TYPICAL TURNOVER CONDITION



Low Zone (9th floor) Quadrant Layout

MAYFLOWER PARKING

Unit 01
(542.23 sqm)

Unit 05
(535.76 sqm)

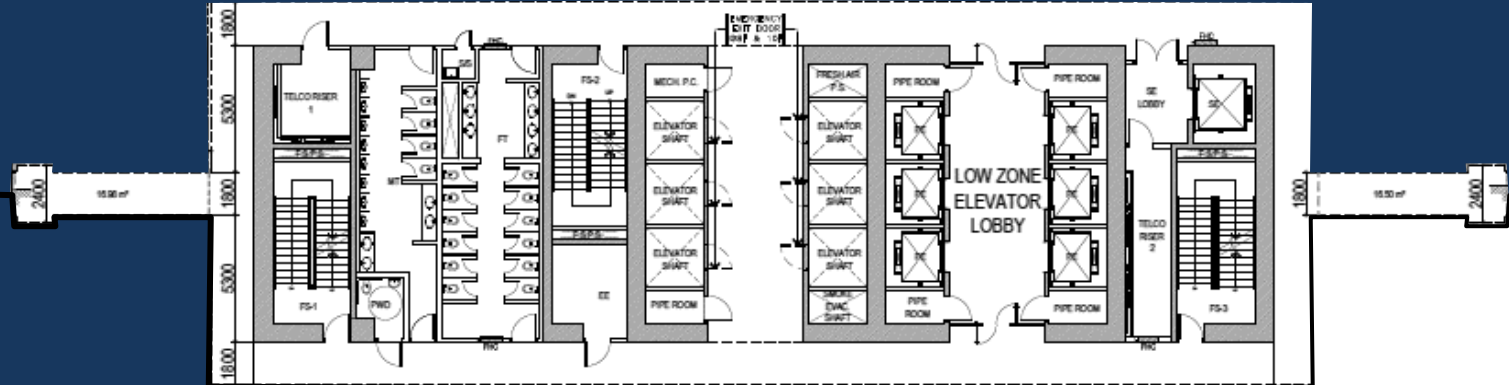
Unit 02
(535.98 sqm)

OCCUPIED
Unit 03
(540.01 sqm)

WILLIAMS ST.

MAYFLOWER ST.

PLYMOUTH ST.



High Zone (23rd -26th floor) Whole Floor Layout

MAYFLOWER PARKING

MAYFLOWER ST.

PLYMOUTH ST.



WILLIAMS ST.



BUILDING PHOTOS





MAIN LOBBY



Building Rooftop



ROOFDECK AND FUNCTION HALL



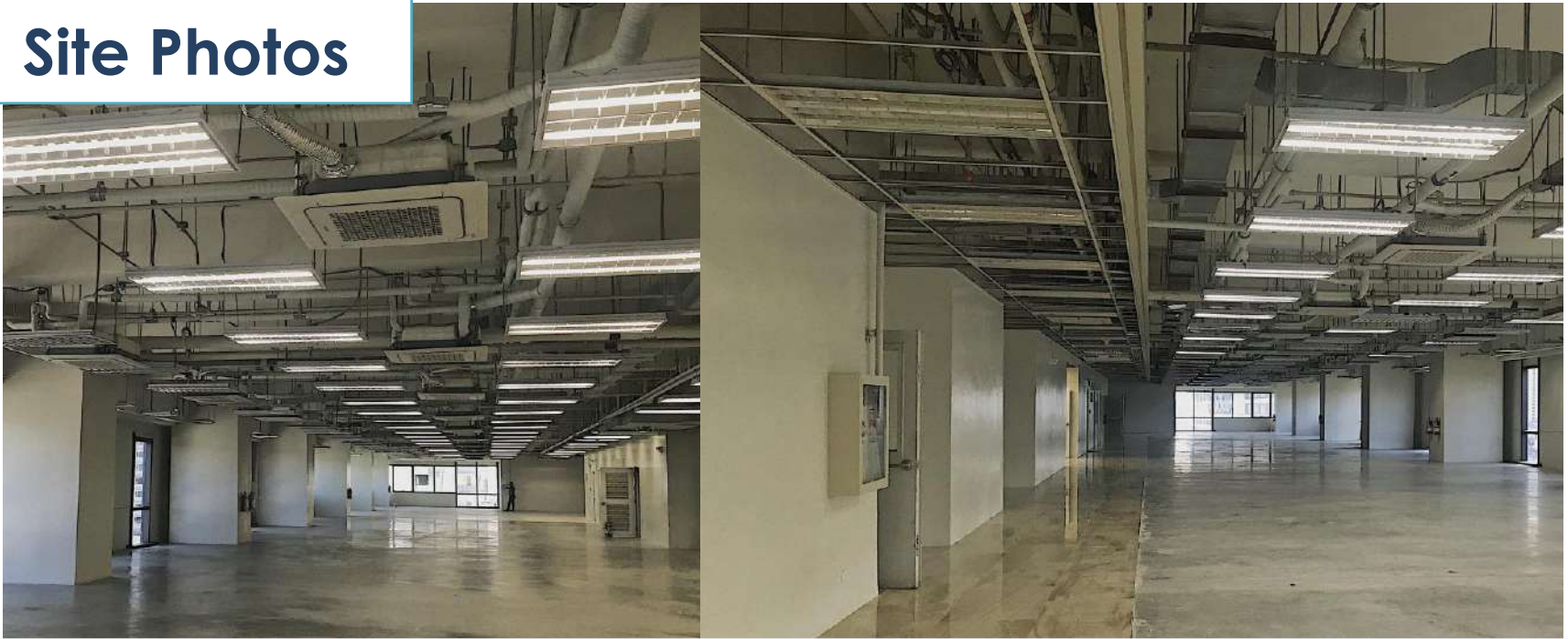
Future Retail Establishments



CONVENIENCE STORE, SPECIALTY RESTAURANTS and ARTISANAL CAFÉ



Site Photos



TYPICAL TURNOVER CONDITION

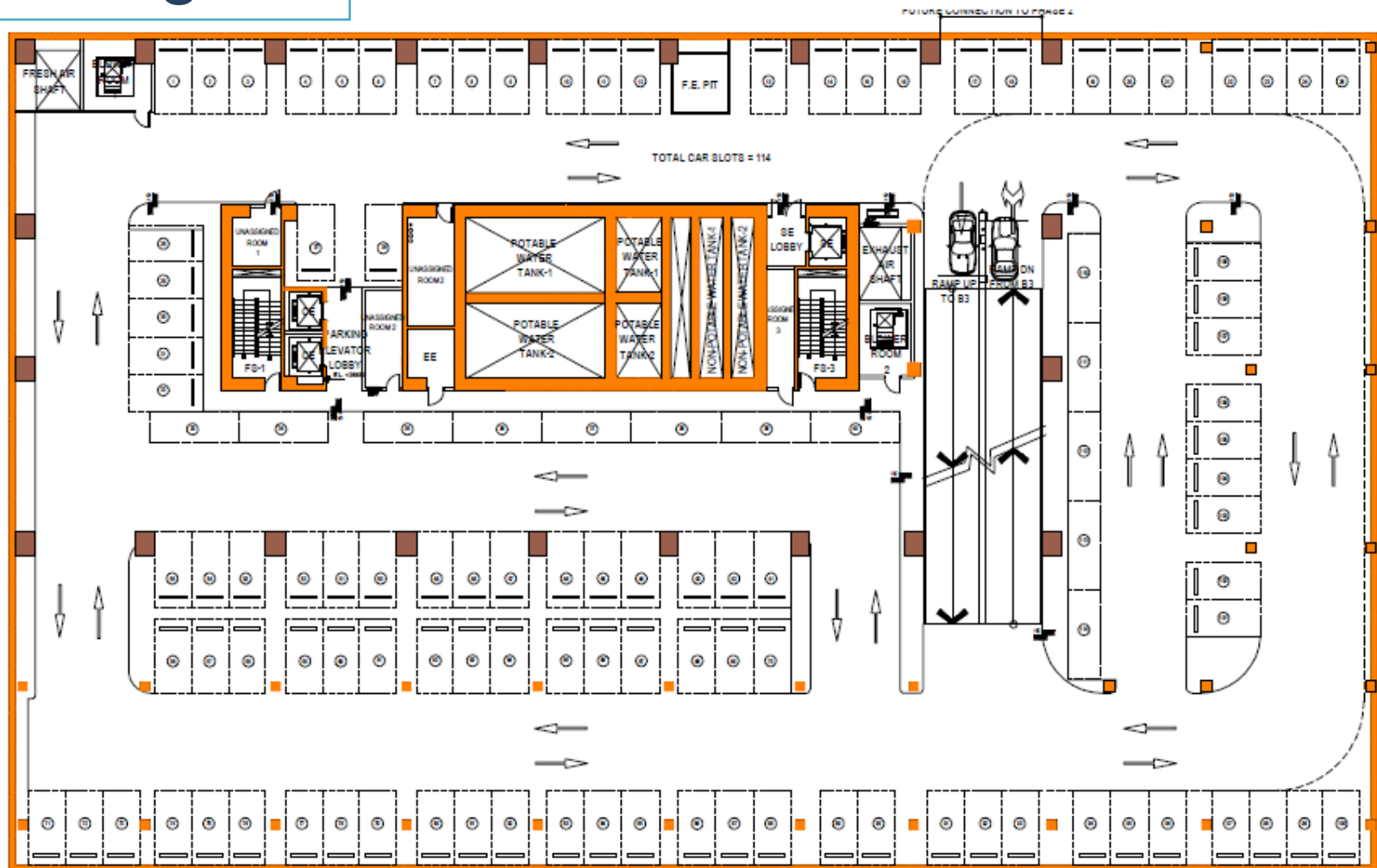


Virtual Tour Links



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

Parking



TYPICAL BASEMENT PARKING FLOORPLAN



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