

ALVEO PARK TRIANGLE TOWER

INFORMATION SHEET
FOR INTERNAL TRAINING PURPOSES ONLY



ALVEO PARK TRIANGLE TOWER
Artist's Perspective

A WINNING GAME PLAN

Factor in every variable. Consider all the odds. Examine every angle. Make the final move in the ultimate strategy for business. At Park Triangle District, Alveo Land presents contemporary workspaces that position your business to the utmost advantage. Completing Bonifacio Global City's Northern Gateway, this prominent landmark advances workstyles to a focal point of growth, at the forefront of progress—

ALVEO PARK TRIANGLE TOWER.



TOWER ONE AND EXCHANGE PLAZA
Actual Photograph

TAKING THE LEAD

Ayala Land continues to shape the Philippine landscape through masterplanned, mixed-use communities, providing the best real estate solutions in the most strategic areas. With prime residential and commercial developments and an unparalleled office portfolio developed according to world-class standards, Ayala Land has made a brand synonymous with the country's premier commercial, lifestyle, and business districts. A testament to its heritage and unwavering commitment to excellence.

Alveo Land embodies the spirit of innovation, bringing forward a tradition of industry excellence underpinned by its Ayala Land heritage. A commitment best realized through fresh lifestyle concepts and living solutions. Alveo Land taps into this rich heritage to provide a unique opportunity for business owners and investors for prime offices right at the heart of the Bonifacio Global City.

AYALA LAND OFFICES IN THE PHILIPPINES

A portfolio of top-of-the-line business addresses in the country:

MAKATI

Tower One and Exchange Plaza
Makati Stock Exchange
6750 Ayala Avenue
Ayala Life - FGU
Convergys One
Convergys Glorietta 5
Solaris One
Aegis People Support
Glorietta 1 and 2 BPO
Alveo Financial Tower

BONIFACIO GLOBAL CITY

Bonifacio Technology Center
Bonifacio High Street, B1-B8
Bonifacio High Street Central, C2
Bonifacio One Technology Tower
Globe Headquarters
HSBC Center
Maybank Building
Alveo Corporate Center
High Street South Corporate Plaza
Park Triangle Corporate Plaza

NUVALI AND STA. ROSA

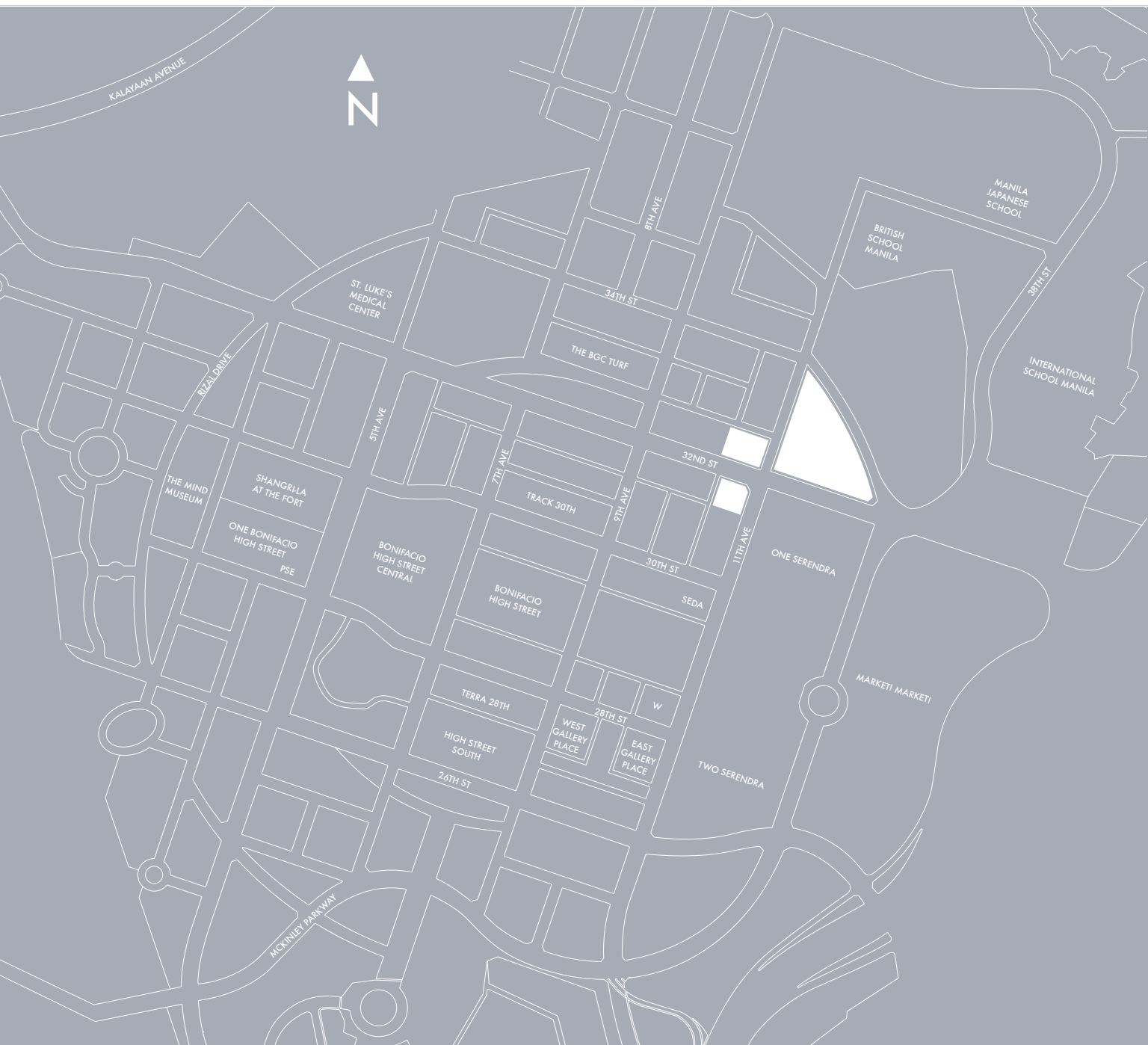
One Evotech
Two Evotech
KGB

METRO MANILA

Ayala Life - FGU, Alabang
UP Technohub, QC
Vertex One, Manila

PROVINCES

eBloc 1 and 2, Cebu
Abreeza Technohub, Davao
Ayala Northpoint Technohub, Bacolod
Technohub, Baguio
Technohub, CDO
Technohub, Iloilo



POSITION OF ADVANTAGE

Fast becoming a corporate address of choice, Bonifacio Global City is a strategic location with unmatched accessibility to an array of lifestyle destinations and premier settings for living and recreation. A district rooted in creativity, efficient infrastructure, and sustainable green processes, BGC is a progressive, modern, and diverse hub for passionate minds, an unmatched living and working environment for game-changers.

CORPORATE HEADQUARTERS AND BPO BUILDINGS

- Bonifacio Technology Center
- Bonifacio High Street, B1-B8
- Bonifacio High Street Central, C2
- Bonifacio One Technology Tower
- Globe Headquarters
- HSBC Centre
- Maybank Building
- Alveo Corporate Center
- JY Campos Center
- High Street South Corporate Plaza
- Park Triangle Corporate Plaza
- Singapore Chancery

SHOPPING AND LEISURE DESTINATIONS

- Bonifacio High Street
- Bonifacio High Street Central
- Shops at Serendra
- Market! Market!
- The Fort Strip
- The Crossroads
- KidZania Manila
- Terra 28th Park
- Track 30th Park
- The Turf at BGC

HOTELS AND BUSINESS ACCOMMODATIONS

- Seda BGC
- Shangri-La at the Fort
- The Ascott BGC
- Grand Hyatt
- Best Western Premier F1 Hotel

CULTURAL, INSTITUTIONAL AND EDUCATIONAL CENTERS

- The Mind Museum
- Arts in the City
- BGC Theater
- St. Luke's Medical Center
- International School Manila
- The British School Manila
- Manila Japanese School
- UP Professional Schools

THE UPPER HAND

A complete, mixed-use development located at the northern entrance of Bonifacio Global City, Park Triangle District forms the iconic live, work, and play lifestyle—at the helm of diversity in a bustling corporate and lifestyle row, ushering in the best of the city.

At the focal point where dynamism radiates, Park Triangle builds infinite connections in a progressive district, placing enterprises and lifestyles at the core of advantage.

SITE DEVELOPMENT PLAN

- 1 PARK TRIANGLE
 - a. Mixed-use block
 - b. Future residential development with top end retail and shops
 - c. Future office development
 - d. Kidzania Manila
- 2 PARK TRIANGLE CORPORATE PLAZA
- 3 ALVEO PARK TRIANGLE TOWER





ALVEO PARK TRIANGLE TOWER
Artist's Perspective

THE FINAL PIECE

Bringing Park Triangle District to a remarkable completion, ALVEO PARK TRIANGLE TOWER delivers a prime selection of workspaces, elevating business within a fully-integrated corporate community. Located prominently at the corner of 32nd Street and 11th Avenue, an iconic enterprise headquarters merges 28 storeys of contemporary office settings amidst a hub for diversity and vitality, positioning businesses at the absolute advantage.

Unparalleled in location and facilities, ALVEO PARK TRIANGLE TOWER is a strategic environment for spirited collaboration, inspiring workstyles with the vibrant dimensions of a dynamic cosmopolitan locale.

GENERAL INFORMATION

PROJECT NAME	Alveo Park Triangle Tower
DEVELOPMENT TYPE	Premium Grade Office Building
ADDRESS	32 nd Street corner 11 th Avenue Bonifacio Global City, Taguig
LAND AREA	2,442 sqm 26,285 sqft
GROSS FLOOR AREA	36,625 sqm 394,228 sqft
NO. OF UNITS	209 office units
NO. OF PARKING SLOTS	533 parking slots Visitor: 96 Office: 423 Retail: 14
NO. OF STOREYS	28 Storeys (approx. 120 m 394 ft)

MODERN AND SUSTAINABLE BUILDING FEATURES

BUILDING MANAGEMENT SYSTEM (BMS)

COMMON AREAS

Control and Monitoring of Air-conditioning and Ventilation System
 Control and Monitoring of Electrical System (Power, Lighting, Security System)
 Control and Monitoring of Plumbing Equipment
 Monitoring of other Mechanical System (LPG, Fuel Oil System)
 Monitoring of Electrical Equipment
 Monitoring of Common Area Water Consumption
 Monitoring of Fire Detection and Alarm System

INDIVIDUAL UNITS

Monitoring of Air-conditioning and Ventilation System
 Monitoring of Electrical System (Power, Lighting, System)
 Monitoring of Individual Unit Water Consumption

CENTRALIZED CHILLED WATER COOLING SYSTEM

Modular variable speed design

LED LIGHTING FOR COMMON AREAS

BUILDING DETAILS

NO. OF FLOORS	28 physical floors with 4 basement levels Office: 20 floors Podium Parking: 6 levels Lobby/Retail: Ground level with mezzanine Basement Parking: 4 levels
NO. OF PARKING SLOTS	533 parking slots
NO. OF ELEVATORS	13 elevators 5 Low Zone 5 High Zone 2 Parking Level 1 Service Elevator
TURNOVER DATE	Q1 2021

UNIT FEATURES AND PROVISIONS

FLOORING	Bare and rough cement finish
CEILING	Bare and plain cement finish
PARTITIONS	Unit to unit partitions (Party wall) None Unit to hallway partitions Temporary partitions (gypsum board) along common hallway
TOILET	Provision for 1 executive toilet in all office units
BACK-UP POWER	100% back-up power
TELECOMS AND BROADBAND	2 providers (Globe, PLDT) with provision for 1 additional Fiber optic backbone
FIRE DETECTION AND ALARM SYSTEM	Stub-outs for sprinkler heads and smoke detector
AIR-CONDITIONING SYSTEM	Stub-outs for A/C system with BTU meter

BUILDING ZONE

PHYSICAL FLOOR	MARKETING FLOOR	ELEVATORS	BUILDING ZONE
28F	30F	High Zone (5)	High Zone 10 typical floors 11 units per floor
27F	29F		
26F	28F		
25F	27F		
23F	26F		
22F	25F		
21F	23F		
20F	22F		
19F	21F		
18F	20F		
17F	19F	Low Zone (5)	Low Zone 10 typical floors 11 units per floor
16F	18F		
15F	17F		
14F	16F		
13F	15F		
12F	12F		
11F	11F		
10F	10F		
9F	9F		
8F	8F		
7F	7F	Service Elevator (1)	Low Zone, Podium Deck
6F	6F		
5F	5F		
4F	4F		
3F	3F		
2F	2F		
1F	1F		
B1	B1		
B2	B2		
B3	B3		
B4	B4	Parking Elevators (2)	Podium Parking 6 levels
		Main Lobby, Drop-off, Retail	Main Lobby, Drop-off, Retail
		Basement Parking	Basement Parking 4 levels



High Zone
Penthouse (30th floor)

High Zone
(20th to 29th floors)

Low Zone
(8th to 19th floors)

Podium Parking Levels
(Parking 1 to Parking 6)

Main Lobby, Drop-off, Retail

LOT DIMENSIONS AND DISTANCES



1	APT along Lane D (Building to Property Line)	±2.857 m (w/o sidewalk) ±4.857 m (w/ sidewalk)
2	APT to Adjacent Lot (Building to Property Line)	±100 mm at Podium ±7.34 m at Tower
3	APT to 32 nd Street (Building to Property Line)	±100 mm (w/o sidewalk) ±7.55 m (w/ sidewalk)
4	APT to 11 th Avenue (Building to Property Line)	±100 mm (w/o sidewalk) ±8.15 m (w/ sidewalk)
5	APT to One Serendra West Tower (Building to Building)	±30 m
6	APT to PTCP (Building to Building)	±30 m
7	APT to Park Triangle Residences (Building to Building)	±55 m
8	32 nd Street RROW	±20 m
9	11 th Avenue RROW	±18 m
10	Lane D RROW	±5 m

* APT - Alveo Park Triangle Tower
* PTCP - Park Triangle Corporate Plaza



PARK TRIANGLE DISTRICT
Artist's Perspective

1 ALVEO PARK TRIANGLE TOWER

2 PARK TRIANGLE CORPORATE PLAZA

3 PARK TRIANGLE RESIDENCES

4 PARK TRIANGLE CORPORATE CENTER

5 AYALA MALLS PARK TRIANGLE

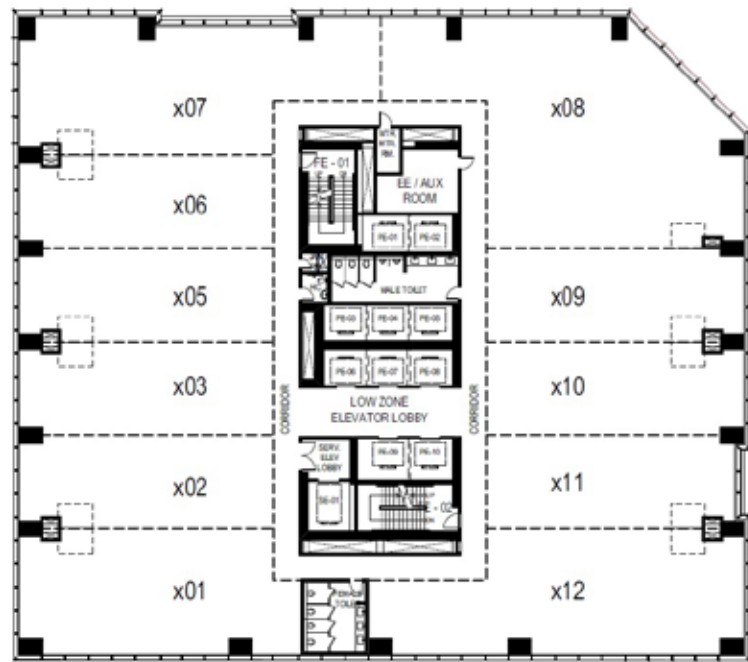
9TH TO 19TH FLOOR
LOW ZONE

20TH FLOOR

32ND STREET

32ND STREET

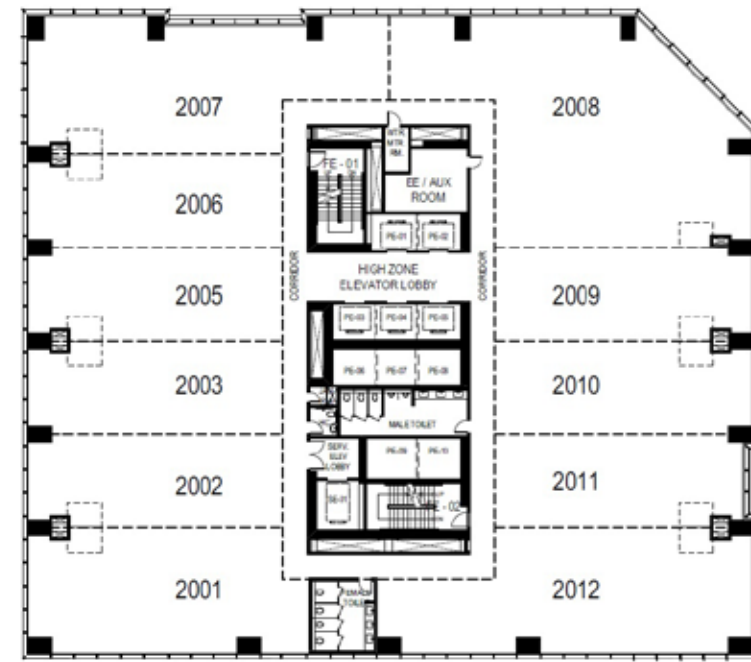
LANE D



11TH AVENUE

ADJACENT LOT

LANE D

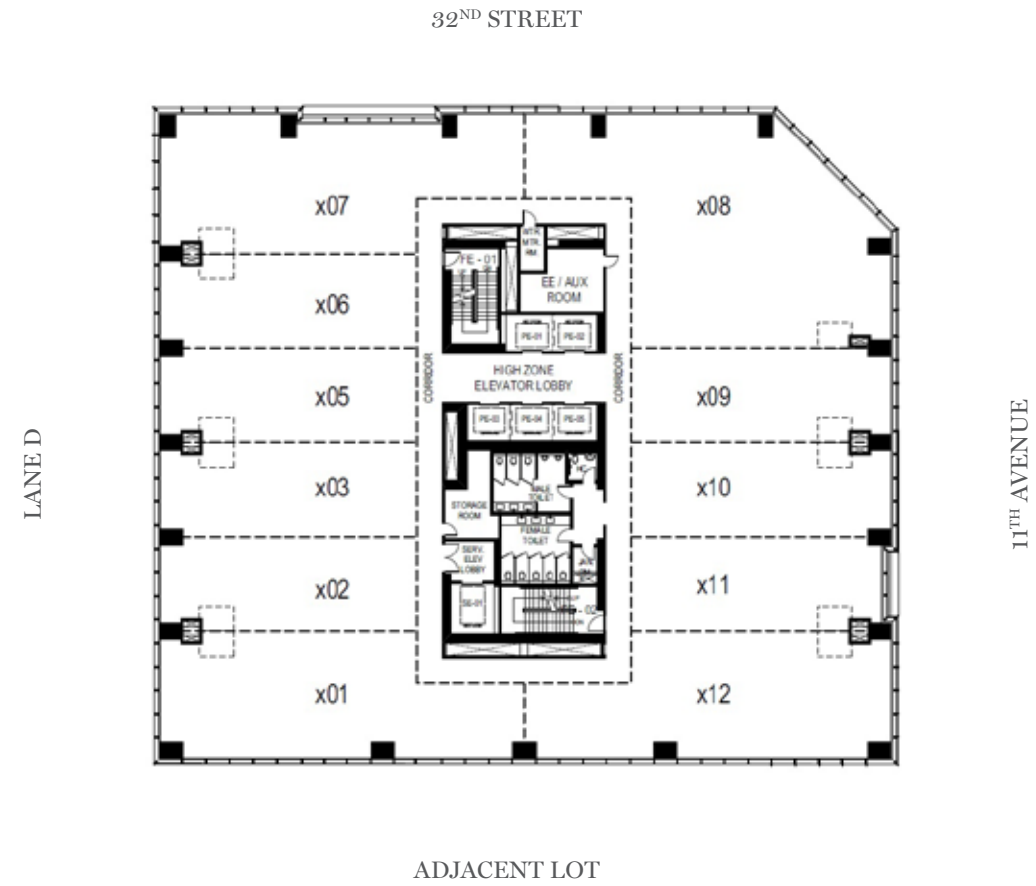
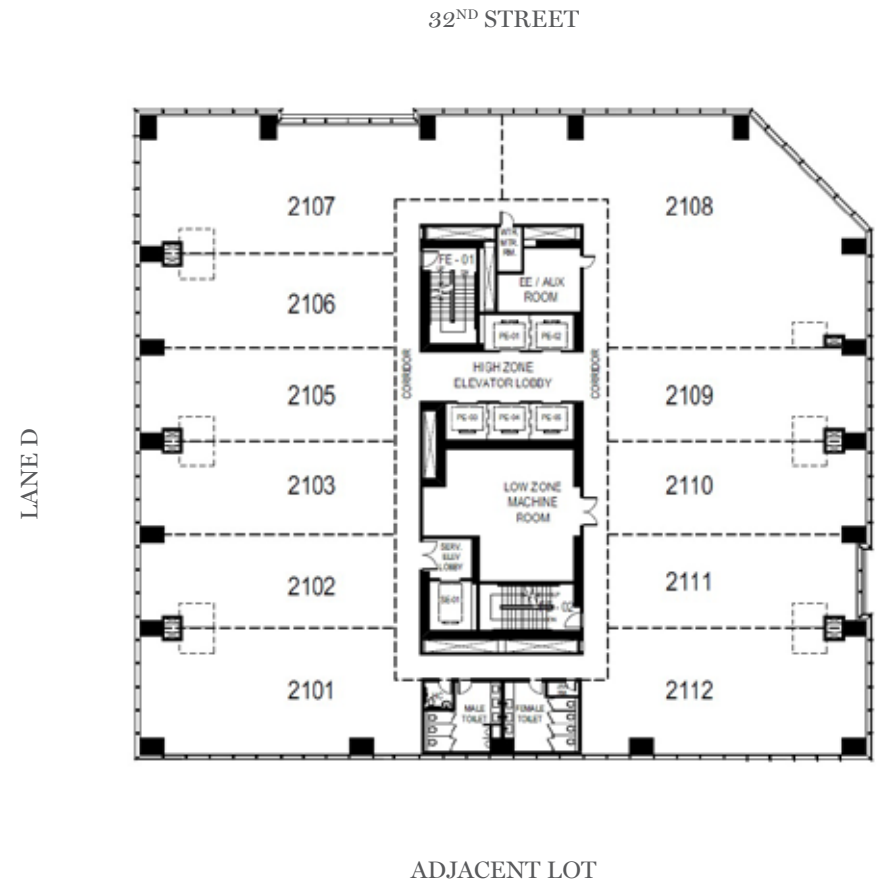


11TH AVENUE

ADJACENT LOT

21ST FLOOR

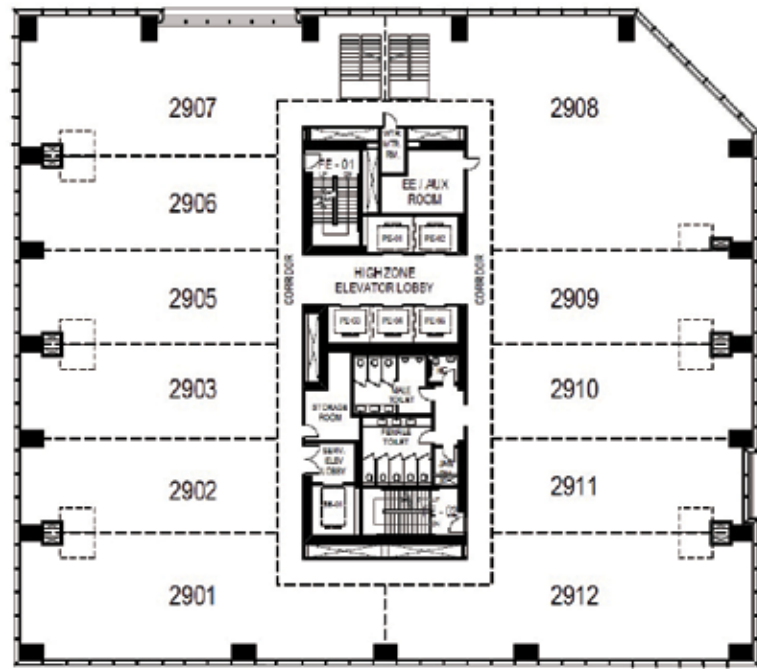
22ND TO 28TH FLOOR
LOW ZONE



29TH FLOOR

32ND STREET

LANE D



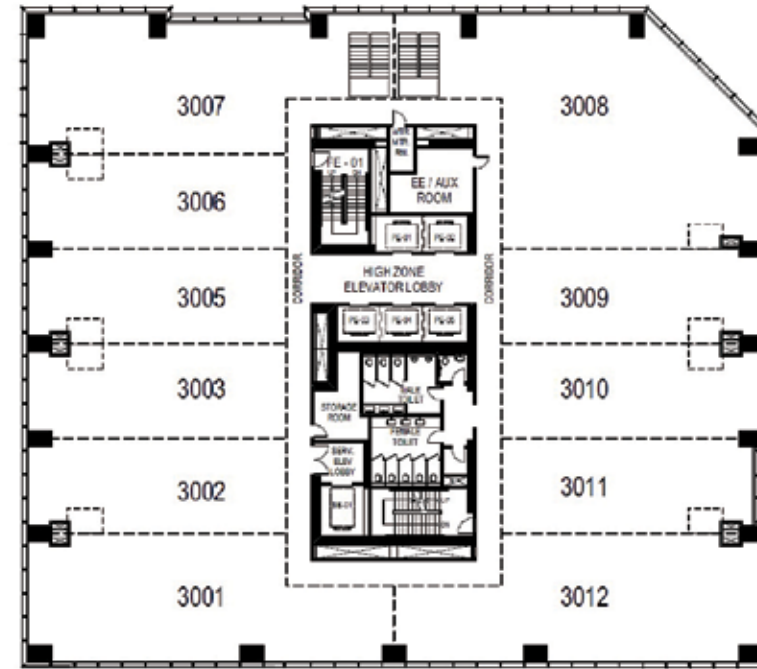
ADJACENT LOT

11TH AVENUE

30TH FLOOR
HIGH ZONE

32ND STREET

LANE D



ADJACENT LOT

11TH AVENUE

RESTRICTED USES

The following uses for office spaces are restricted as determined by the Declarant of the Condominium Corporation:

- A. Uses that materially increase the occupants
 - Employment bureau
 - Recruitment agency
 - Public stenography office
 - Paying office
 - Testing center
 - Retail outlet of goods or merchandise
- B. Uses that will compromise the security of the building
 - Embassy/Consular office
- C. Uses that interfere with the use, employment, or occupancy of other units or common areas
 - Machine shop
 - Industrial/manufacturing facilities
 - Storage/warehouse
- D. Uses that are improper, offensive, or annoying to owners
- E. Uses for illegal or immoral activities
- F. Uses that will require the owner to reside overnight, or on a more or less permanent basis

FREQUENTLY ASKED QUESTIONS

Do we allow subdividing of titles? Subleasing?

No subdividing, no subleasing

Perpetual ownership?

Yes

Where is the parking entrance/exit located?

Podium and Basement Parking entrance and exits are along Lane D

How big is the lobby?

5.25 m floor to ceiling height, 251.81 sqm total area

What is the typical hallway width?

1.5 m

What is the typical elevator lobby width?

3.0 m

What is the typical office unit floor-to-ceiling height?

Unit Floor to floor height: 3.8 m

Unit Floor to ceiling height (by tenant): 2.7 m

Corridor and Elevator Floor to ceiling height: 2.5 m

What is the average typical floor plate?

CFA: 1,937 sqm

GFA: 1,710 – 1,788 sqm

NSA: 1,460 – 1,510 sqm

What are the elevator capacities?

Service Elevator: 1,600 kg (3mps)

Parking Elevators: 1,050 kg (1.75mps)

Low Zone Elevators: 1,350 kg (3mps)

High Zone Elevators: 1,350 kg (4mps)

Who is the owner of Alveo Park Triangle Tower?

BGSouth Properties, Inc. a joint venture between

Alveo Land Corp. (ALVEO) and Evergreen Holdings, Inc. (EHI).

How does Alveo Land fit into the picture?

ALVEO is responsible for the project management, marketing and other operational functions for Alveo Park Triangle Tower— which will be marketed under the ALVEO brand.

To whom shall the buyer issue the checks then—to BGSouth or to Alveo Land?

All check payments should be issued to BGSouth Properties, Inc.

What about the sales contracts? Who will sign and execute the sales contracts?

Buyer contracts will be between the buyers and BGSouth Properties, Inc.

How big is the retail area in Alveo Park Triangle Tower?

Approximately 1,000 sqm

CONSULTANTS

ARCHITECTURAL DESIGN

Aidea Philippines, Inc.

DESIGN MANAGEMENT AND BUILDING

Information Modeling
Makati Development Corp.

STRUCTURAL DESIGN

Sy² + Associates

MEPS DESIGN

EcoSolutions

FIRE PROTECTION/FIRE DETECTION AND ALARM SYSTEM DESIGN

EcoSolutions

LIFT DESIGN

Meinhardt Philippines, Inc.

FAÇADE CONSULTANCY

EcoSolutions

QUANTITY SURVEYING

PMQS Constructions Solutions, Inc.

LEED CERTIFICATION

EcoSolutions

BUILDING MANAGEMENT SYSTEMS

EcoSolutions

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