

MENARCO  
TOWER

# MENARCO TOWER

The first, and only, award winning office tower in the Philippines to invest in both a WELL® Certification and LEED® Gold Certification. We are not only good for the earth, we are also good for you.

By investing in what is seen and unseen, we have created a space that uniquely caters to your needs—from the obvious (like choosing the best location with a Walk Score® of 98/100) to the not so obvious (making sure we delicately control toxicity in the air to eliminate sick building syndrome). In Menarco Tower, we have exerted every effort to deal with the details, so you don't need to worry about anything other than doing your best work.

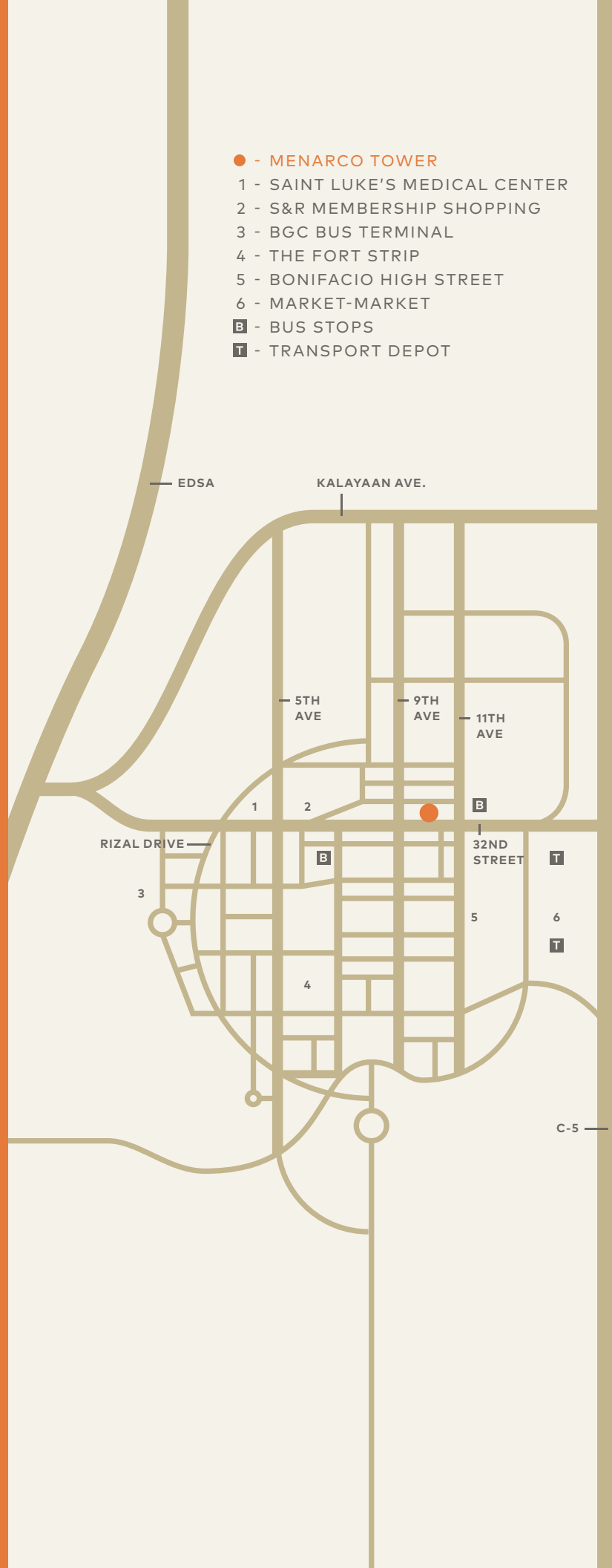
With technologically advanced, energy efficient, safe and healthy spaces, Menarco Tower is in a class of its own—achieving international standards in the Philippine setting.

Work with excellence.

Work with integrity.

Work with Menarco.

- - MENARCO TOWER
- 1 - SAINT LUKE'S MEDICAL CENTER
- 2 - S&R MEMBERSHIP SHOPPING
- 3 - BGC BUS TERMINAL
- 4 - THE FORT STRIP
- 5 - BONIFACIO HIGH STREET
- 6 - MARKET-MARKET
- B** - BUS STOPS
- T** - TRANSPORT DEPOT



## BUILDING INFORMATION

|   |  |  |
|---|--|--|
| Location/Building Address                     | 32nd Street, BGC, Taguig City, Metro Manila, Philippines |  |
| Target Completion                             | First quarter of 2017                                    |  |
| Owner/Developer                               | Menarco Development Corporation                          |  |
| Total Floor Area of the Building              | 48,580 sqm   |  |
| Typical Floor Plate                           | 1,119.39 sqm to 1,143.24 sqm                             |  |
| No. of Floors                                 | 32   |  |
|   | OFFICE FLOORS  | 22 floors (11 Low Zone + 11 High Zone) |
|   | PARKING FLOORS   | 10 floors (4 Basement + 6 Podium)      |
| Clear Ceiling Height /<br>Slab to Slab Height | G/F LOBBY  | 5.5 m / 7 m                            |
|   | OFFICE FLOORS  | 2.8 m / 4 m                            |
|   | 8TH FLOOR  | 3.35 m / 4.2 m                         |
|   | PENTHOUSE  | 7.65 m / 8.5 m                         |

### Building Highlights & Amenities

Fresh, filtered, pre-cooled air (with MERV 13 filters, including mold & microbe control for common areas and ERV with MERV 3 for tenanted areas)

Sunshine without heat (double glazed, unitized curtain wall system)

Earthquake and typhoon proof (designed, engineered and tested globally to withstand the strongest known to man)

Internationally assessed risk & security protocols by Kroll

Intelligent building management system to increase efficiency and lower energy & maintenance costs

Fastest available data connectivity

A neighborhood space where you can collaborate — featuring a curated food hall, a library with work pods, and an outdoor garden

A dedicated wellness center, exclusive bike parking and showers, and a Lifeline® emergency/medical clinic

A vertical museum showcasing the best of Philippine Contemporary Art

## AVAILABLE FLOORS

|                       |   |
|-----------------------|---|
| Unit per Floor        | 1–4 units per floor                           |
| Gross Leasable Area   | 25,442.03 sqm                                 |
| Net Useable Area      | 21,310.87 sqm                                 |
| Density Ratio         | 8 sqm / person (based on gross leasable area) |
| Floor Efficiency Rate | 82.58% - 88.40%                               |

## HAND-OVER CONDITION

|                     |  |
|---------------------|--|
| Office Floor Finish | Bare shell with Mitsubishi VRF air-conditioning system and Energy Recovery Ventilator. Open ceiling.<br><br>With plumbing provision for office tenants for personal toilets and/or pantry. |
| Available toilets   | All office floors provided with male and female common toilets (plus a handicapped toilet with shower).  |

## PARKING SLOTS

|                      |   |
|----------------------|---|
| Total parking slots  | 346 vehicle<br>37 mechanized<br>130 bicycle slots |
| Rental Rate Per Slot | Available upon inquiry                            |

## ELEVATOR SERVICE

|                 |   |
|-----------------|---|
| Elevators       | 8 Mitsubishi high-speed elevators<br>4 Low Zone, 3 High Zone, 1 Service (stops on all floors) |
| Operating hours | 24/7  |

## ELECTRICAL

|   |  |
|---|--|
| Gensets and Capacity                          | 3 units of 1,000 kw gensets providing 100% back-up. With ATS |
| Lux Levels for Lighting System                | Varies   |
| Available Substations Supply Power            | 1  |
| Incoming Feeders Supply Power to the Building | 34.5 kv, step down to 400 / 230 vac                          |
| Transformers Supply Power and Capacity        | 1 unit of 2 MVA & 1 unit of 1.5 MVA                          |
| Allowable Load for Office Space               | 150 watts/sqm  |
| Emergency Lighting                            | All emergency staircases and common areas                    |

## TELECOMMUNICATION

|  |                                     |
|--|-------------------------------------|
| Telco Available                        | PLDT, Globe, Eastern Telecom        |
| Telco Risers                           | 2 independent risers                |
| Extra Space for a Separate Telco Riser | Provided                            |
| MPOE (The Main Port of Entry)          | Basement 1                          |
| Type of Telecom Cabling                | CAT 5e, CAT 6 and fiber-optic cable |

## REGISTRATION, PRE-CERTIFICATION, AND AWARDS

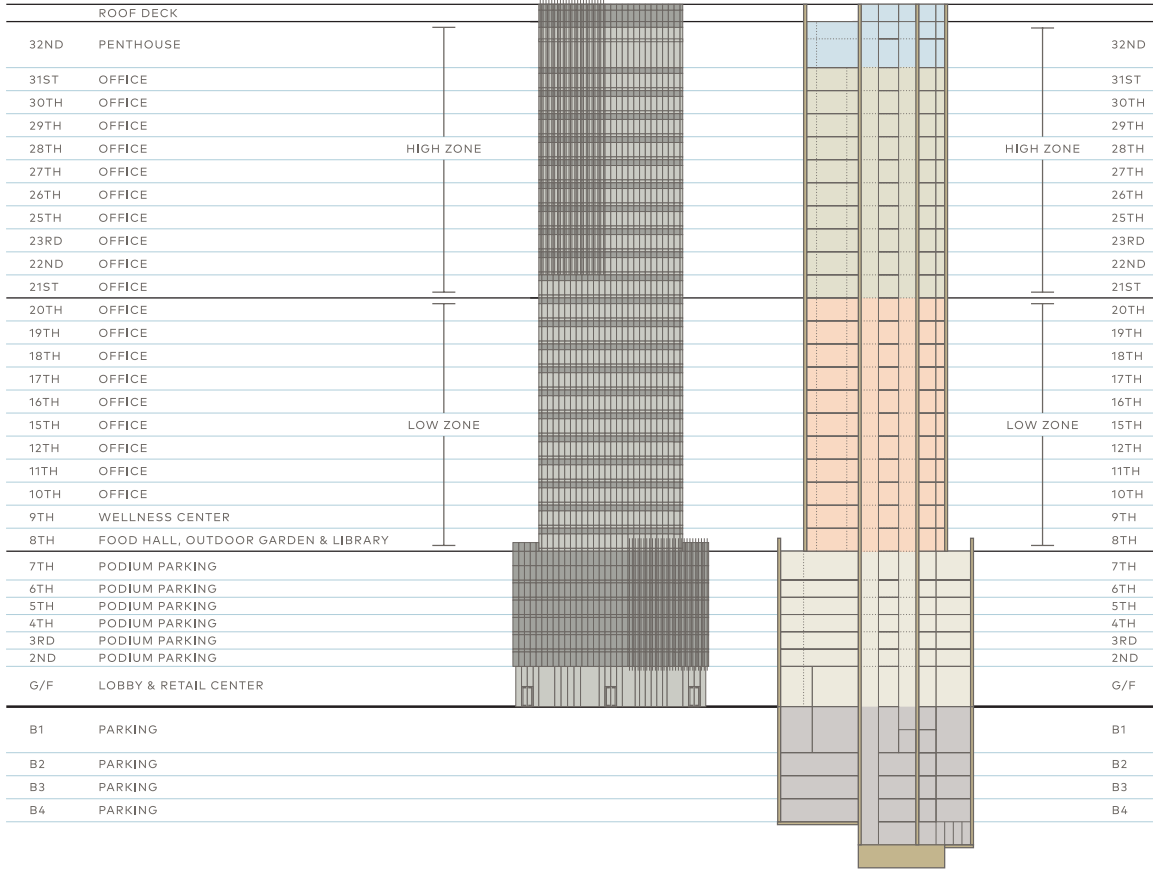


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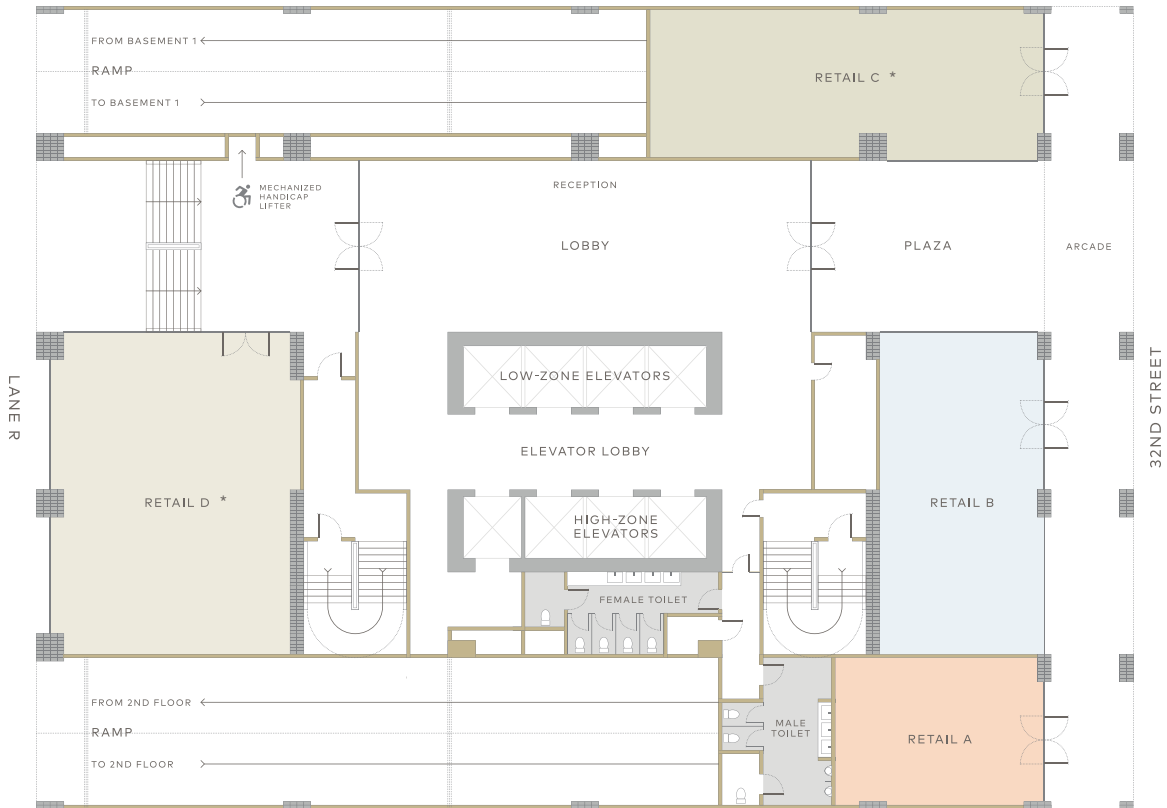
# ELEVATIONS

## FRONT

## CROSS SECTION

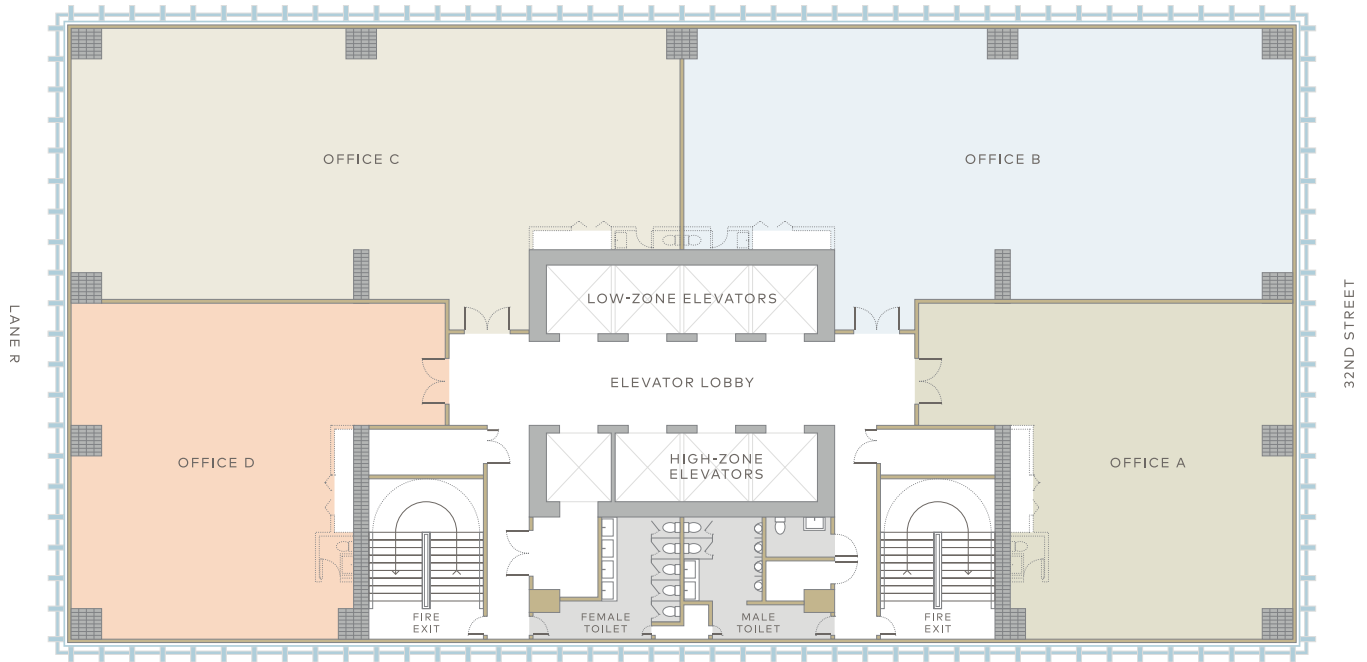


# GROUND FLOOR

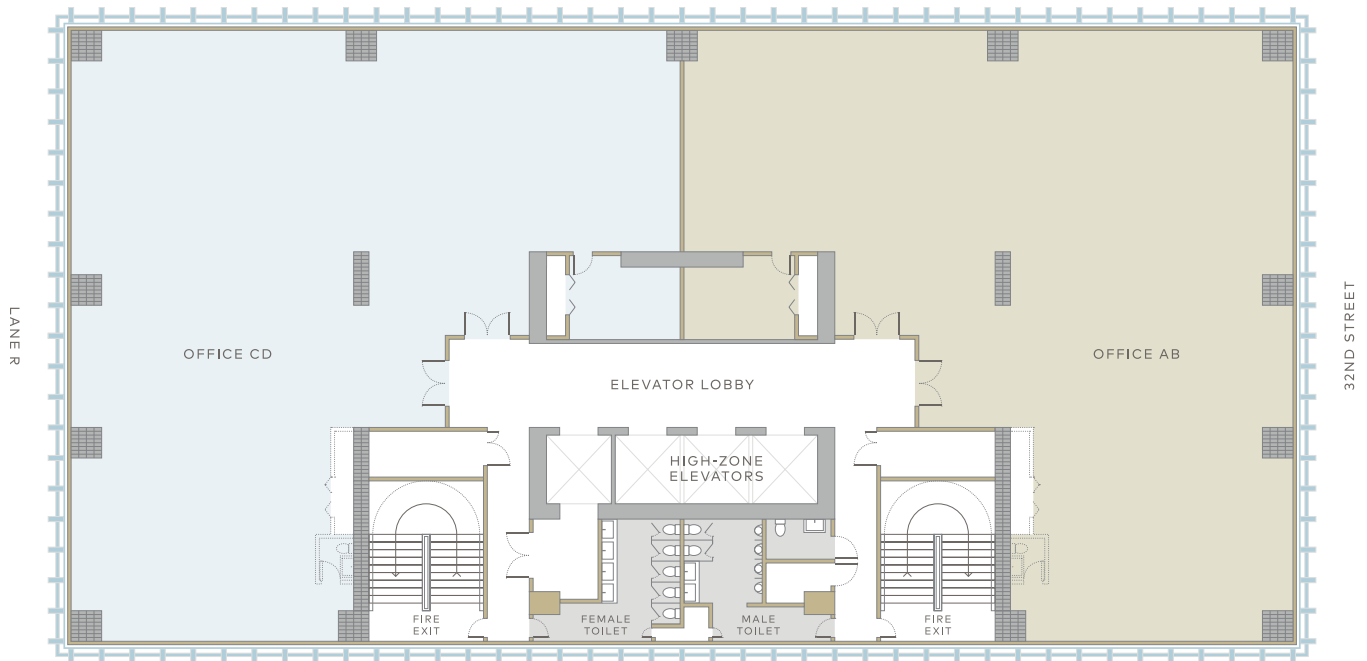


\*with option for mezzanine

### TYPICAL 8TH-20TH FLOOR PLAN (LOW ZONE)



### TYPICAL 21ST-31ST FLOOR PLAN (HIGH ZONE)



## MENARCO

Developer

## DATEM

Contractor

## AIDEA

Lead architect

## CS DESIGN

Interior designer and  
architecture consultant

## JACMI

Construction manager

## COLLIERS

Property manager

## ARCADIS

LEED and WELL  
Quantity Surveying consultant

## THE PROJECT TEAM

MENARCO is an award-winning real estate developer who deliberately goes beyond the business of selling steel, concrete, and glass structures to create and celebrate spaces that respect the human being and elevate life.

DATEM, one of the Philippines' top triple AAA construction companies, is known for its multi-disciplinary range of construction capabilities, diversity, and leading-edge innovation.

Aidea is one of the Philippines' most highly ranked architectural practices, recognized by World Architecture's Top 100 biggest practices where it ranked 53<sup>rd</sup>.

CS Design Consultancy Inc. is a full service architecture, interior design, and consulting firm. Their work is defined by a cohesive understanding of spatial awareness, massing and materiality, and functionality.

JACMI is the only construction management company in the country with triple ISO certifications for management systems, environment and occupational health and safety.

Colliers International sets the standard in real estate services, which are defined by their spirit of enterprise, their culture of service excellence, and a shared sense of initiative.

Arcadis is a global leader in inventive technical and financial approaches. They ensure that every aspect of MENARCO Tower's operations is fully environmentally compliant and sustainable.

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### EXCLUSIVE MARKETING AGENT

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