



**IHUB 3 Building
Building Specifications
NORTHGATE CYBERZONE**

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|---------------------------------|---|--|--------------|---|---------------|-----------------------|---|----------------|---------------|---|---------------|--------------|---|---------------|-----------------------|---|----------------|---------------|---|---------------|--------------|---|------|-----------------------|---|------|---------------|---|-----|
| 1. Location | : | Ihub 3, Northgate CyberZone, Filinvest Corporate City Alabang Zapote Road, Alabang, Muntinlupa City | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. Building Size/Stories | : | 19,840.80 sq.m. Gross Floor Area ; 14 storeys | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. Parking per Building | : | Podium Parking : 160 slots | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. Typical Floor Plate | : | <p>Single Tenancy</p> <p>Gross Leasable Area = (inclusive of Limited Common Areas)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ground Floor</td> <td style="width: 5%; text-align: center;">:</td> <td style="width: 55%;">1,878.68 sq.m</td> </tr> <tr> <td>5th Floor</td> <td style="text-align: center;">:</td> <td>1,541.86 sq.m.</td> </tr> <tr> <td>Typical Floor</td> <td style="text-align: center;">:</td> <td>1,581.36 sq.m</td> </tr> </table> <p>Usable Area = (exclusive of General and Limited Common Area)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ground Floor</td> <td style="width: 5%; text-align: center;">:</td> <td style="width: 55%;">1,183.85 sq.m</td> </tr> <tr> <td>5th Floor</td> <td style="text-align: center;">:</td> <td>1,313.96 sq.m.</td> </tr> <tr> <td>Typical Floor</td> <td style="text-align: center;">:</td> <td>1,352.80 sq.m</td> </tr> </table> <p>Floor Efficiency using GLA</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ground Floor</td> <td style="width: 5%; text-align: center;">:</td> <td style="width: 55%;">63 %</td> </tr> <tr> <td>5th Floor</td> <td style="text-align: center;">:</td> <td>85 %</td> </tr> <tr> <td>Typical Floor</td> <td style="text-align: center;">:</td> <td>86%</td> </tr> </table> | Ground Floor | : | 1,878.68 sq.m | 5 th Floor | : | 1,541.86 sq.m. | Typical Floor | : | 1,581.36 sq.m | Ground Floor | : | 1,183.85 sq.m | 5 th Floor | : | 1,313.96 sq.m. | Typical Floor | : | 1,352.80 sq.m | Ground Floor | : | 63 % | 5 th Floor | : | 85 % | Typical Floor | : | 86% |
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Disclaimer: The particulars, details, fees stated above are intended to give an idea of the project. The details herein are subject to change.

Note: Areas are approximates only and may have some discrepancy on actual site.

- 5. Turnover Condition :** Bare Shell, rough flooring, fire sprinkler and smoke detectors for installation., Fan Coil Units provided
- 6. Telecomm. Facilities :** Under ground fiber optic cabling facilities with dark fiber provisions for all telcos' expansion. Current Telcos' providing services are PLDT, Globe, Eastern Communications, Bayantel, Cablelink and Digitel
- 7. Back-up Generators :**
- Emergency Power Supply : 100% power back-up
 - No. of generator available : TWO
 - Capacity and coverage : 1,400 KVA each
 - Location of the generator : Podium Level 4
 - Downtime between normal power to back-up power during power failure; 10 second (estimate)
- Back-up time : Operation thru fuel (14,000 liters); approximately 36hourscontinuous running.
- UPS : It is recommended that tenant install its own UPS.
- 8. Air-Conditioning System :**
- Type of air-con system : Chilled Water Type 1,200 TR capacity (4 Chiller at 300 TR). A Fifth chiller (300TR) serves as standby. Additional 198 can be pick up from the building AHU that serves as make up pre-cooling unit.
 - Air con capacity : 1 ton per 18 sq.m. of leas able area
77.5 tons – ground floor
77.5 tons – typical floor
 - Ducting & additional FCUs : To be provided by tenants. FCUs to be of the same brand installed
 - Air-con charges : P 195.00/Sq.m./ month 24 x 7 usage
- 9. Elevators :**
- Three (3) elevators
 - Speed : 150 meters per minute
 - Brand : Fuji
 - Capacity: 1,500 kg = 25 persons (est.)
- 10. Security :** CCTV on common areas only
It is recommended for tenants to provide their own Security Monitoring System
- 11. Water Supply :**
- Source : Deepwell
 - Supply : FCC Water System
- 12. Building Management: Automation** Monitoring of all plumbing & fire protection equipment, Air Conditioning System (transfer Pumps), Ventilation System, Security System, Elevators status, Normal & Emergency Power System
- 13. Facilities / Amenities :**
- Restroom facilities per floor
Men's = 4 cubicles (including disabled), 5 urinals, & 4 lavatories
 - Ladies' = 6 cubicles (including disabled), 6 water closets & 5 lavatories
 - Provisions/stub outs for executive toilets provided within tenants' space (4 stub outs in 4 locations) Slop sink at the janitors' closet in the toilet rooms.

Convergence Block : FastBytes (Indoor and AI Fresco dining center)
Basketball Court

Cable TV Provider : Cablelink

I. Developer : CyberZone Properties, Inc.

II. Consultants/Contractors

1. **Conceptual Architects** : Studios Architecture (California)
2. **Local Architects** : R. Villarosa Architects
3. **Structural Designer** : Aromin & Sy
4. **Electrical Consultant** : Iraido T. Legaspi & Associates.
5. **Mechanical Consultant** : LRPunzalan & Associates
6. **Sanitary/ Plumbing/Fire Protection** : Mendoza Engineering
7. **Project Manager** : AMCON & Company, Inc..
8. **General Contractor** : JDBEC Inc.
9. **Elevator Contractor** : General Elevator (Brand Fuji)
10. **Generator Supplier** : Multico

