

For your future investment, contact .

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 AyalaLand PREMIER

ONE VERTIS PLAZA
PREMIER CORPORATE TOWER

THE PREMIER CORPORATE ADDRESS
AT THE HEART OF VERTIS NORTH

ONE VERTIS PLAZA

One Vertis Plaza | Artist's Perspective



PLANT YOUR BUSINESS WITH THE SEED OF DISTINCTION

Nurturing growth with the first Premier Corporate Tower in Quezon City, Ayala Land Premier reveals outstanding business environments right at the center of Vertis North—One Vertis Plaza. Prime workspaces with direct and unparalleled access to a two-hectare park, opening an unobstructed view of opportunities ahead. A dynamic address defining your measure of success.

One Vertis Plaza | Artist's Perspective

A photograph of two men in business attire sitting at an outdoor table. The man on the left, wearing a light grey blazer and glasses, is pointing at a laptop screen. The man on the right, wearing a dark suit, is looking at the screen. The laptop displays a business dashboard with a bar chart and a line graph. The background is a lush green garden with a wooden table and chairs. The text 'QUEZON CITY— A FERTILE LANDSCAPE FOR BUSINESS' is overlaid on the right side of the image.

QUEZON CITY—
A FERTILE LANDSCAPE
FOR BUSINESS

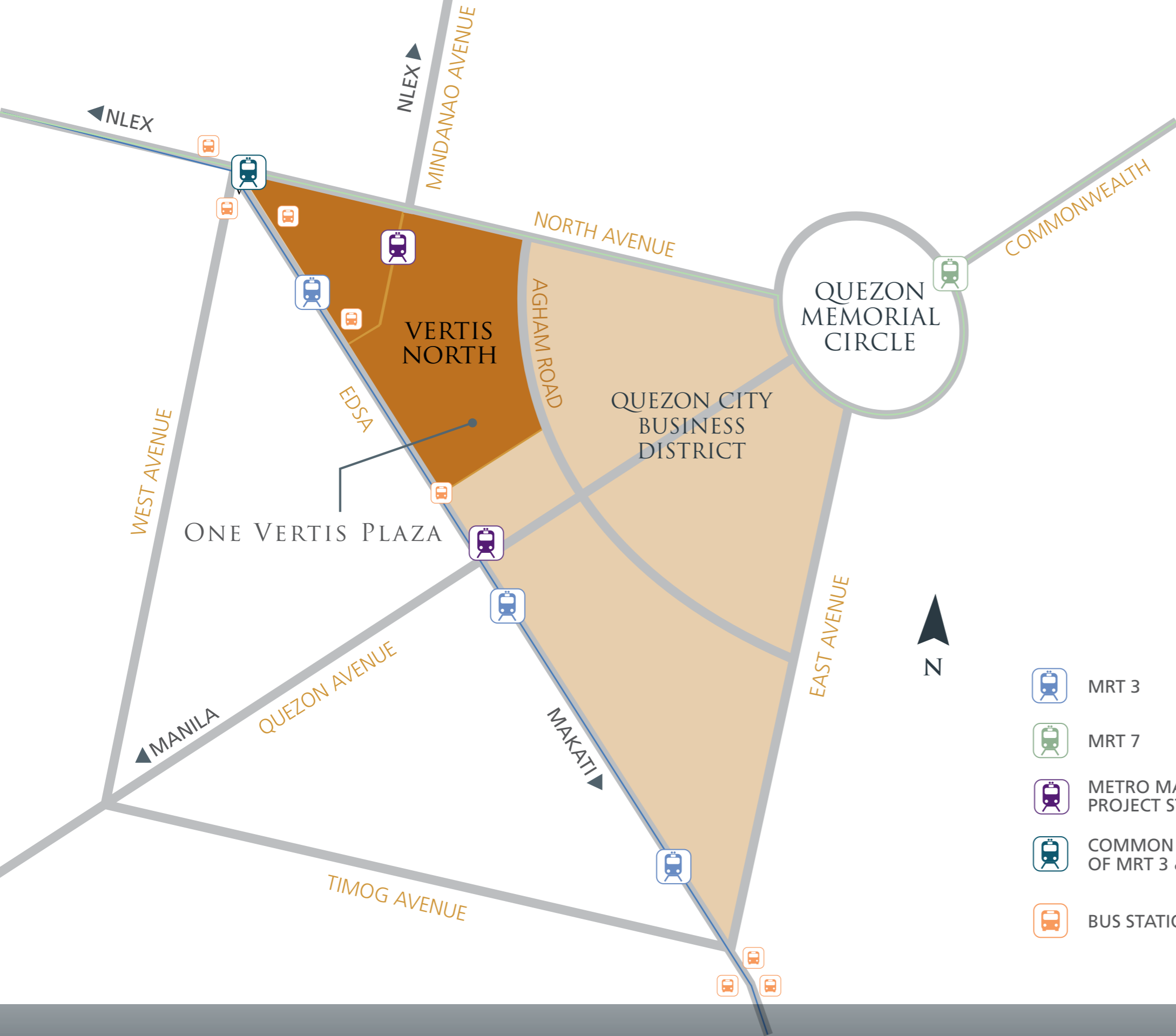


A LEADING URBAN CENTER FOR BUSINESS

One of the Philippines' major centers of growth and business situated north of Metro Manila, Quezon City is the largest city with the largest population resulting in diverse market segments. It is home to various government offices, leading educational institutions, hospitals, I.T. hubs, open spaces, and parks. As the Gateway to the North, this metropolis opens opportunities to tap into new markets, clients, and growth areas outside Metro Manila, expanding investment potential.

A VIBRANT SETTING
FOR CORPORATE PURSUITS





NEARBY ESTABLISHMENTS

EDUCATIONAL INSTITUTIONS






- Ateneo de Manila University
- Claret School of Quezon City
- Far Eastern University–FERN College
- Miriam College
- New Era University
- Philippine Science High School
- St. Paul University Quezon City
- University of the Philippines Diliman

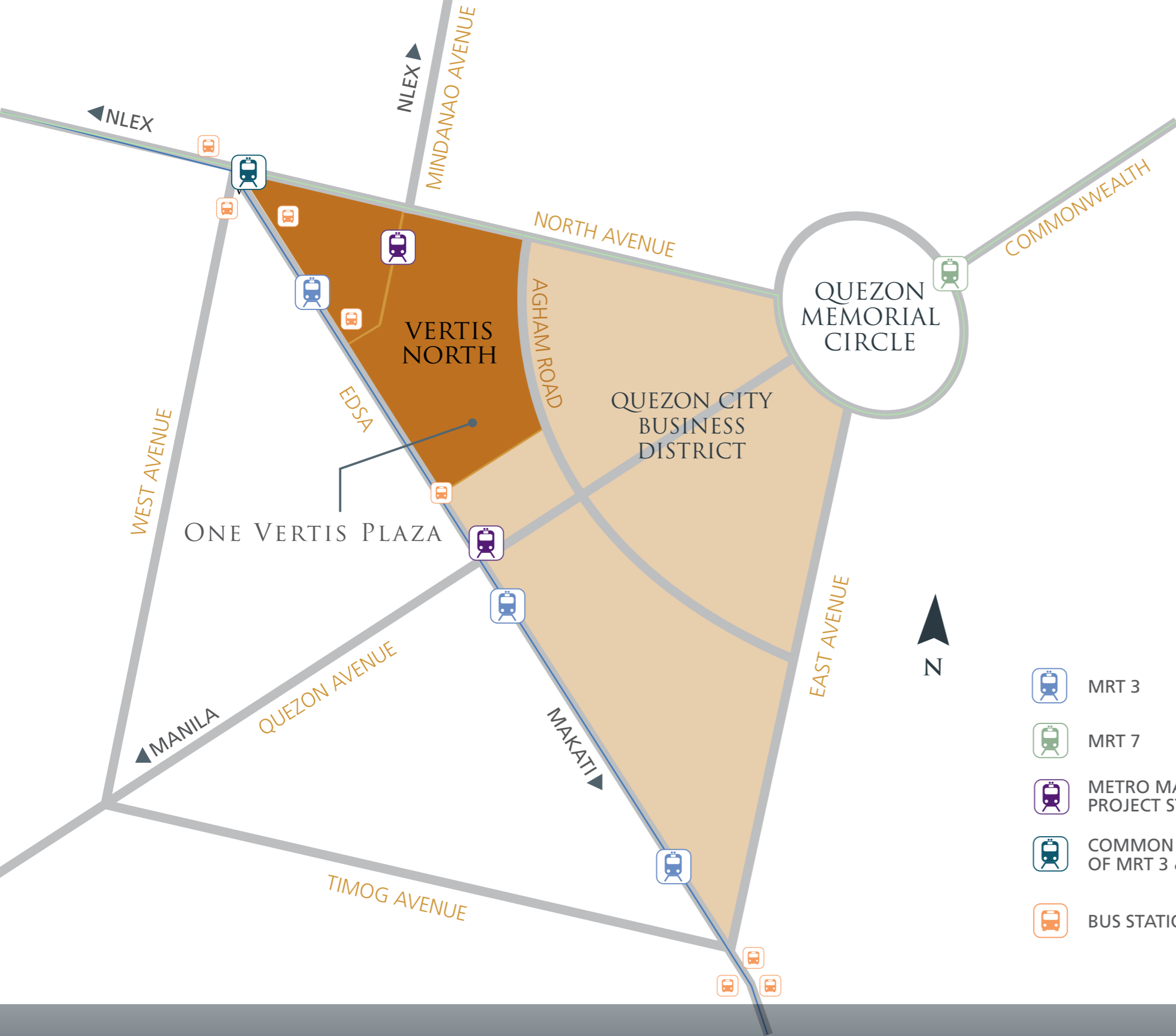
MEDICAL INSTITUTIONS

- East Avenue Medical Center
- Lung Center of the Philippines
- National Kidney and Transplant Institute
- Philippine Children’s Medical Center
- Philippine Heart Center
- Philippine Orthopedic Center
- St. Luke’s Medical Center–Quezon City
- Veterans Memorial Medical Center

RELIGIOUS INSTITUTIONS

- Our Lady of Hope Parish Church
- Our Lady of Mt. Carmel Parish Church
- Our Lady of Pentecost Church
- Parish of the Holy Sacrifice (UP Chapel)
- St. Claire Monastery
- Sta. Maria della Strada Parish Church
- Sta. Rita de Cascia Parish

-  MRT 3
-  MRT 7
-  METRO MANILA SUBWAY PROJECT STATION
-  COMMON STATION OF MRT 3 & MRT 7
-  BUS STATIONS



NEARBY ESTABLISHMENTS

- RETAIL DESTINATIONS**
- TriNoma
 - Ayala Malls Vertis North
 - U.P.-Ayala Land TechnoHub
 - U.P. Town Center
 - Fairview Terraces
 - Eastwood City
 - Gateway Mall
 - Robinsons Magnolia
 - SM North EDSA

CULTURAL LANDMARKS & OPEN SPACES

- Celebrity Sports Plaza
- La Mesa Watershed and Ecopark
- Ninoy Aquino Parks & Wildlife Center
- Quezon City Sports Club
- Quezon Memorial Circle
- Veterans Memorial Golf Club

DISTANCES TO KEY HUBS

Cloverleaf	7.0 km.
Ortigas Center	8.6 km.
Manila	9.7 km.
Makati CBD	13.6 km.
BGC	16.2 km.
Altaraza	23.9 km.

- MRT 3
- MRT 7
- METRO MANILA SUBWAY PROJECT STATION
- COMMON STATION OF MRT 3 & MRT 7
- BUS STATIONS



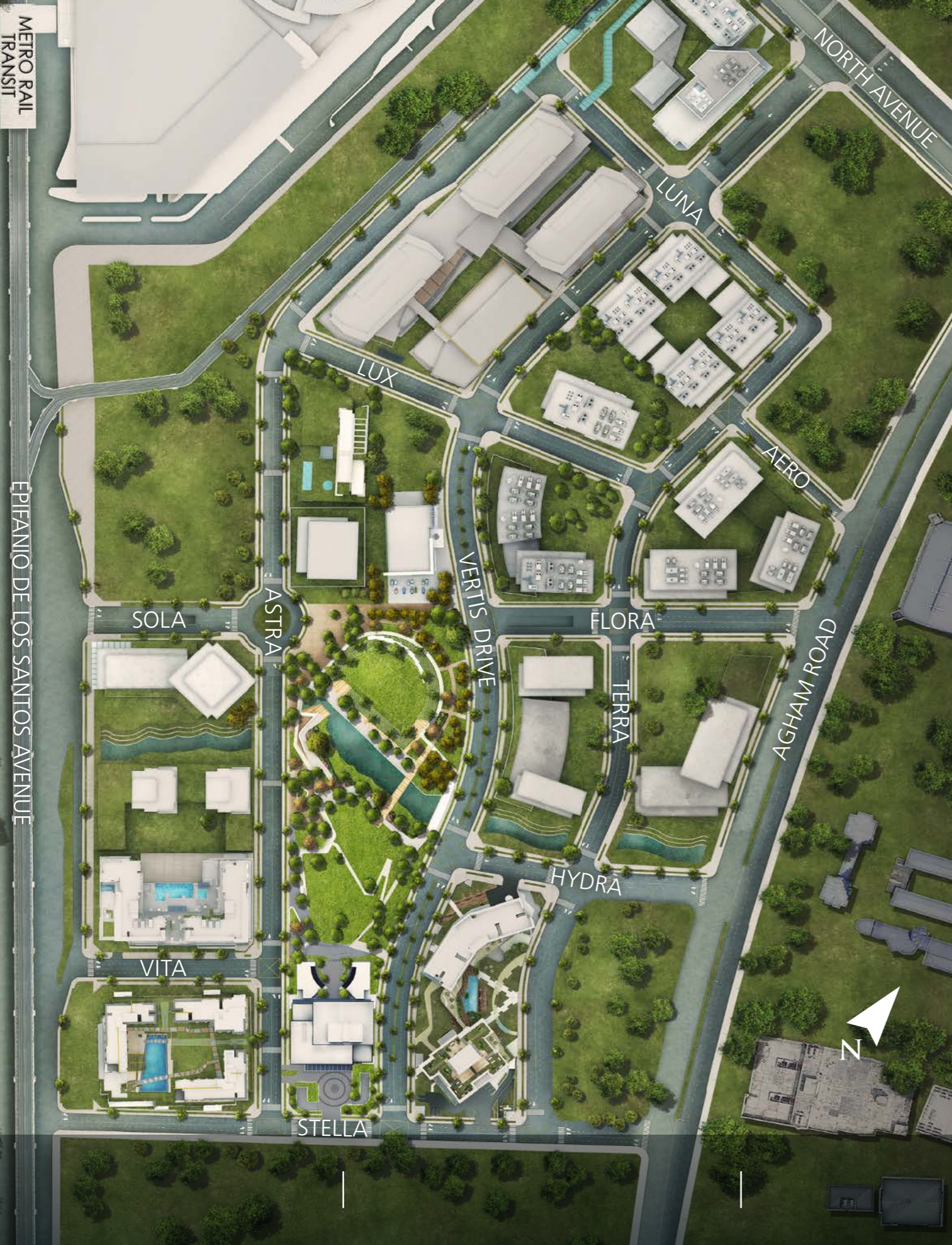


Vertis North | Artist's Perspective



QUEZON CITY'S BUSINESS CAPITAL

A 45-hectare mixed-use estate developed by Ayala Land in a joint venture with the National Housing Authority (NHA), Vertis North is a dynamic community seamlessly fusing natural details with elements of contemporary living in one destination. With a primary thrust towards sustainability, Vertis North implements efficient and green practices benefitting both users and the environment. A progressive urban design integrates underground parking, parks and open spaces, bike and pedestrian paths for people-centric, systematic circulation and vibrant interaction.



Central Business and Lifestyle District—
Quezon City's City Center presenting
a dynamic range of opportunities
for business, leisure, and living.

Business Growth Accelerator for emerging
and established enterprises, with corporate
spaces matched by support facilities
and infrastructure.

Regional Gateway to the North—
a major transportation hub between
Metro Manila and Northern Luzon.
Accessible via main road networks EDSA,
Mindanao Avenue, and Quezon Avenue.

Green Urban Core—implementing
sustainable solutions, architecture,
and processes for energy-efficiency.



CORPORATE

- A One Vertis Plaza
- B Vertis Corporate Center One, Two, and Three

COMMERCIAL

- C TriNoma
- D Landmark
- E Ayala Malls Vertis North
- F Seda Vertis North

RESIDENTIAL

- G Avida Towers Vita
- H Avida Towers Sola
- I High Park Towers One and Two
- J Orea Place Tower One

FUTURE DEVELOPMENT



ONE VERTIS PLAZA—
THE PREMIER
CORPORATE ADDRESS

Lifestyle Image



A PRIME WORK ENVIRONMENT

One Vertis Plaza is the first of its kind in Vertis North and the first office development of Ayala Land Premier. Situated at the heart of Vertis North, bookending the two-hectare Vertis North Gardens, this 43-storey Premier Corporate Tower rises, enveloped by an elegant all-glass façade. A Premium-grade building in proximity to Quezon City's top lifestyle and leisure destinations.

A CONTEMPORARY
BUSINESS ATMOSPHERE





One Vertis Plaza | Artist's Perspective

DEVELOPMENT SUMMARY

DEVELOPMENT TYPE	Premium *LEED Registered Office Building
LAND AREA	6,060 SQM
FLOOR AREA RATIO (FAR)	12.9
TYPICAL FLOOR PLATE AREA	2,319 SQM
NUMBER OF OFFICE UNITS	372 UNITS
NUMBER OF OFFICE FLOORS	
EXECUTIVE ZONE	5 STOREYS
HIGH ZONE	13 STOREYS
MID ZONE	20 STOREYS
NUMBER OF OFFICE UNITS PER FLOOR	8 TO 10 UNITS
BUILDING HEIGHT	174.7 M

*Leadership in Energy and Environmental Design

VITAL AREAS
FOR GROWTH



Lifestyle Image

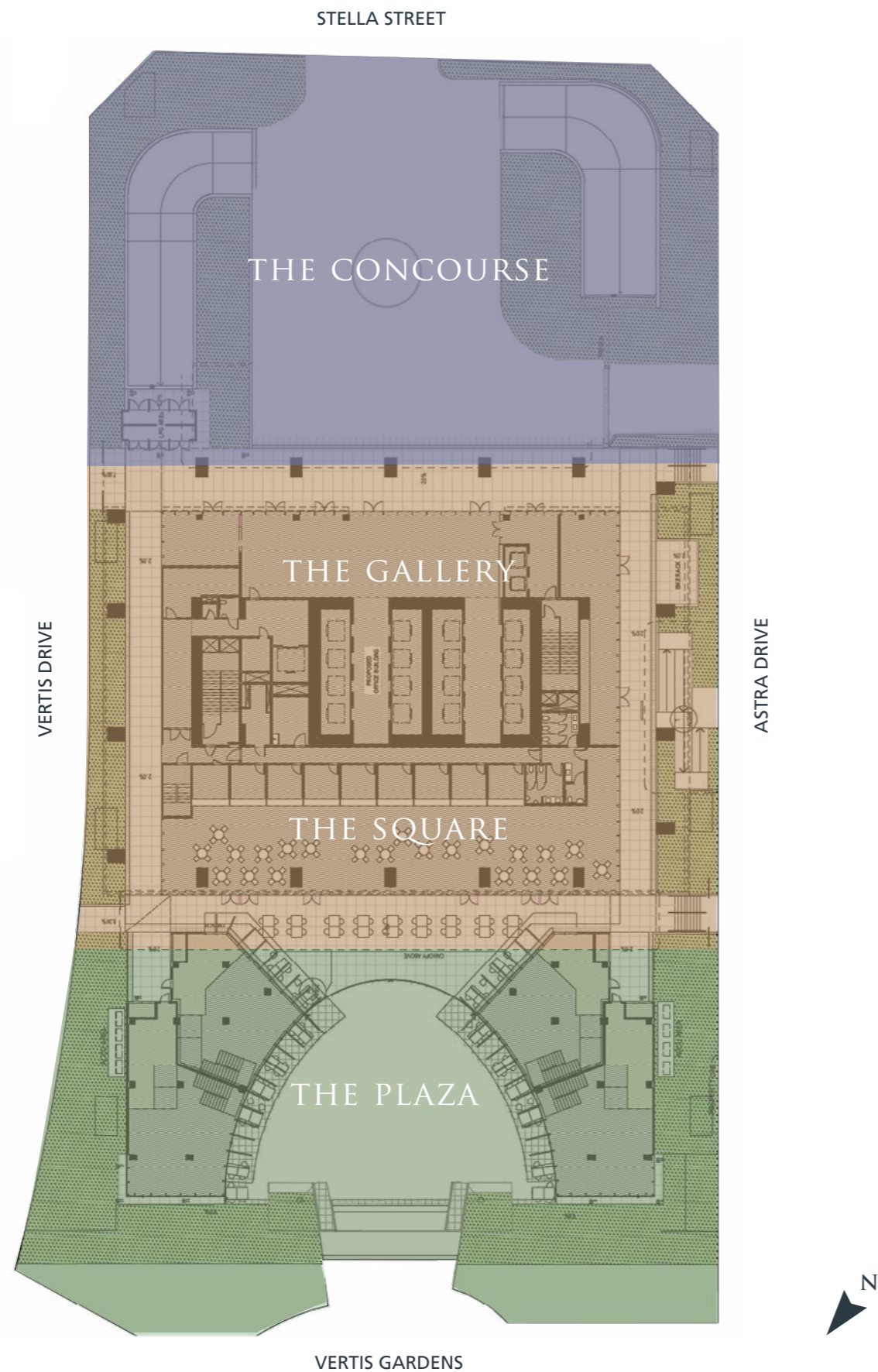




SITE DEVELOPMENT PLAN

Ayala Land Premier corporate environments ensure the best in location, amenities, and features—overall benefitting investment opportunities for enterprises. One Vertis Plaza has direct access to the Vertis Gardens facilitating seamless connection to natural spaces, complemented by a grand motor court/drop-off, double-volume height lobby, food hall, and retail plaza, refreshing business environments.





The Concourse presents a spacious driveway designed for efficient vehicular circulation.

The Gallery is a double-volume lobby area welcoming with details of distinction and refinement.

The Square gathers an array of food options and spaces to unwind opening directly to The Plaza.

The Plaza unfolds retail spaces integrated with the Vertis Gardens, providing easy access to lifestyle choices.

THE CONCOURSE



THE CONCOURSE

GRAND DROP-OFF

An expansive motor court and drop-off area spanning 2,008 sqm. facilitates efficient circulation, welcoming the grandest of entrances, second to none.

APPROX. AREA SUMMARY

DROP-OFF & DRIVEWAY 1,363 SQM

LANDSCAPE 645 SQM

THE GALLERY



THE GALLERY

GRAND LOBBY

A double-volume lobby extending 9 meters high welcomes with utmost details of refinement. From the The Gallery, Destination Control System (DCS) elevators allow quick and efficient vertical transport throughout the building.

APPROX. AREA SUMMARY

LOBBY AREA **272** SQM

CEILING HEIGHT* **9** M

**For double height portion of lobby*

THE SQUARE AND THE PLAZA



The Plaza and The Square | Artist's Perspective



THE SQUARE AND THE PLAZA

THE SQUARE FOOD HALL

A curated mix of food and retail options right below One Vertis Plaza. The Square opens directly to The Plaza, creating a vibrant mélange of select spaces for dining and unwinding that is convenient and easily accessible.

INDOOR SEATING CAPACITY

APPROX.

173 PAX

AL FRESCO SEATING CAPACITY

30 PAX

THE SQUARE AND THE PLAZA

THE PLAZA RETAIL

Occupying 1,600 sqm, seamlessly integrated with the Vertis Gardens. Located at the ground floor of One Vertis Plaza, these commercial spaces present lifestyle options and retail spots complementing professional environments.

APPROX. AREA SUMMARY

TOTAL AREA	2,200 SQM
FOOD HALL	1
GROUND FLOOR RETAIL UNITS	2
PLAZA RETAIL UNITS	4

An aerial architectural rendering of a modern urban development. In the foreground on the right, a tall glass skyscraper with a blue-tinted facade is partially visible. The main area shows a complex of buildings, green spaces, and a winding road. A prominent feature is a large, semi-circular amphitheater with tiered seating. The scene is set against a backdrop of a city skyline under a clear sky. The text 'STOREYS OF DESTINCTION' is overlaid in white serif font on the right side of the image.

STOREYS OF DESTINCTION

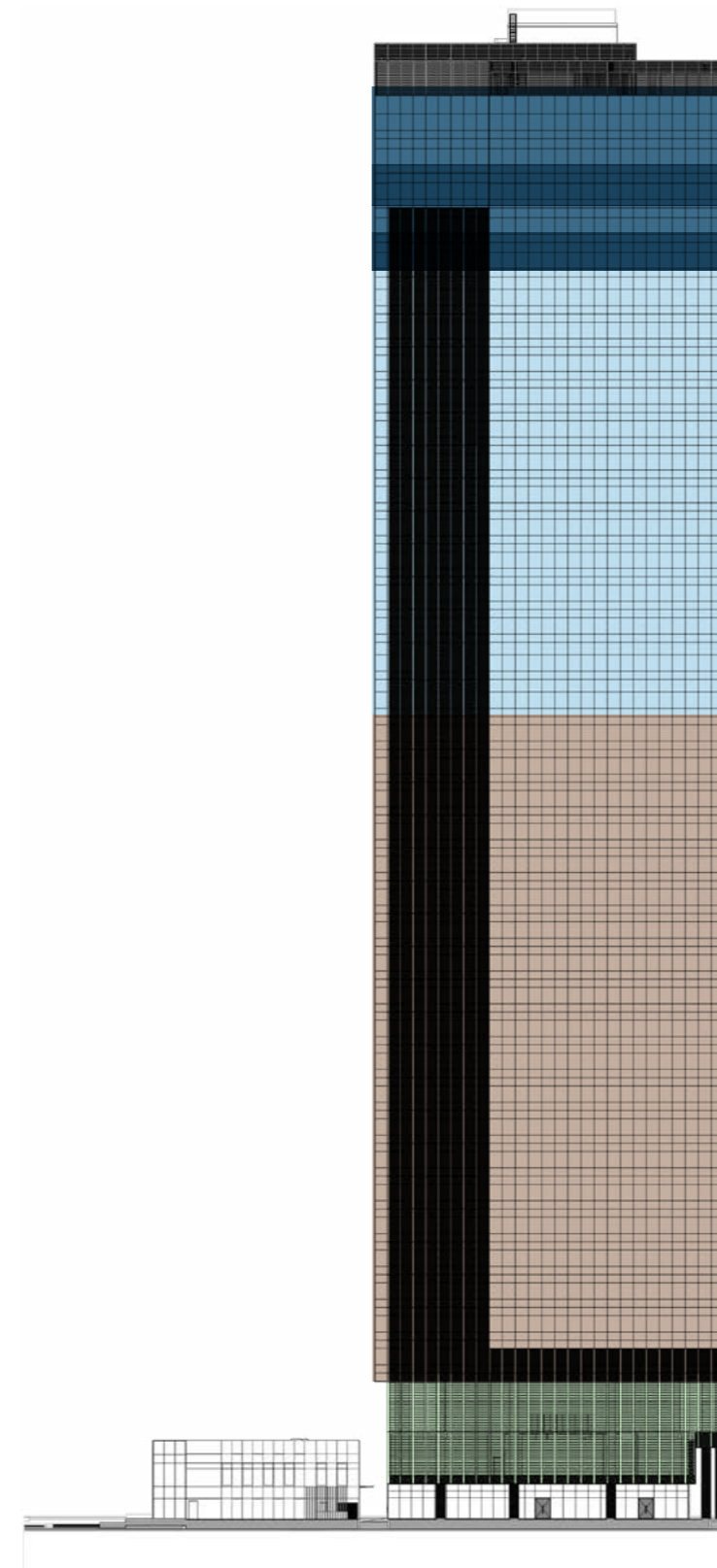
One Vertis Plaza | Artist's Perspective



BUILDING ZONES

Corporate spaces suited for any business configuration. One Vertis Plaza presents prime units within Mid, High, and Executive Zones for enterprises from the emerging to the established. A selection of cuts from entire floors, to half floors, corner, and single units with exclusive garden or city views, ensuring prominence and impact.

ZONE	NO. OF FLOORS	NO. OF OFFICE CUTS	AREA RANGE	TOTAL APPROX. FLOOR AREA	NO. OF OFFICE UNITS
EXECUTIVE ZONE	5				42
41 ST TO 43 RD		8	117 SQM TO 262 SQM	1,333 SQM	
39 TH TO 40 TH		9	117 SQM TO 325 SQM	1,497 SQM	
HIGH ZONE	13	10			130
34 TH TO 38 TH			117 SQM TO 325 SQM	1,648 SQM	
28 TH TO 33 RD			116 SQM TO 322 SQM	1,634 SQM	
27 TH			116 SQM TO 261 SQM	1,583 SQM	
26 TH			116 SQM TO 322 SQM	1,634 SQM	
MID ZONE	20	10			200
19 TH TO 25 TH			116 SQM TO 322 SQM	1,634 SQM	
6 TH TO 18 TH			114 SQM TO 319 SQM	1,614 SQM	
5 TH			101 SQM TO 306 SQM	1,524 SQM	
MECHANICAL FLOOR					
2 ND TO 3 RD	2				
GROUND FLOOR	1				
TOTAL					372



- EXECUTIVE ZONE WITHOUT BALCONY
- EXECUTIVE ZONE WITH BALCONY
- HIGH ZONE
- MID ZONE
- MECHANICAL FLOOR

PARKING

TOTAL NO. OF SLOTS

938 PARKING SLOTS
(INCLUSIVE OF PWD & SERVICE PARKING)

EXECUTIVE ZONE PARKING

BASEMENT 1

GUEST & PUBLIC PARKING

BASEMENT 2

OFFICE PARKING

BASEMENT 3 TO 6

ELEVATORS

TOTAL NO. OF ELEVATORS

19 ELEVATOR CARS

HIGH AND EXECUTIVE ZONE
(26TH – 43RD FLOOR)

8 PASSENGER
ELEVATOR CARS

MID ZONE

8 PASSENGER

(GROUND – 25TH FLOOR)

ELEVATOR CARS

PARKING ELEVATOR

2 PASSENGER

(BASEMENT 6 – GROUND FLOOR)

ELEVATOR CARS

SERVICE ELEVATOR

1 PASSENGER

(BASEMENT 6 – ROOF DECK)

ELEVATOR CAR

OTHER BUILDING DETAILS

CEILING HEIGHT

PENTHOUSE UNITS*

3.8 M

EXECUTIVE UNITS*

2.9 M

MID ZONE UNITS*

2.7 M

MAIN LOBBY***

9.0 M

COMMON FLOOR AREAS**

MAIN LOBBY AREA

180 SQM

GROUND FLOOR ELEVATOR LOBBY

92 SQM

PARKING ELEVATOR LOBBY

29.5 SQM

OFFICE CORRIDOR

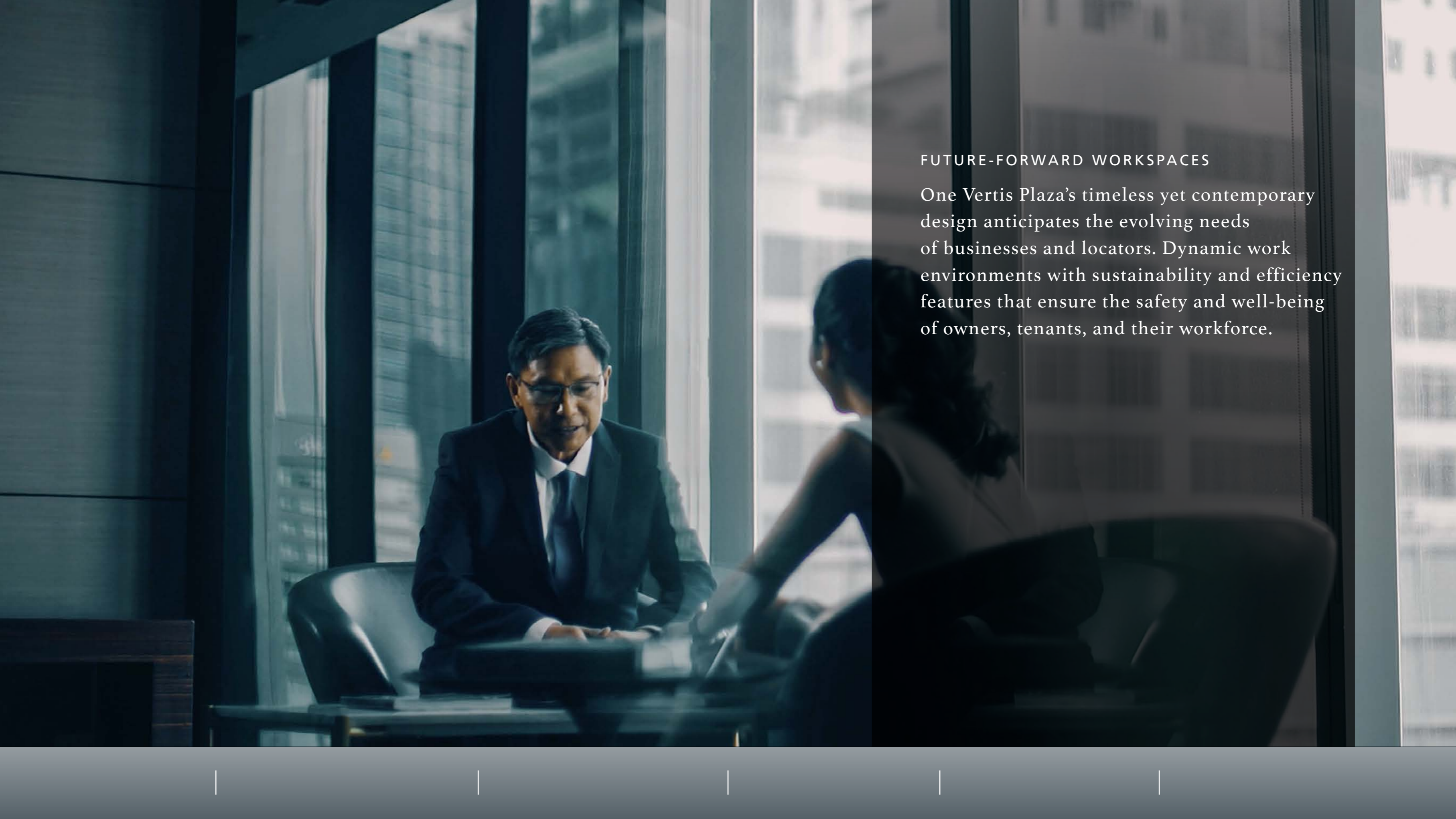
1.5 M (WIDTH)

**Ceiling finish to be provided by Unit Owner*

*** Approximate areas only*

****For double height portion of the lobby only*





FUTURE-FORWARD WORKSPACES

One Vertis Plaza's timeless yet contemporary design anticipates the evolving needs of businesses and locators. Dynamic work environments with sustainability and efficiency features that ensure the safety and well-being of owners, tenants, and their workforce.



ONE VERTIS PLAZA UNIQUE FEATURES

VRF SYSTEM

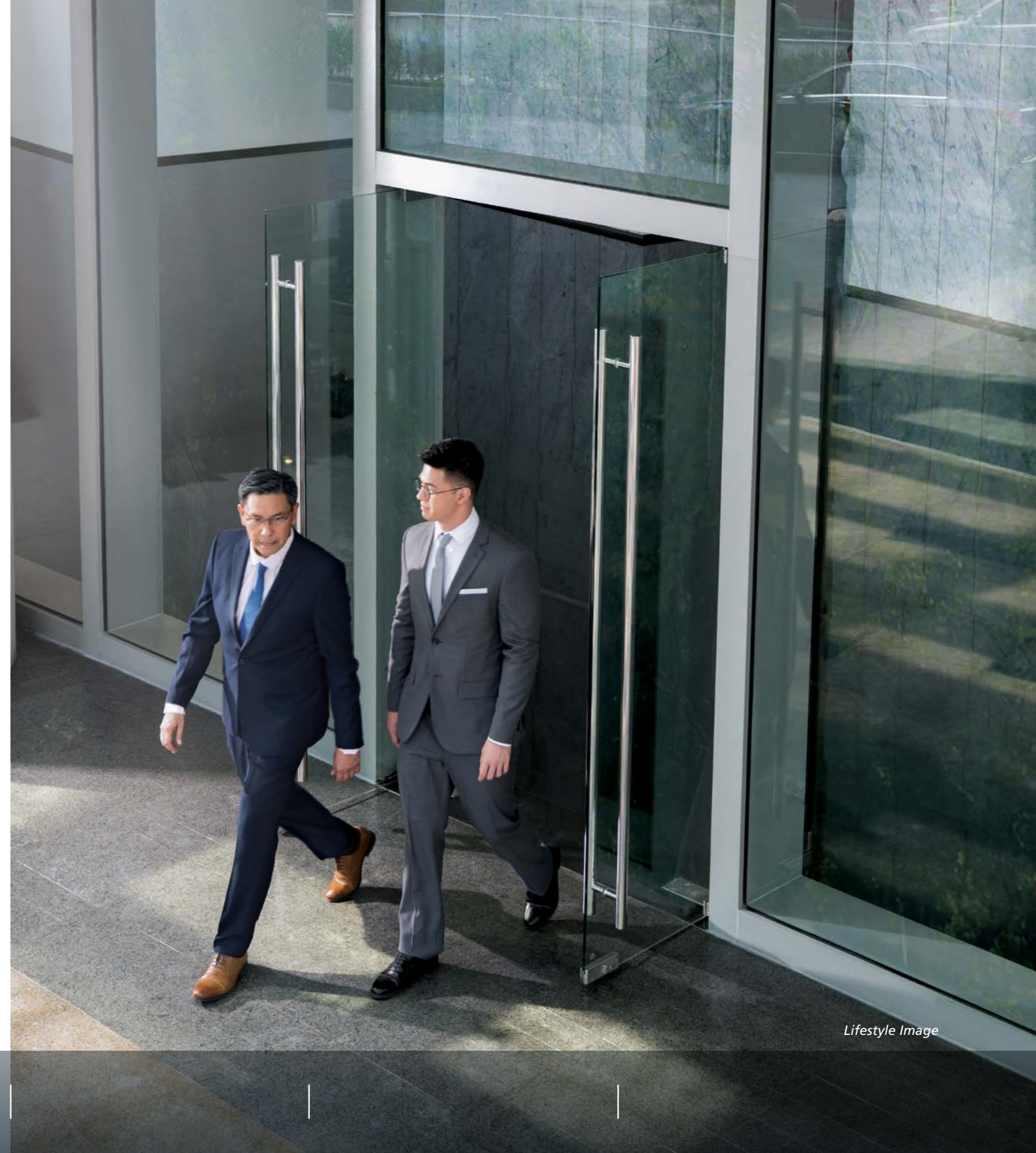
An air-conditioning system where refrigerant flows from the outdoor aircon units (ACCU) to various indoor fan coil units (FCU). This provides control for air-conditioning only specific spaces, saving energy, and continuously refreshing air quality.

LOW-E, ALL-GLASS FAÇADE

This protects the building against heat and cools its spaces. It allows natural light to stream through workspaces, an energy-efficient feature reinforcing health and well-being.

DCS ELEVATORS

The Destination Control System (DCS) allocates elevator cars efficiently according to the floors that passengers input, resulting in reduced waiting and travel time, limiting the number of passengers.



ONE VERTIS PLAZA UNIQUE FEATURES

WHAT MAKES ONE VERTIS PLAZA LEED-COMPLIANT?

Central location near retail and service establishments,
and transportation services

Water-efficient plumbing fixtures

Energy-efficient lighting fixtures

100% glass façade using Low-E, double-glazed glass
with operable windows

Rainwater management system

Walk off mats in building entrances

Bicycle racks

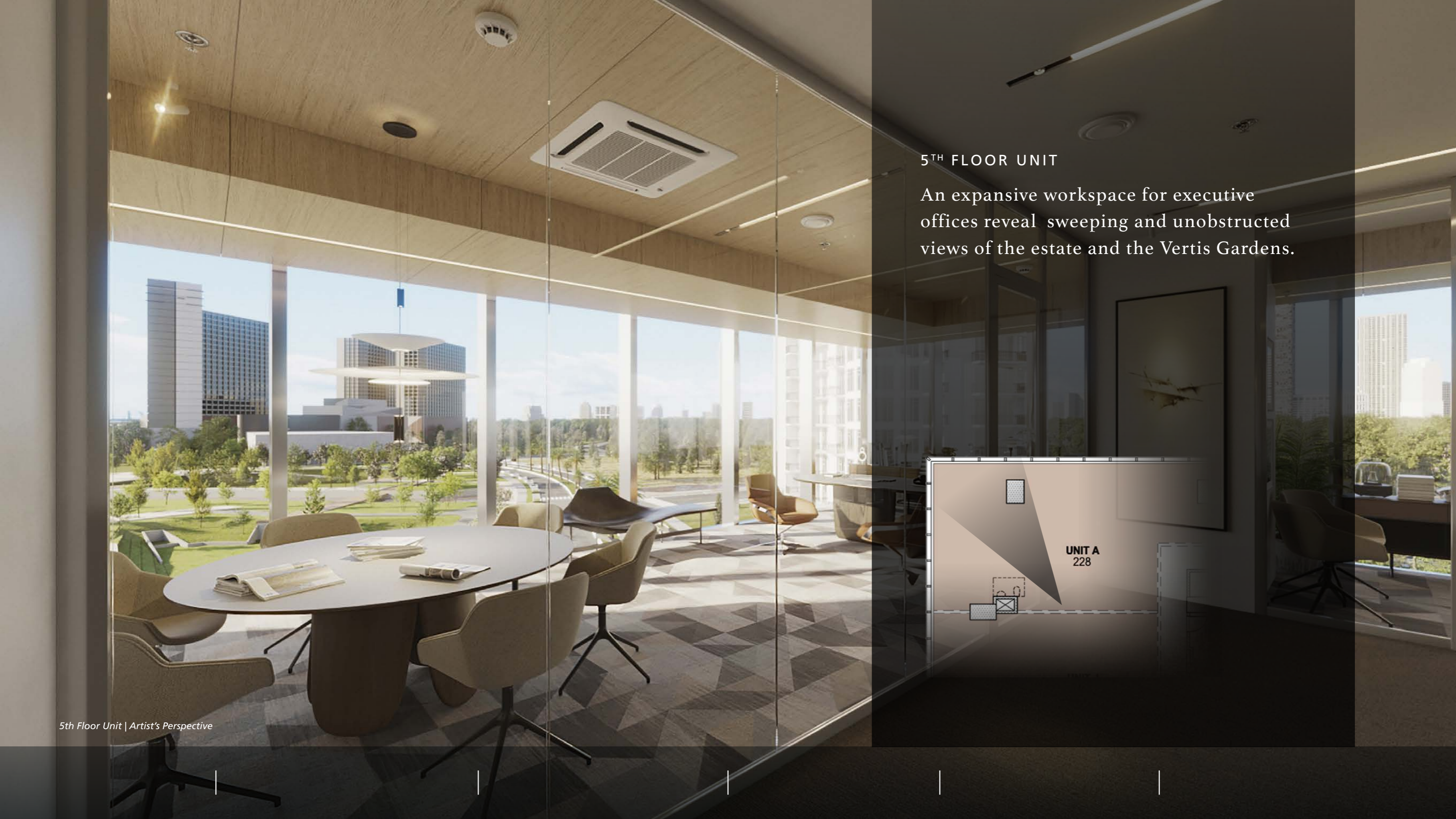
High solar reflectance index for external flooring
and roof deck

Materials recycling facility



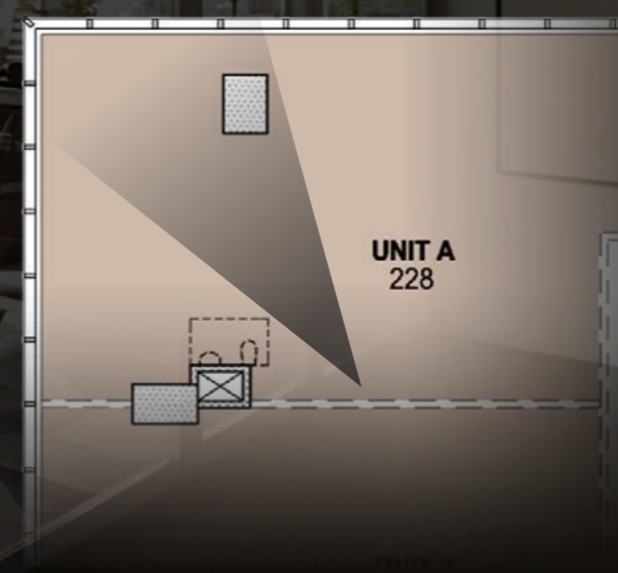


5th Floor Unit | Artist's Perspective



5TH FLOOR UNIT

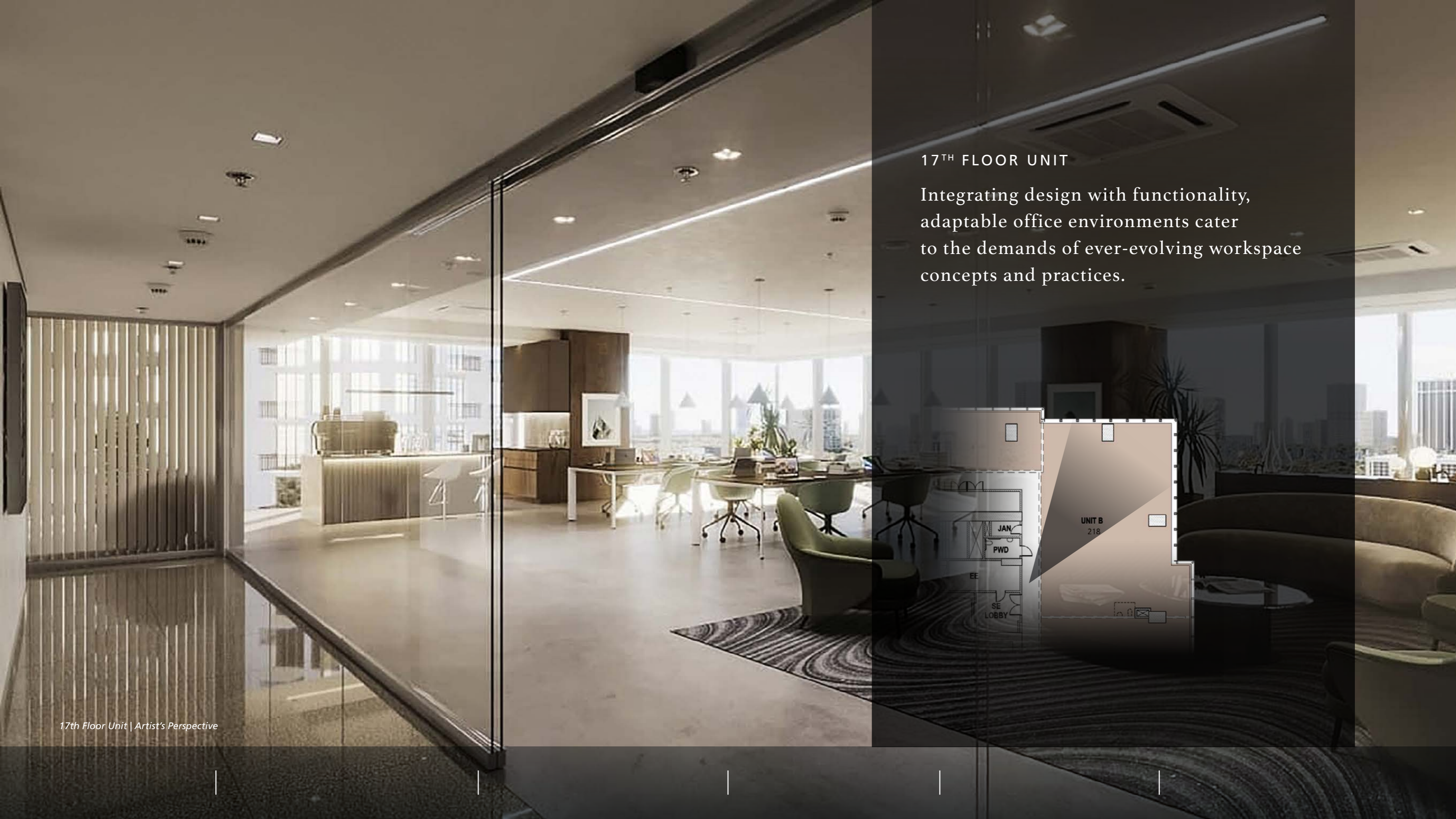
An expansive workspace for executive offices reveal sweeping and unobstructed views of the estate and the Vertis Gardens.



5th Floor Unit | Artist's Perspective

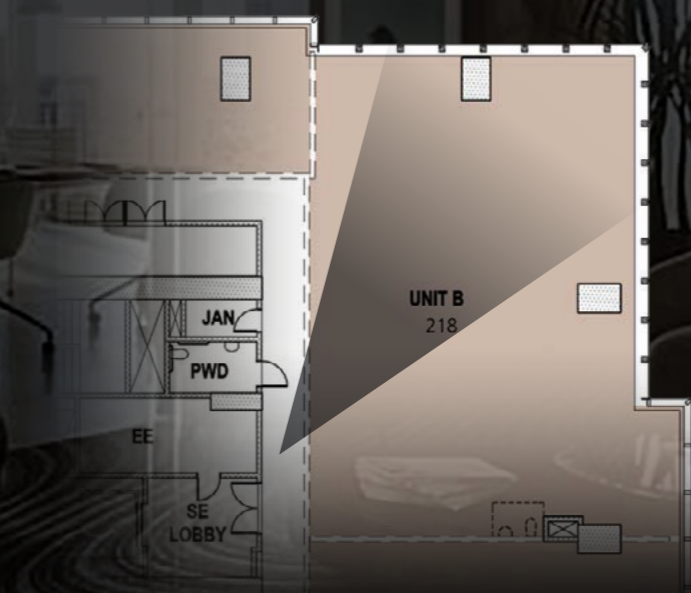


17th Floor Unit | Artist's Perspective



17TH FLOOR UNIT

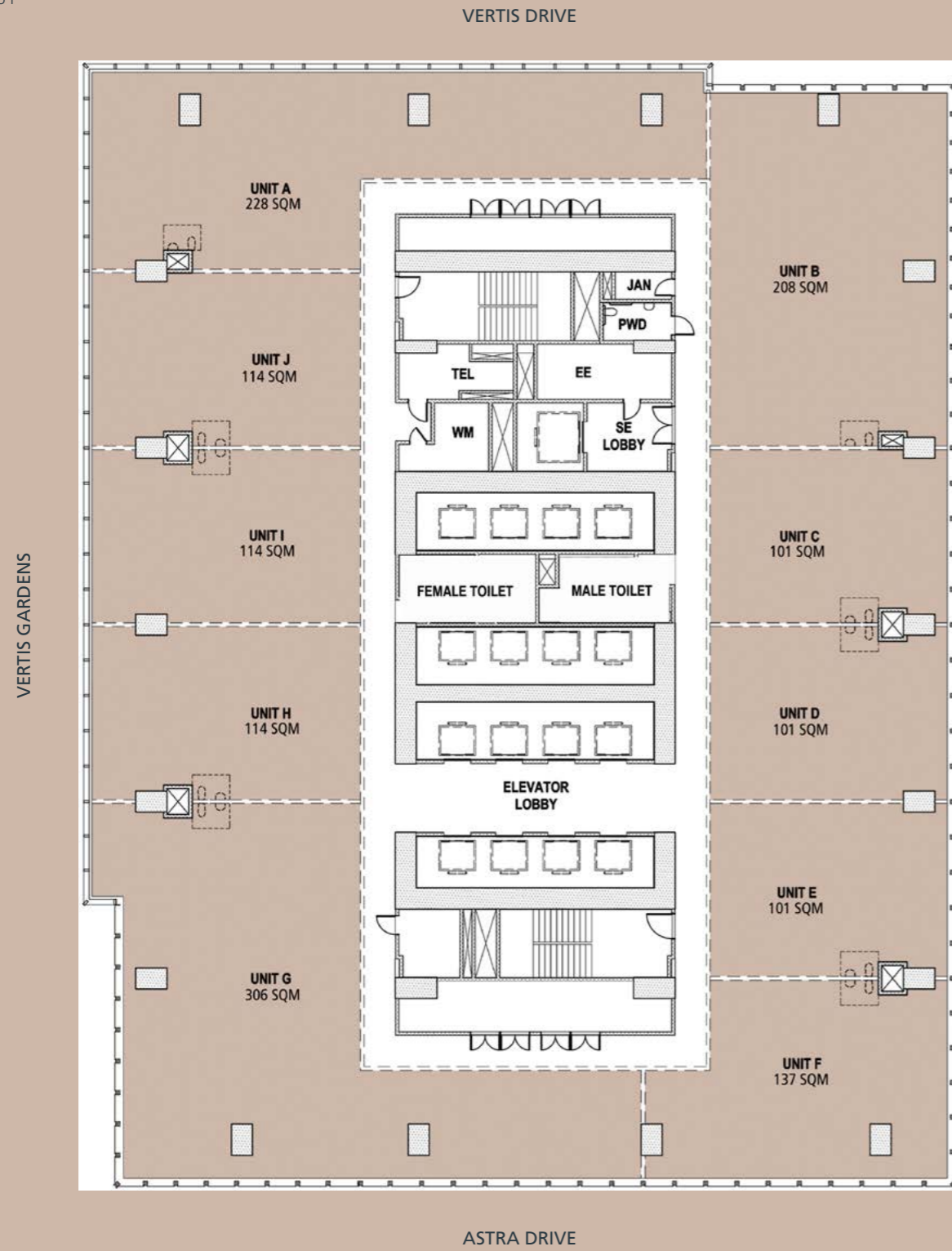
Integrating design with functionality, adaptable office environments cater to the demands of ever-evolving workspace concepts and practices.



MID ZONE

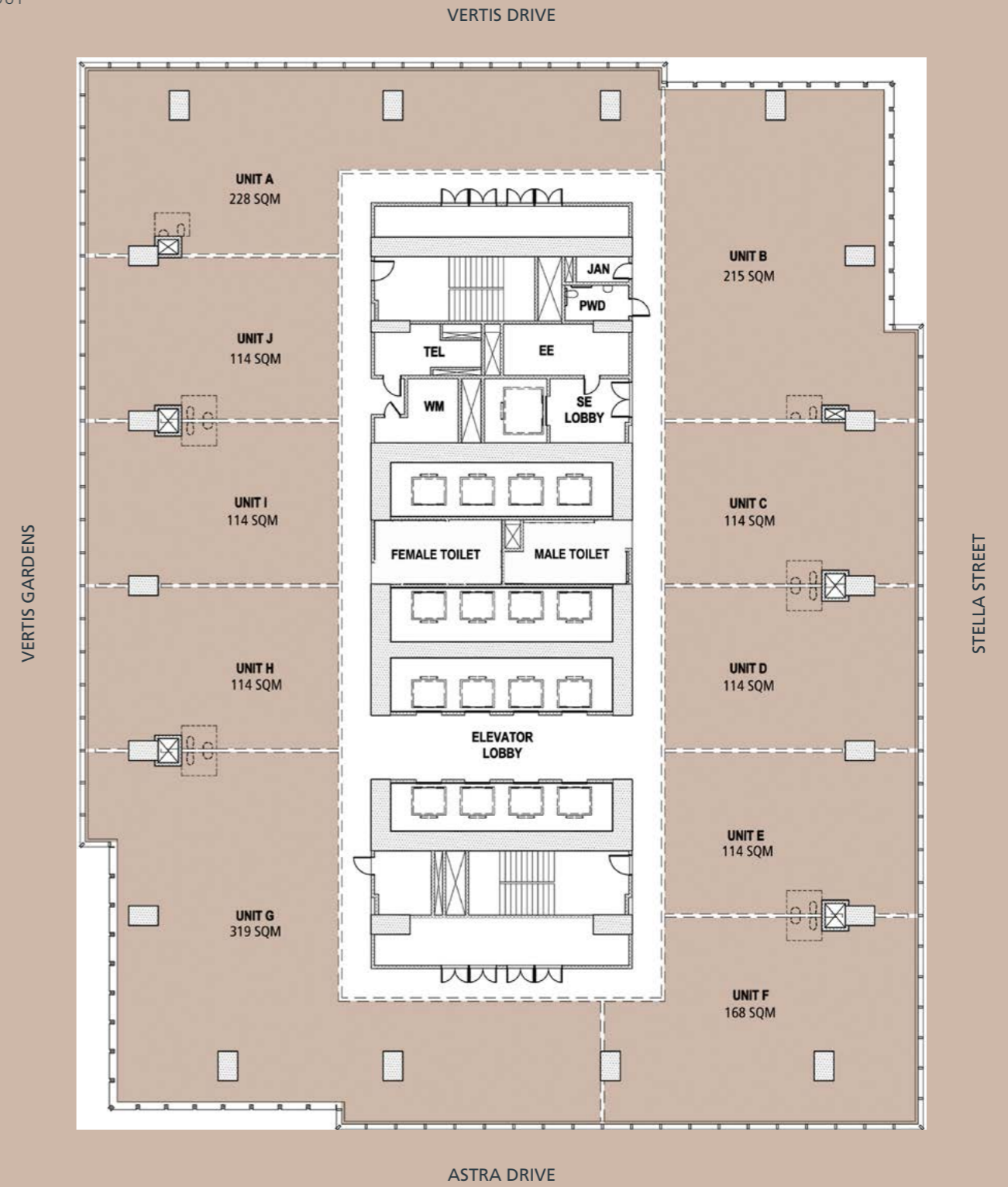
5TH FLOOR PLAN

ARTISTS'S LAYOUT

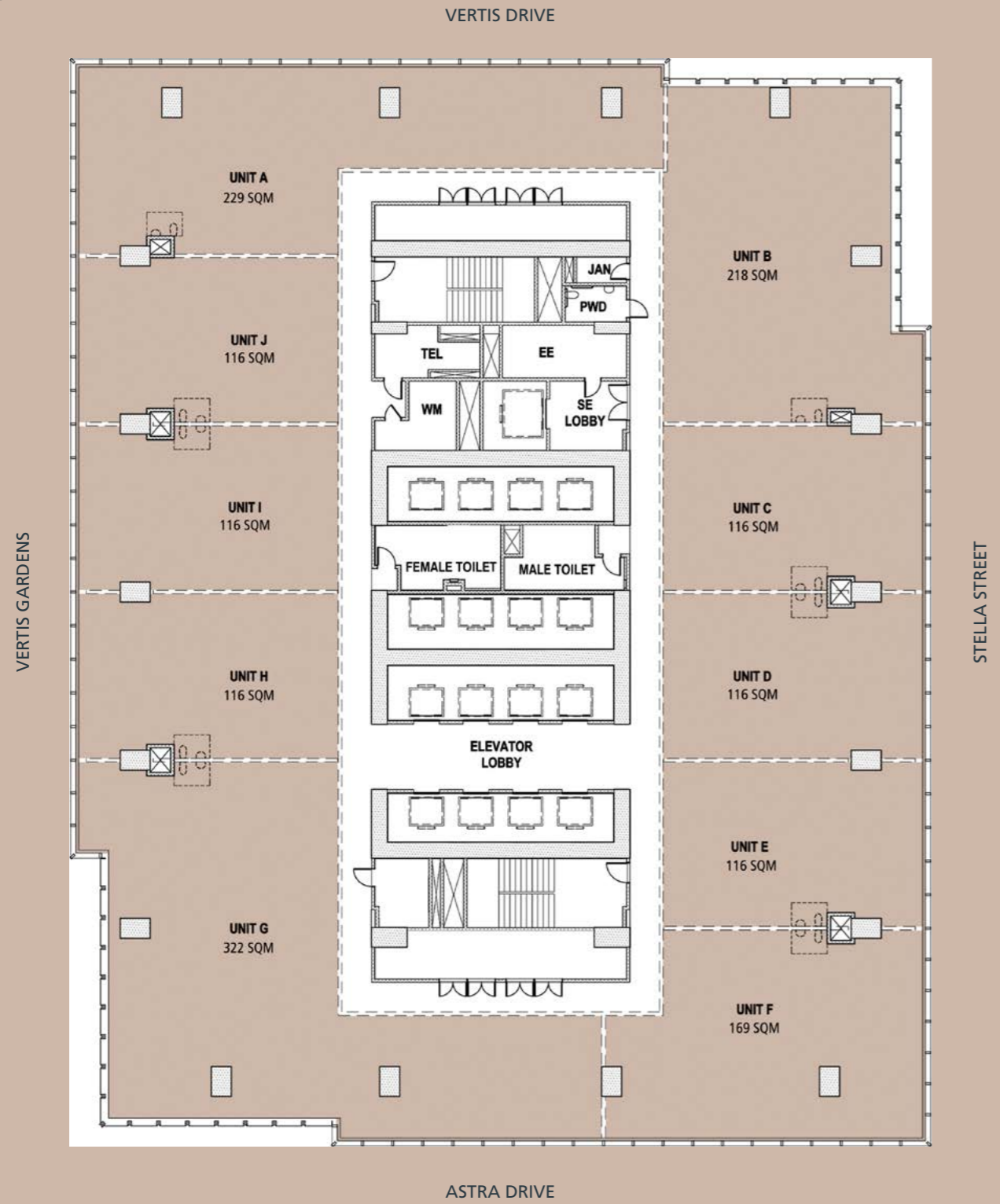


6TH TO 18TH FLOOR PLAN

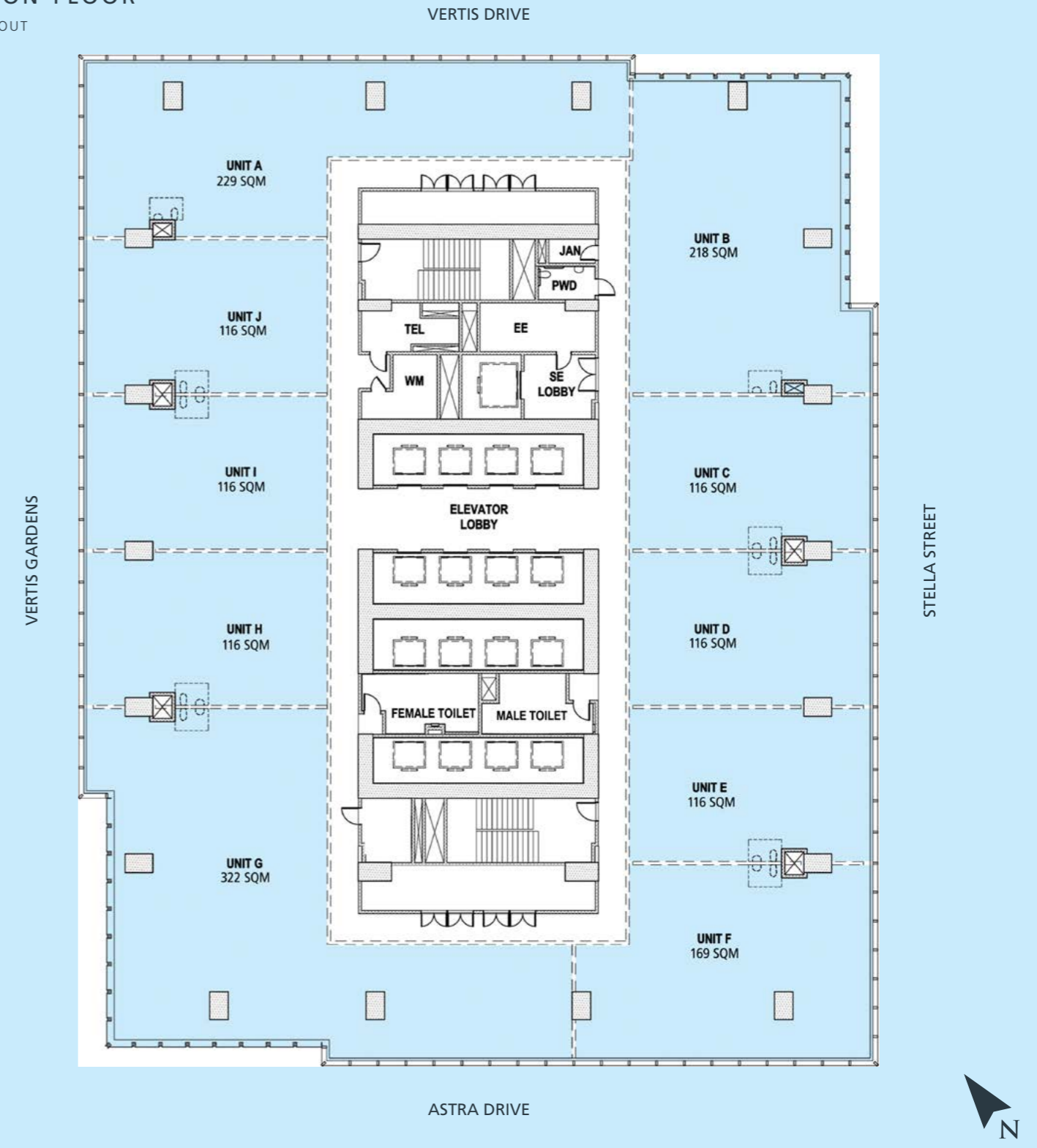
ARTISTS'S LAYOUT



MID ZONE
19TH TO 25TH FLOOR PLAN
ARTISTS'S LAYOUT



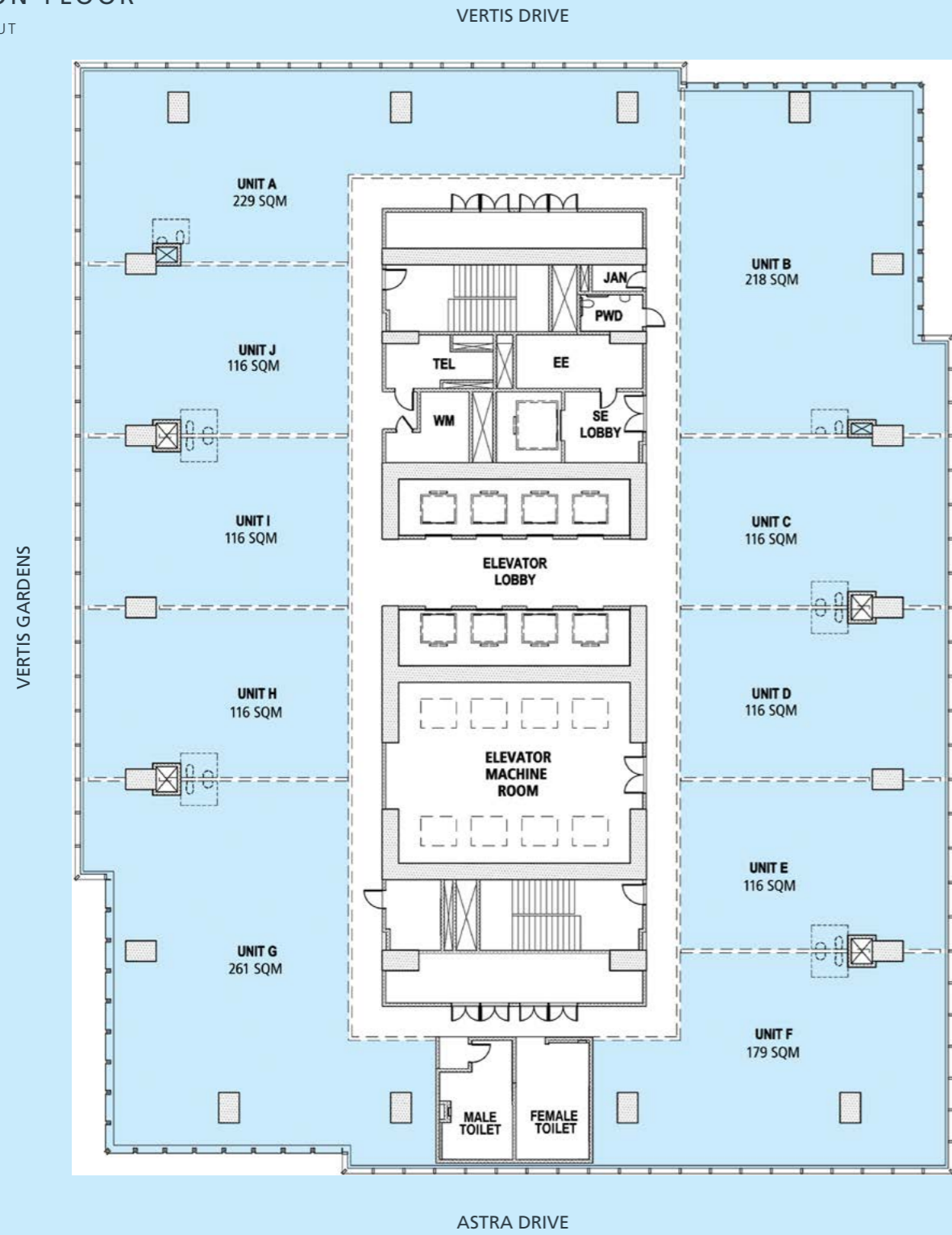
HIGH ZONE
26TH FLOOR PLAN
TRANSITION FLOOR
ARTISTS'S LAYOUT



HIGH ZONE

27TH FLOOR PLAN
TRANSITION FLOOR

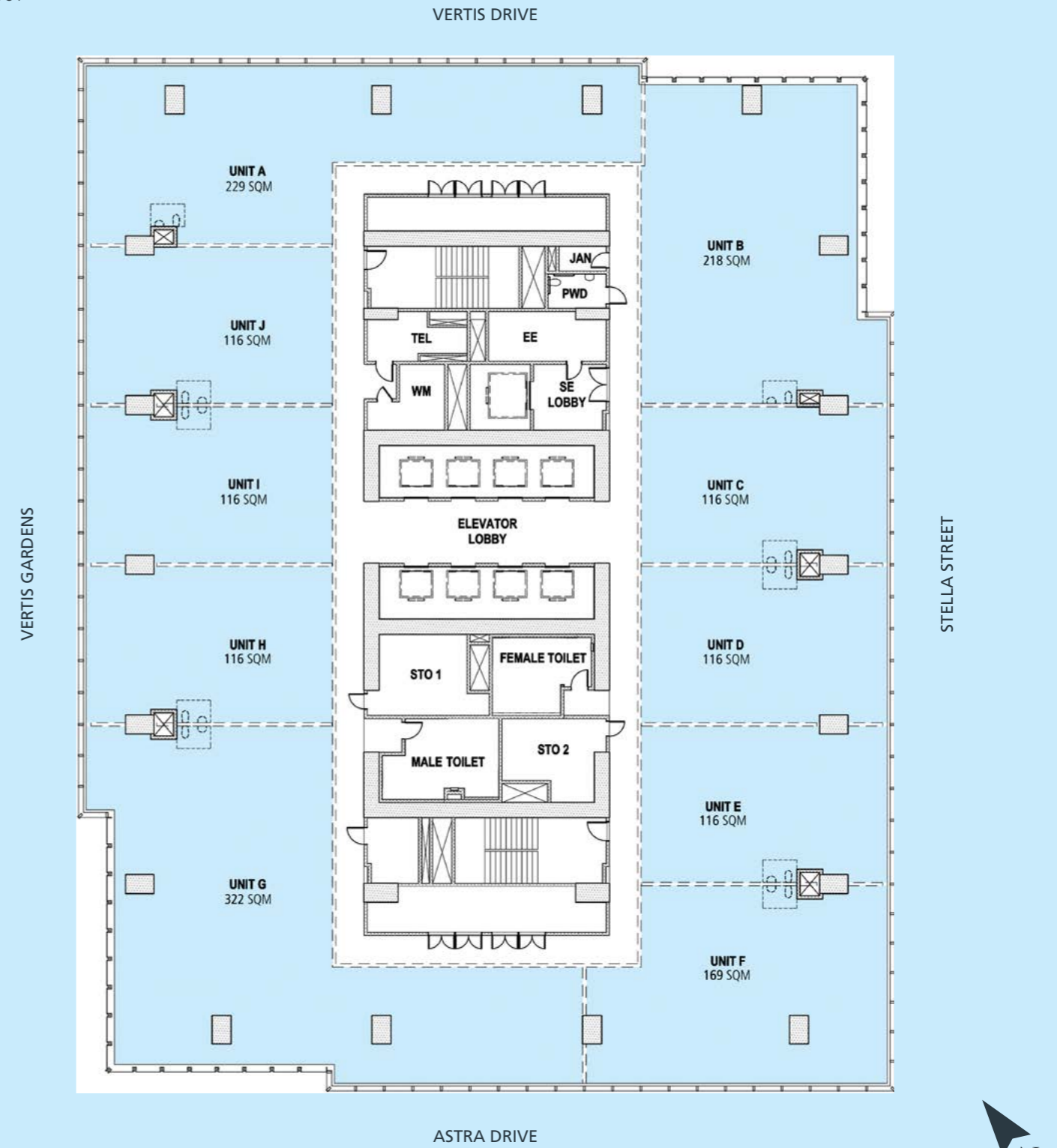
ARTISTS'S LAYOUT



HIGH ZONE

28TH TO 33RD FLOOR PLAN

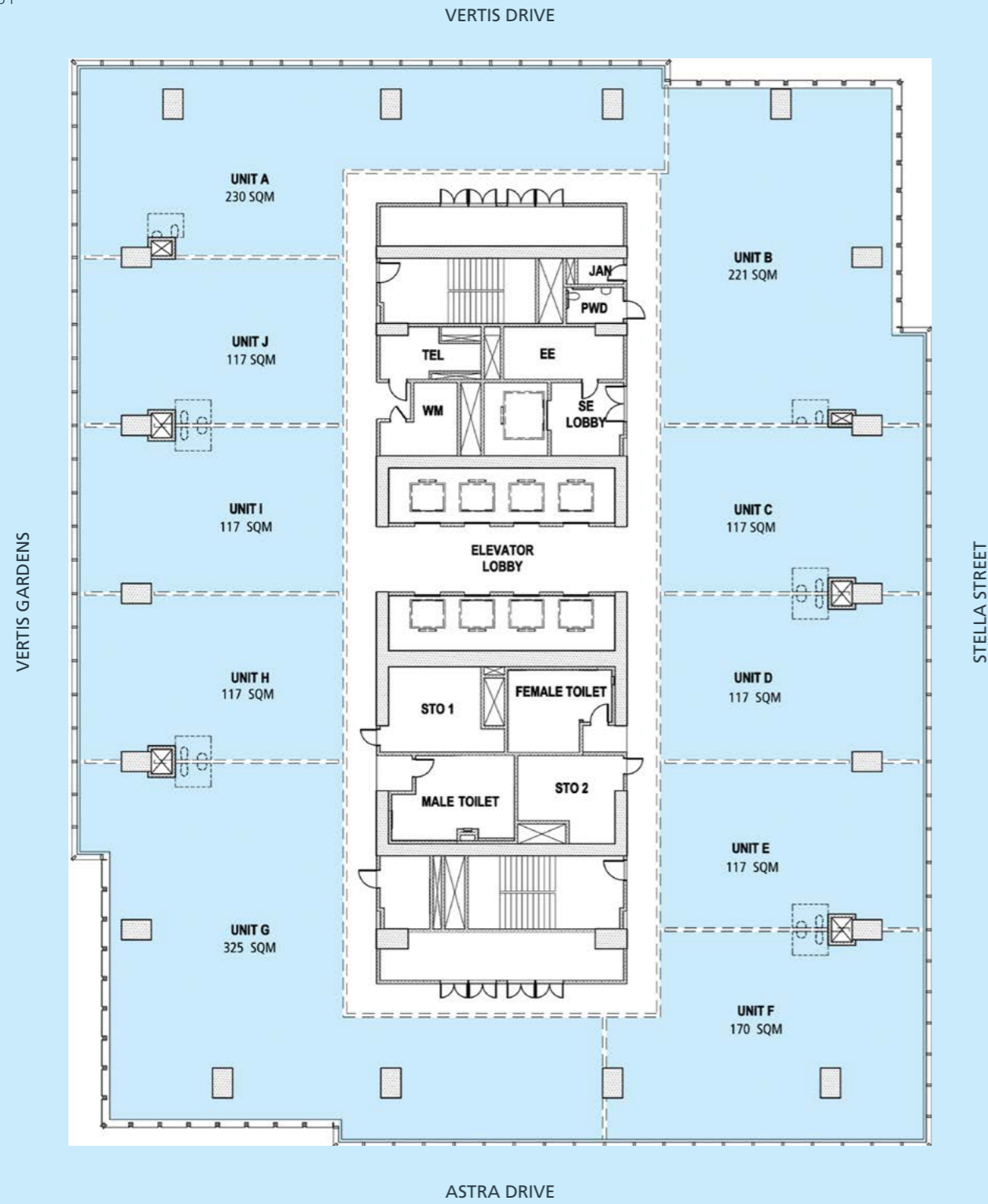
ARTISTS'S LAYOUT



HIGH ZONE

34TH TO 38TH FLOOR PLAN

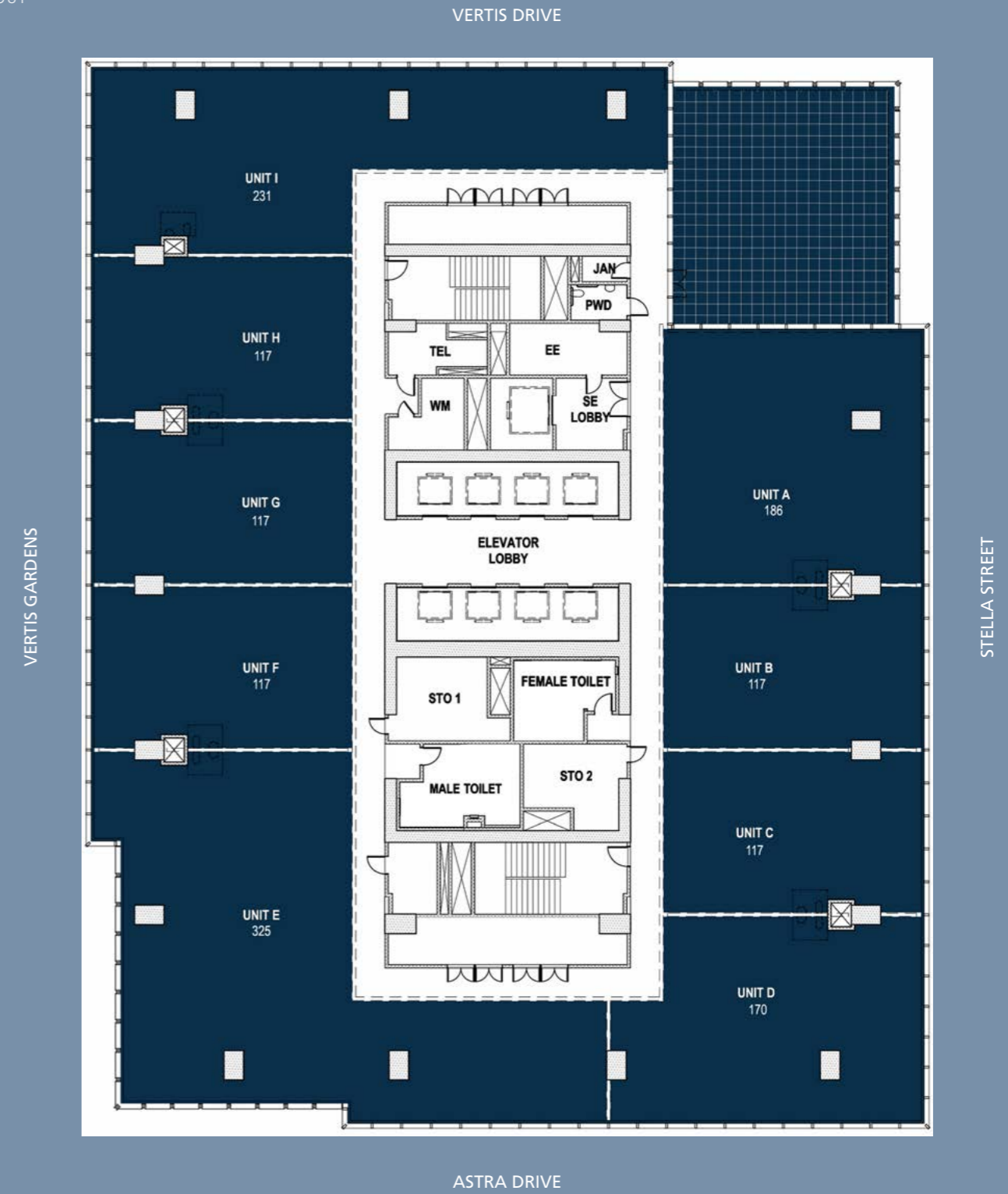
ARTISTS'S LAYOUT



EXECUTIVE ZONE WITH DECK

39TH FLOOR PLAN

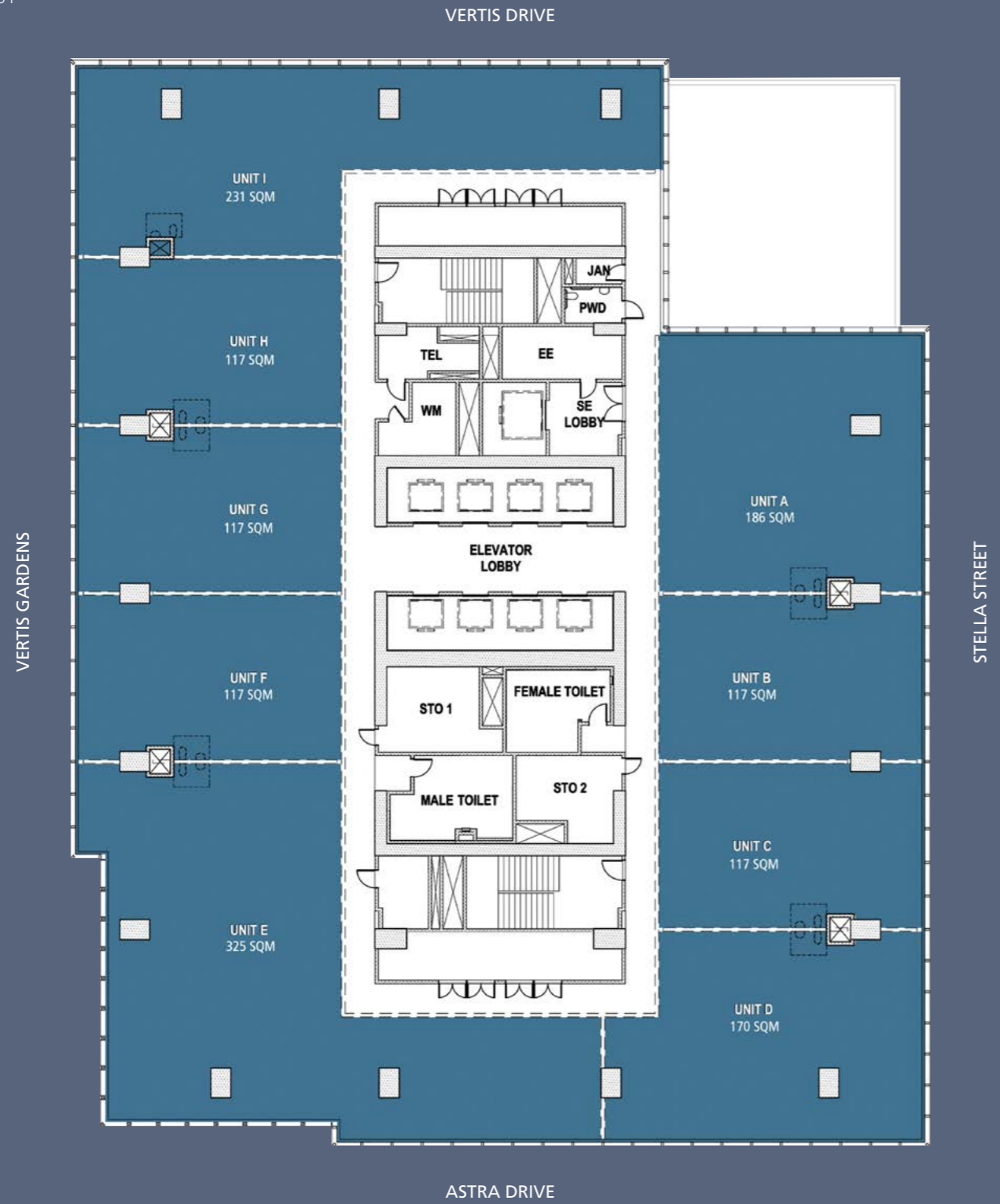
ARTISTS'S LAYOUT



EXECUTIVE ZONE WITHOUT BALCONY

40TH FLOOR PLAN

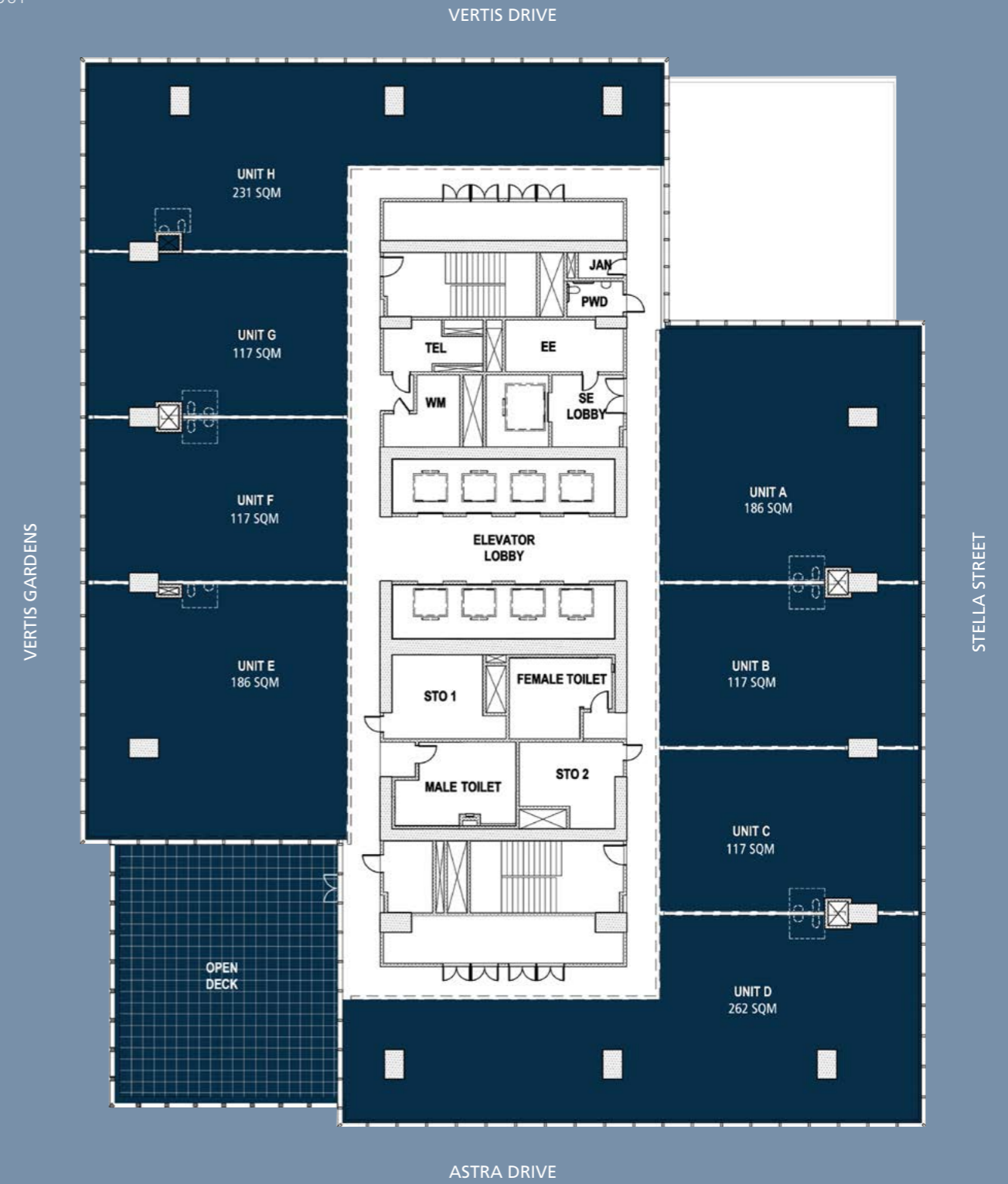
ARTISTS' S LAYOUT



EXECUTIVE ZONE WITH DECK

41ST FLOOR PLAN

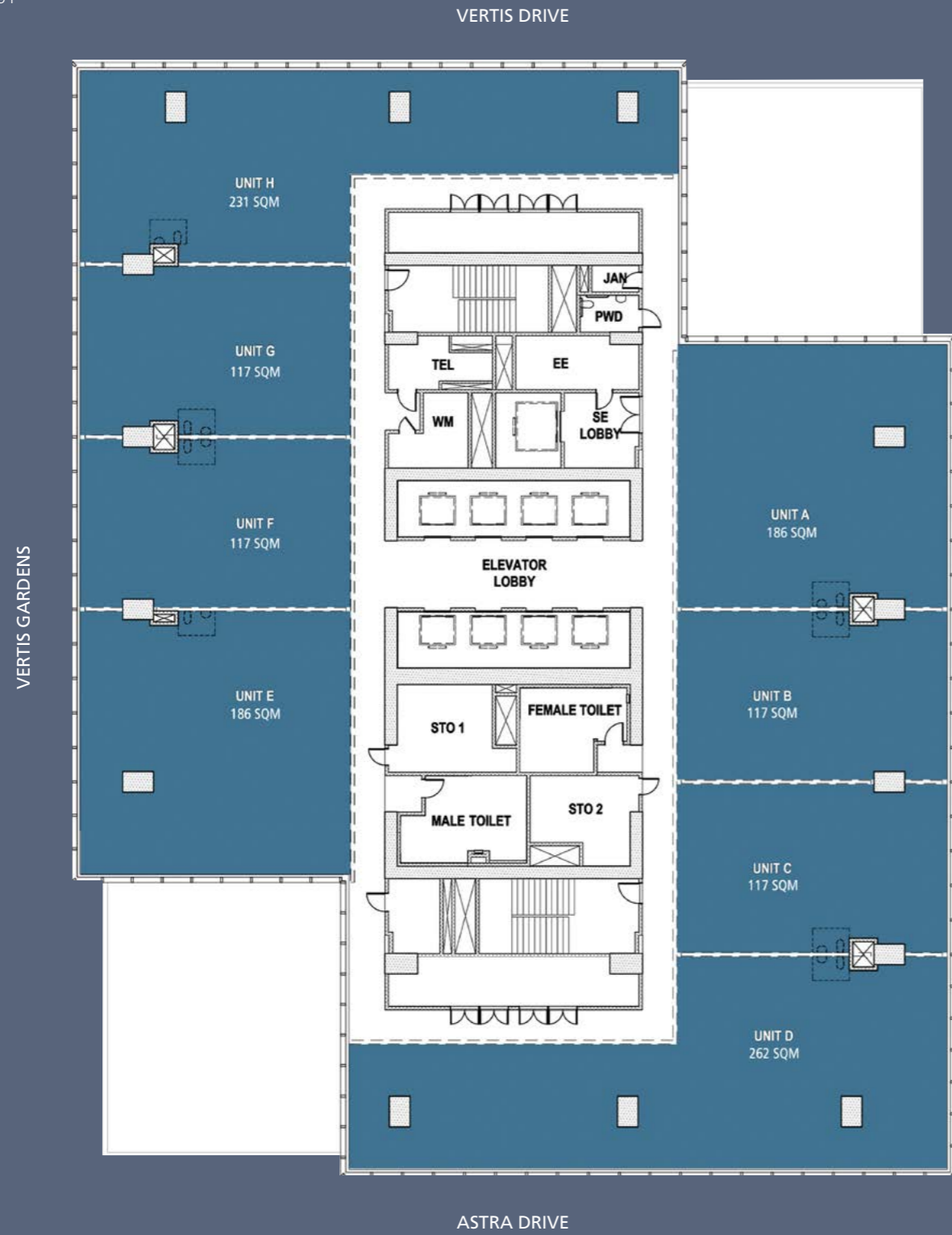
ARTISTS' S LAYOUT



EXECUTIVE ZONE WITHOUT BALCONY

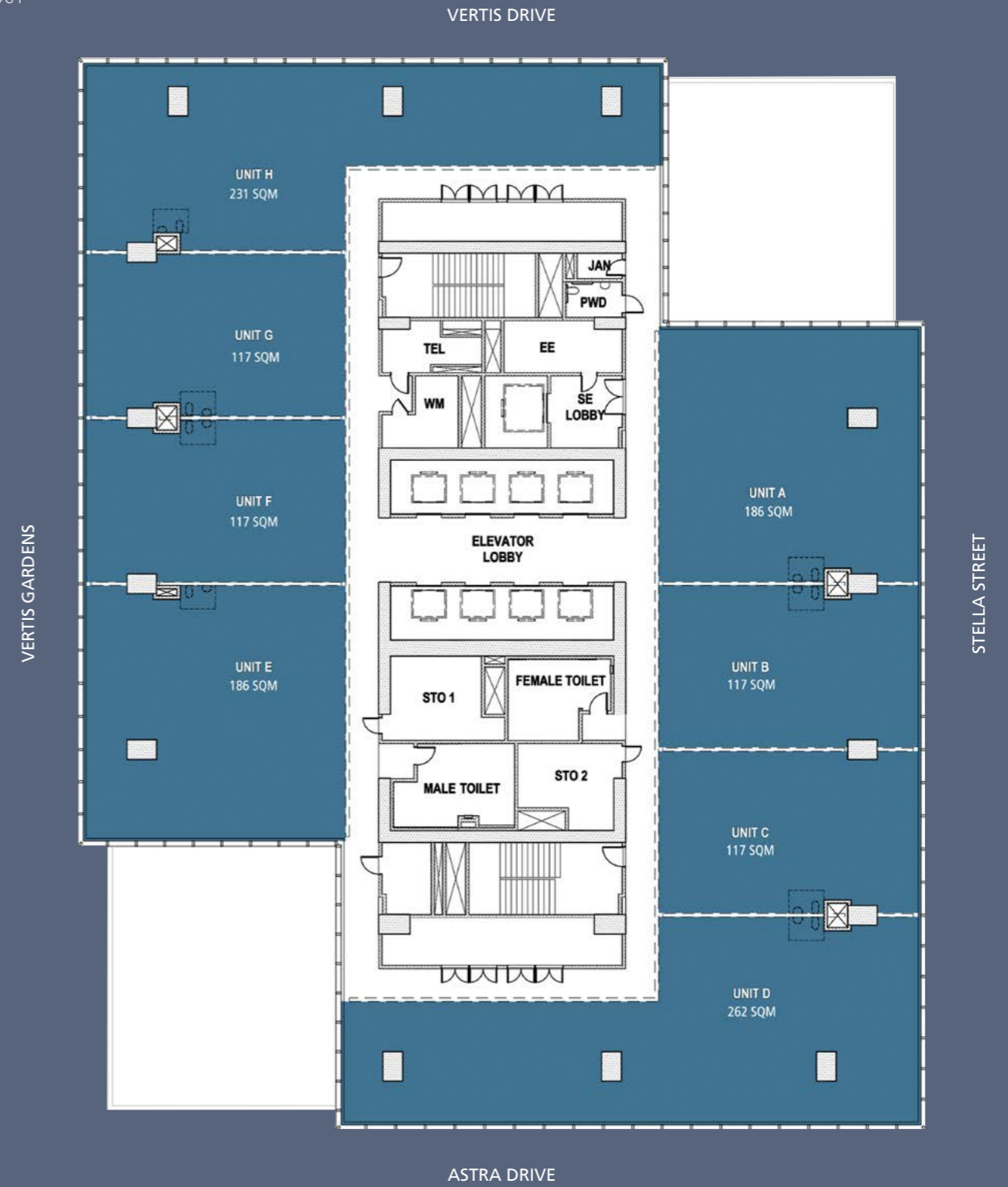
42ND FLOOR PLAN

ARTISTS'S LAYOUT



43RD FLOOR PLAN

ARTISTS'S LAYOUT



Premier Partners

ARCHITECT

Aidea, Inc.

ENGINEERING

**Meinhardt Philippines, Inc.
(MEPF).**

LANDSCAPING

Crearis

INTERIOR DESIGN

Aidea, Inc.

QUANTITY SURVEYOR

**PMQS Construction
Solutions, Inc.**

PROJECT MANAGER

Bureau Veritas Philippines

LEED CONSULTANT

Arcadis

STRUCTURAL

Sy^2 + Associates

STRUCTURAL PEER REVIEW

**Magnusson Klemencic Associates
(MKA)**

FAÇADE

ALT Cladding, Inc.

FIRE AND LIFE SAFETY

Bureau Veritas Philippines

WIND ENGINEERING

AIT Solutions

SEISMIC HAZARD ANALYSES

Fugro

Turnover Date

Beginning second quarter of 2024

www.ayalalandpremier.com

 **AyalaLandPremier**

 **ayalalandpremierofficial**

One Vertis Plaza

HLURB (now DHSUD) LS Number: 033450

Project Location: Vertis North, Brgy. Bagong Pag-asa, Quezon City

Project Completion: June 30, 2024

Project Developer/Owner: Ayala Land Inc.

DHSUD NCR AA 2021/07-2936

 AyalaLand PREMIER

For your future investment, contact  :

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