

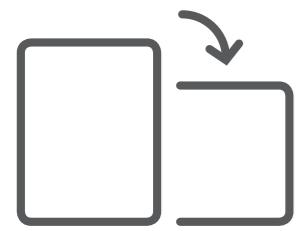


Ayala Land PREMIER



# ONE VERTIS PLAZA

PREMIER CORPORATE TOWER



Flip your device for optimal view



THE PREMIER CORPORATE ADDRESS  
AT THE HEART OF VERTIS NORTH

# ONE VERTIS PLAZA

*One Vertis Plaza | Artist's Perspective*



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.



QUEZON CITY—  
A FERTILE LANDSCAPE  
FOR BUSINESS

Lifestyle Image



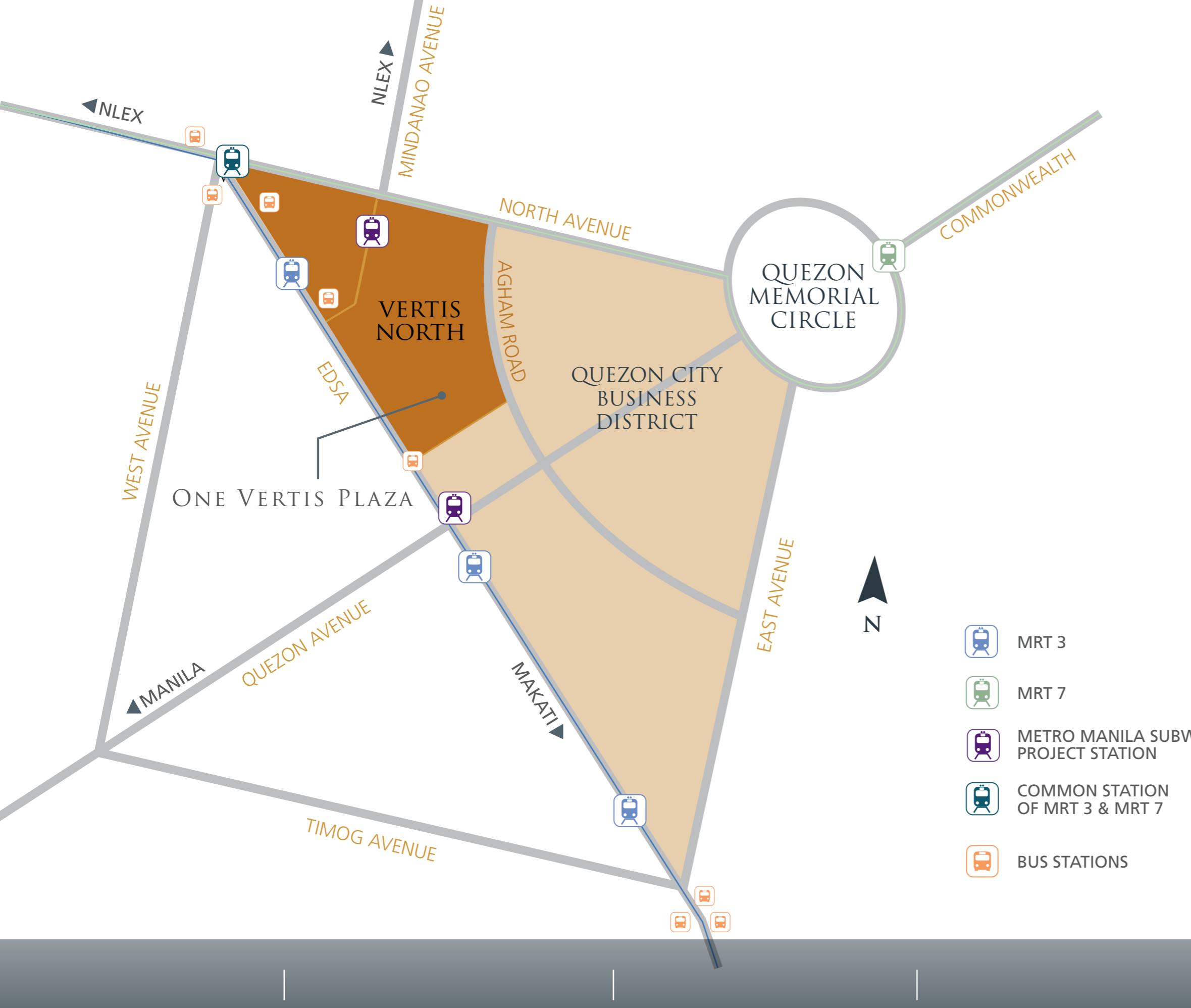
# A LEADING URBAN CENTER FOR BUSINESS

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.

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A VIBRANT SETTING  
FOR CORPORATE PURSUITS

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#### 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



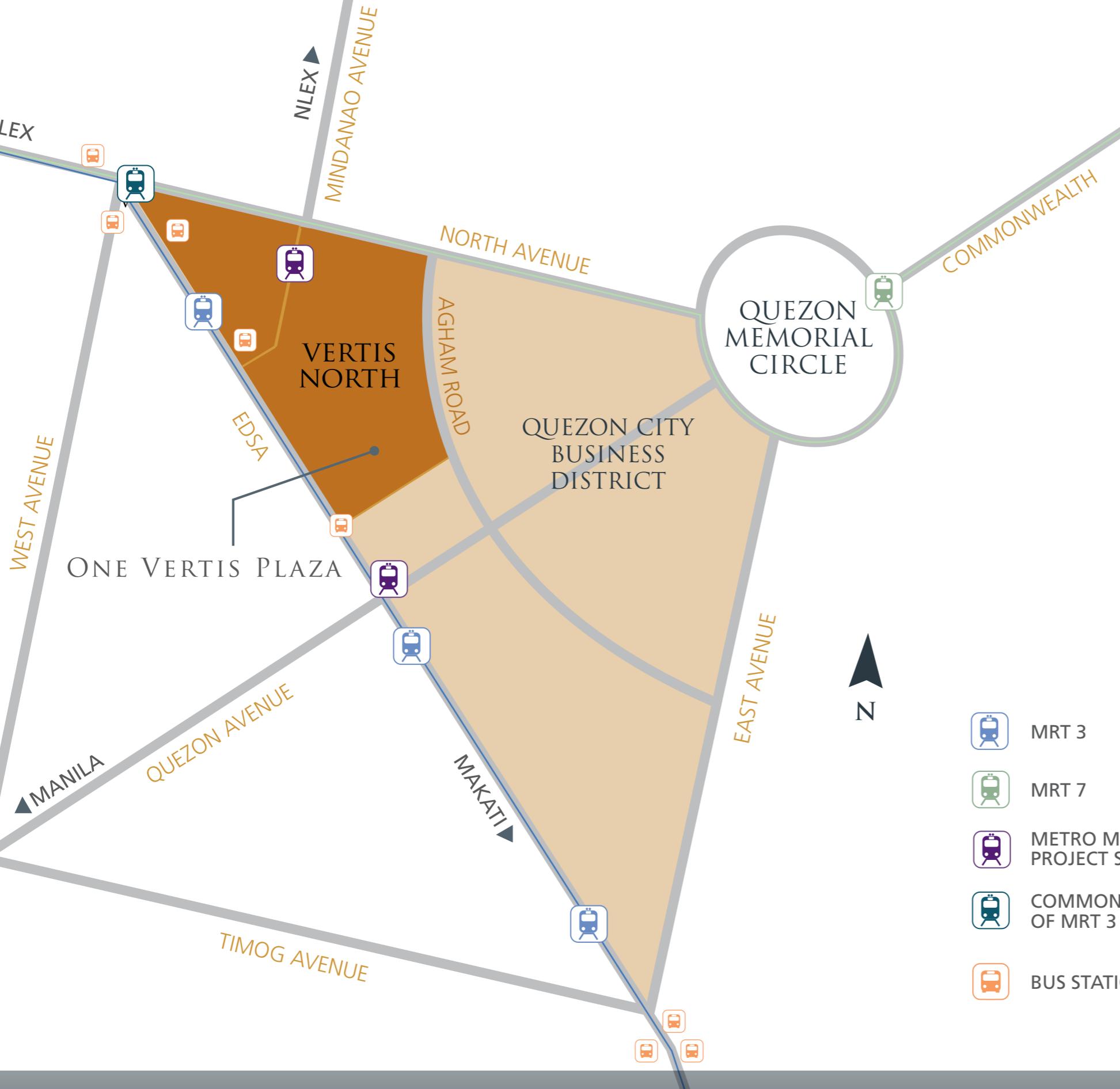
METRO MANILA SUBWAY  
PROJECT STATION



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

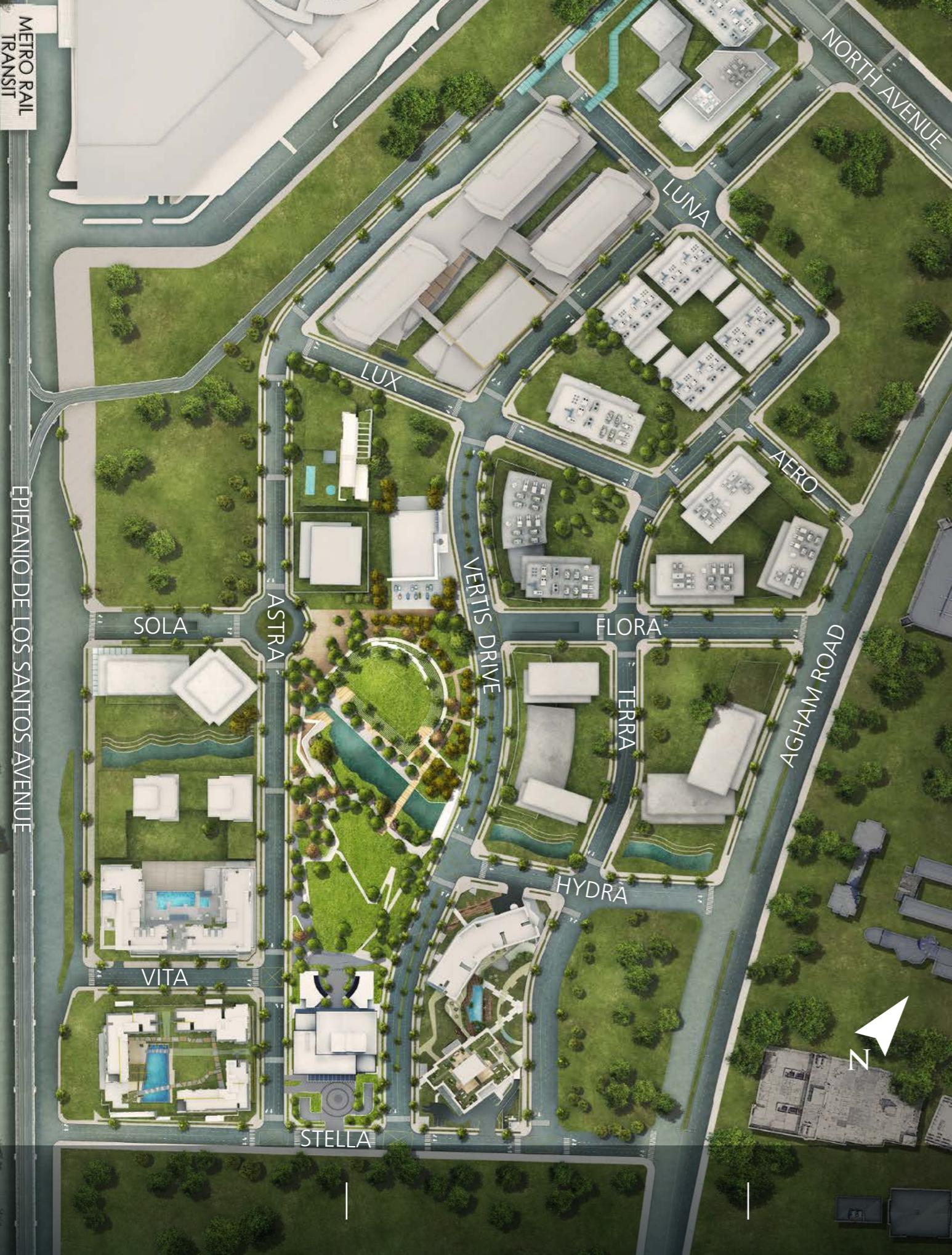


Vertis North | Artist's Perspective



## 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 Orean 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.

Lifestyle Image

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A CONTEMPORARY  
BUSINESS ATMOSPHERE

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One Vertis Plaza | Artist's Perspective

#### DEVELOPMENT SUMMARY

DEVELOPMENT TYPE	Premium <b>*LEED Registered Office Building</b>
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

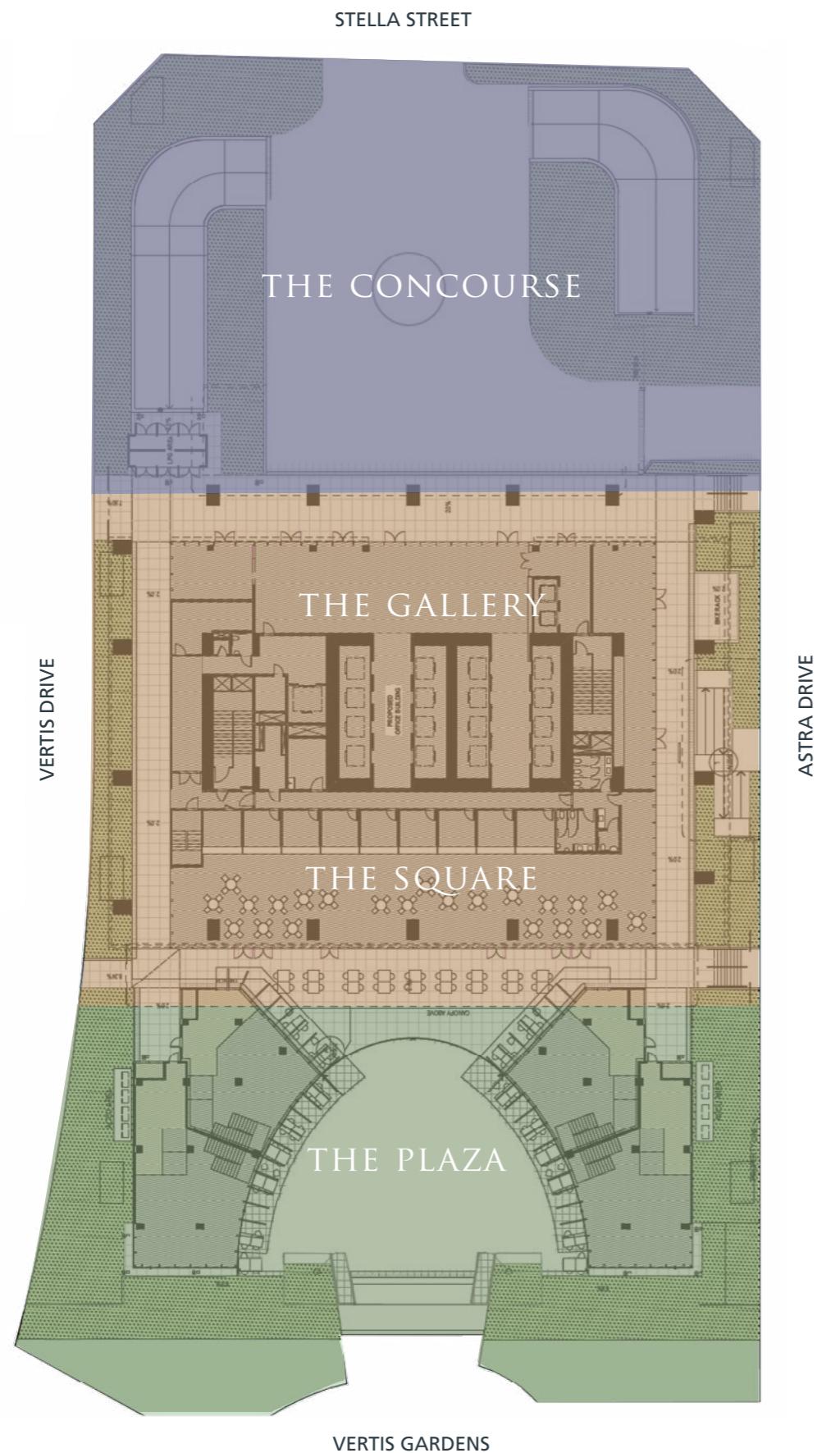


VITAL AREAS  
FOR GROWTH



# 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 | Artist's Perspective

# THE CONCOURSE



The Concourse | Artist's Perspective

## 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 | Artist's Perspective

# THE GALLERY



The Gallery | Artist's Perspective

## 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

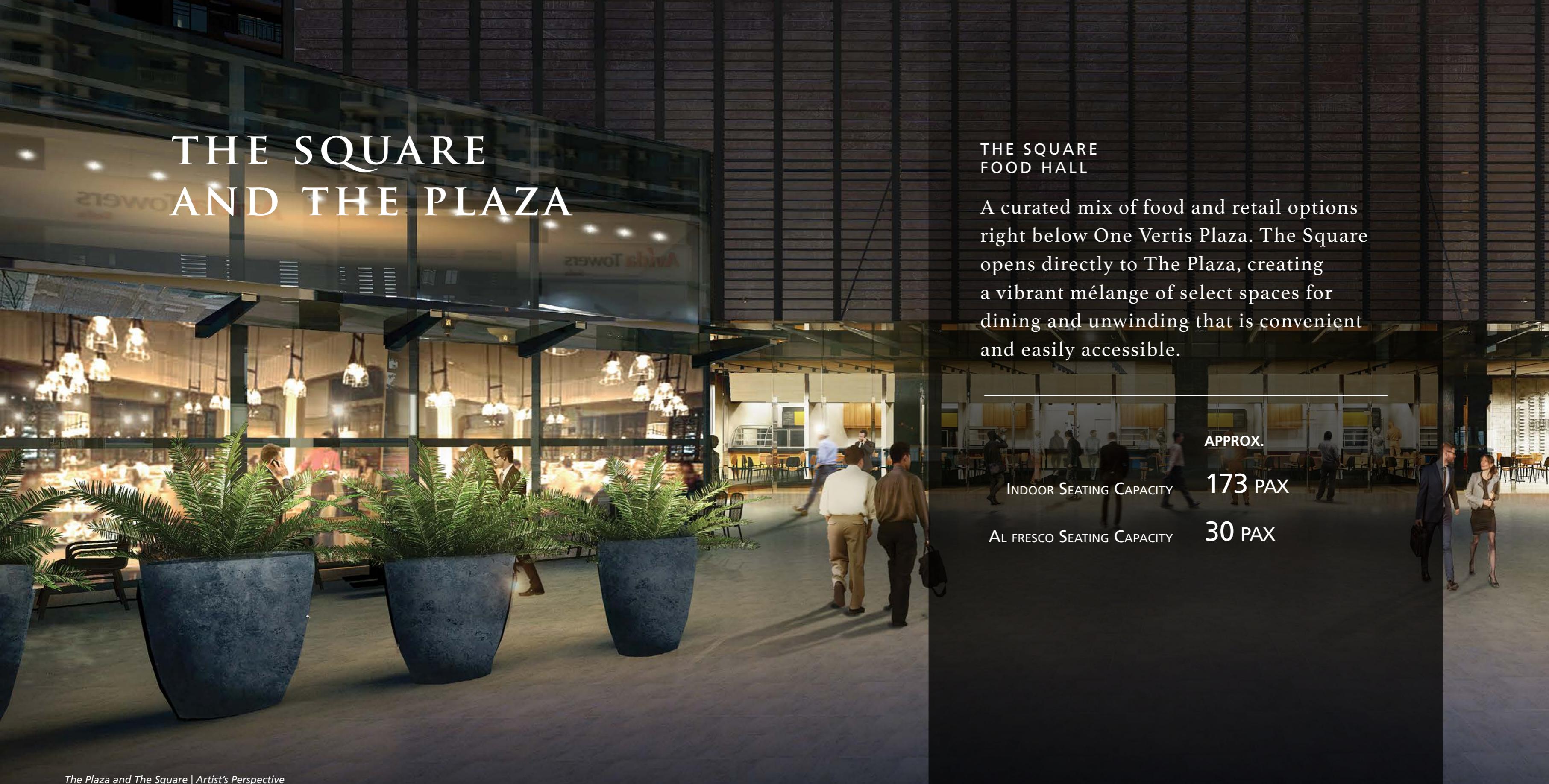


# THE SQUARE AND THE PLAZA



*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

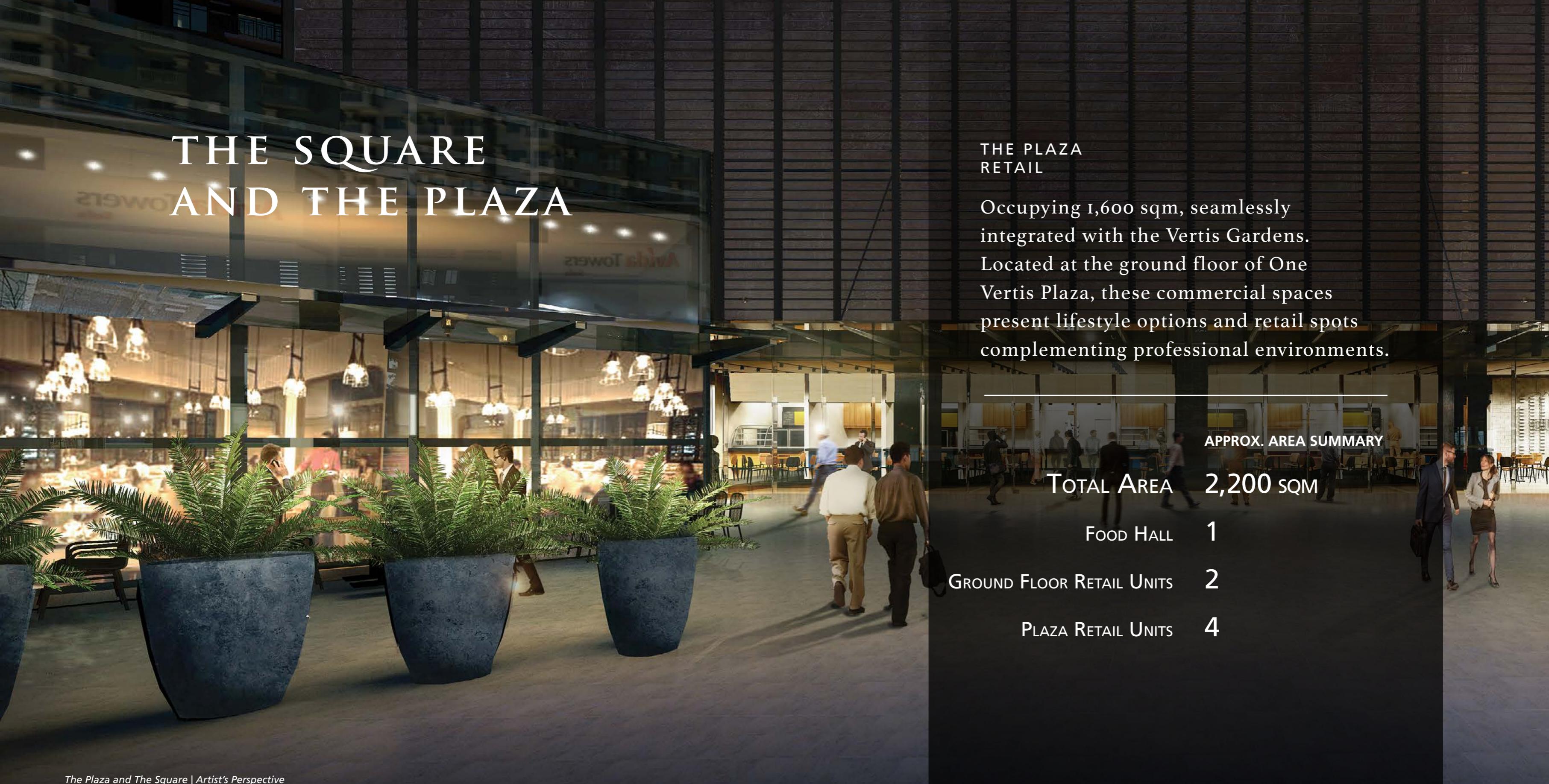
APPROX.  
**173 PAX**

AL FRESCO SEATING CAPACITY

**30 PAX**

The Plaza and The Square | Artist's Perspective

# 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



A detailed aerial rendering of One Vertis Plaza, a modern skyscraper with a curved glass facade. The building is set against a backdrop of a large, green park with a circular amphitheater, a road network with traffic, and a distant city skyline. The foreground shows the base of the building and a paved plaza area.

# STOREYS OF DISTINCTION

One Vertis Plaza | Artist's Perspective



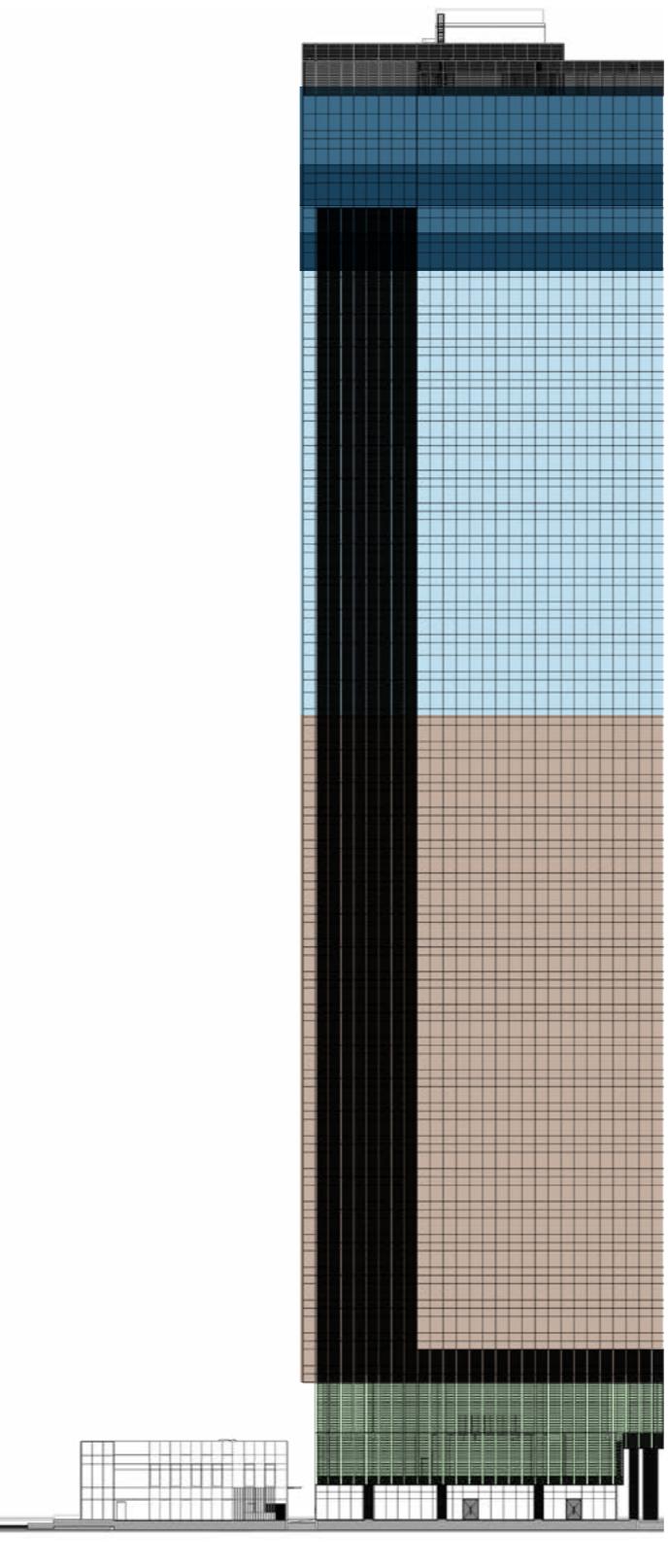
One Vertis Plaza | Artist's Perspective

## 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
<b>EXECUTIVE ZONE</b>	<b>5</b>				<b>42</b>
41 <sup>ST</sup> TO 43 <sup>RD</sup>		8	117 SQM TO 262 SQM	1,333 SQM	
39 <sup>TH</sup> TO 40 <sup>TH</sup>		9	117 SQM TO 325 SQM	1,497 SQM	
<b>HIGH ZONE</b>	<b>13</b>	<b>10</b>			<b>130</b>
34 <sup>TH</sup> TO 38 <sup>TH</sup>			117 SQM TO 325 SQM	1,648 SQM	
28 <sup>TH</sup> TO 33 <sup>RD</sup>			116 SQM TO 322 SQM	1,634 SQM	
27 <sup>TH</sup>			116 SQM TO 261 SQM	1,583 SQM	
26 <sup>TH</sup>			116 SQM TO 322 SQM	1,634 SQM	
<b>MID ZONE</b>	<b>20</b>	<b>10</b>			<b>200</b>
19 <sup>TH</sup> TO 25 <sup>TH</sup>			116 SQM TO 322 SQM	1,634 SQM	
6 <sup>TH</sup> TO 18 <sup>TH</sup>			114 SQM TO 319 SQM	1,614 SQM	
5 <sup>TH</sup>			101 SQM TO 306 SQM	1,524 SQM	
<b>MECHANICAL FLOOR</b>					
2 <sup>ND</sup> TO 3 <sup>RD</sup>	2				
GROUND FLOOR	1				
<b>TOTAL</b>					<b>372</b>



- █ 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

## 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

## ELEVATORS

TOTAL NO. OF ELEVATORS

**19 ELEVATOR CARS**

HIGH AND EXECUTIVE ZONE  
(26<sup>TH</sup> – 43<sup>RD</sup> FLOOR)

8 PASSENGER  
ELEVATOR CARS

MID ZONE  
(GROUND – 25<sup>TH</sup> FLOOR)

8 PASSENGER  
ELEVATOR CARS

PARKING ELEVATOR  
(BASEMENT 6 – GROUND FLOOR)

2 PASSENGER  
ELEVATOR CARS

SERVICE ELEVATOR  
(BASEMENT 6 – ROOF DECK)

1 PASSENGER  
ELEVATOR CAR

## 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



Lifestyle Image



## 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

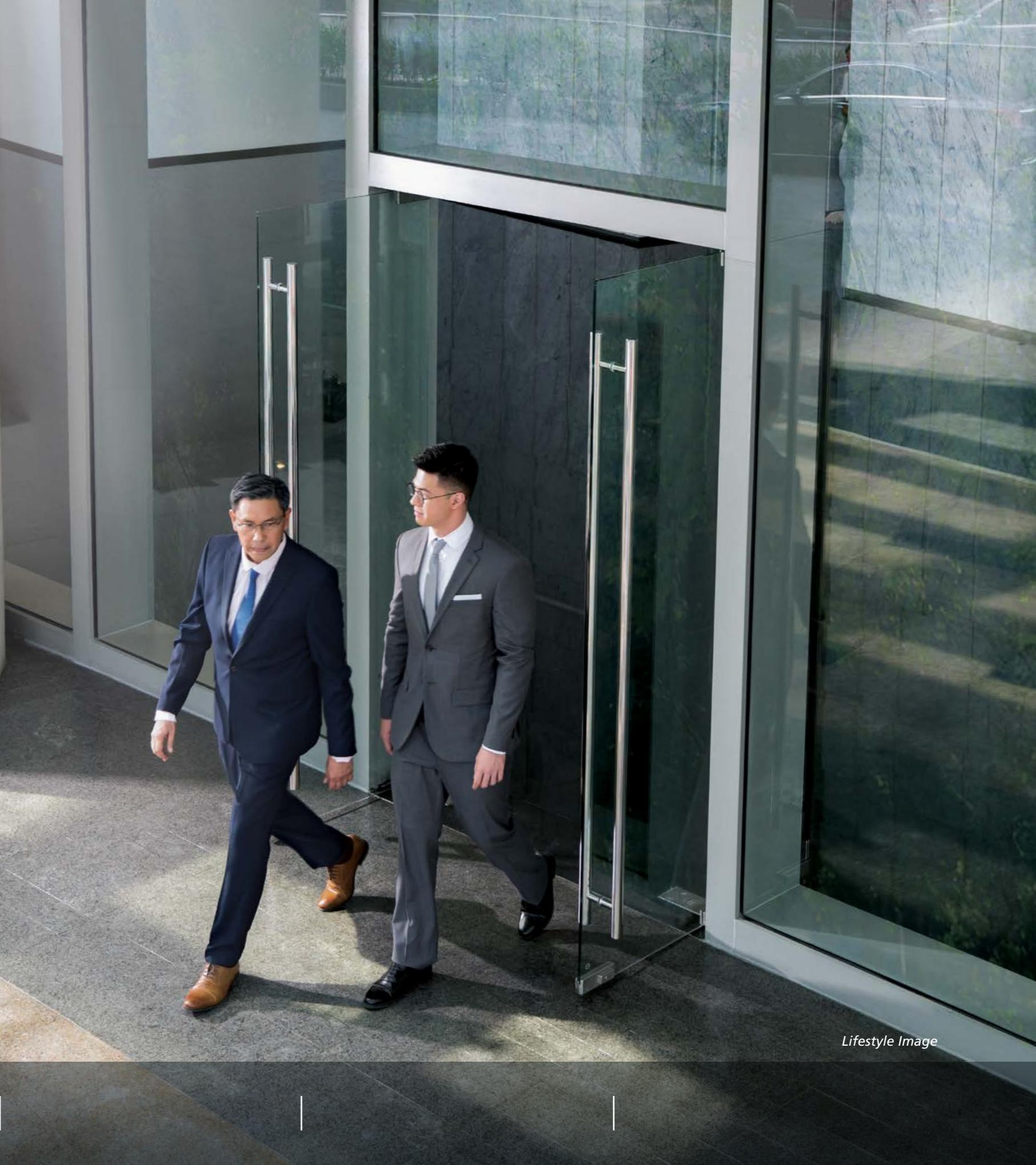
An air-conditioning system where refrigerant flows from the outdoor aircon units (ACCU) to various indoor fan coil units (FCU). This provides control for air-conditioning only specific spaces, saving energy, and continuously refreshing air quality.

### 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.



Lifestyle Image

## 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

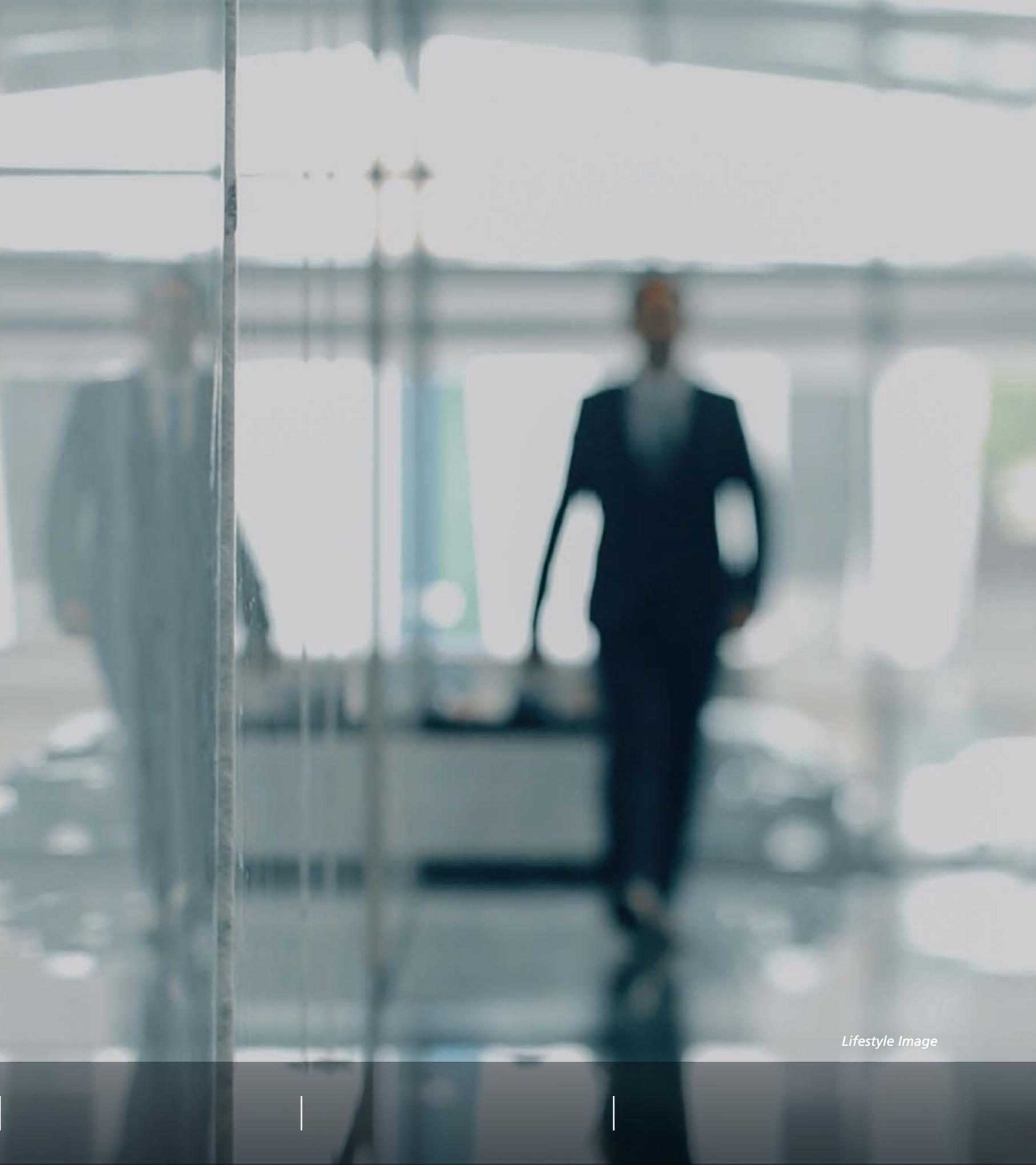
Rainwater management system

Walk off mats in building entrances

Bicycle racks

High solar reflectance index for external flooring and roof deck

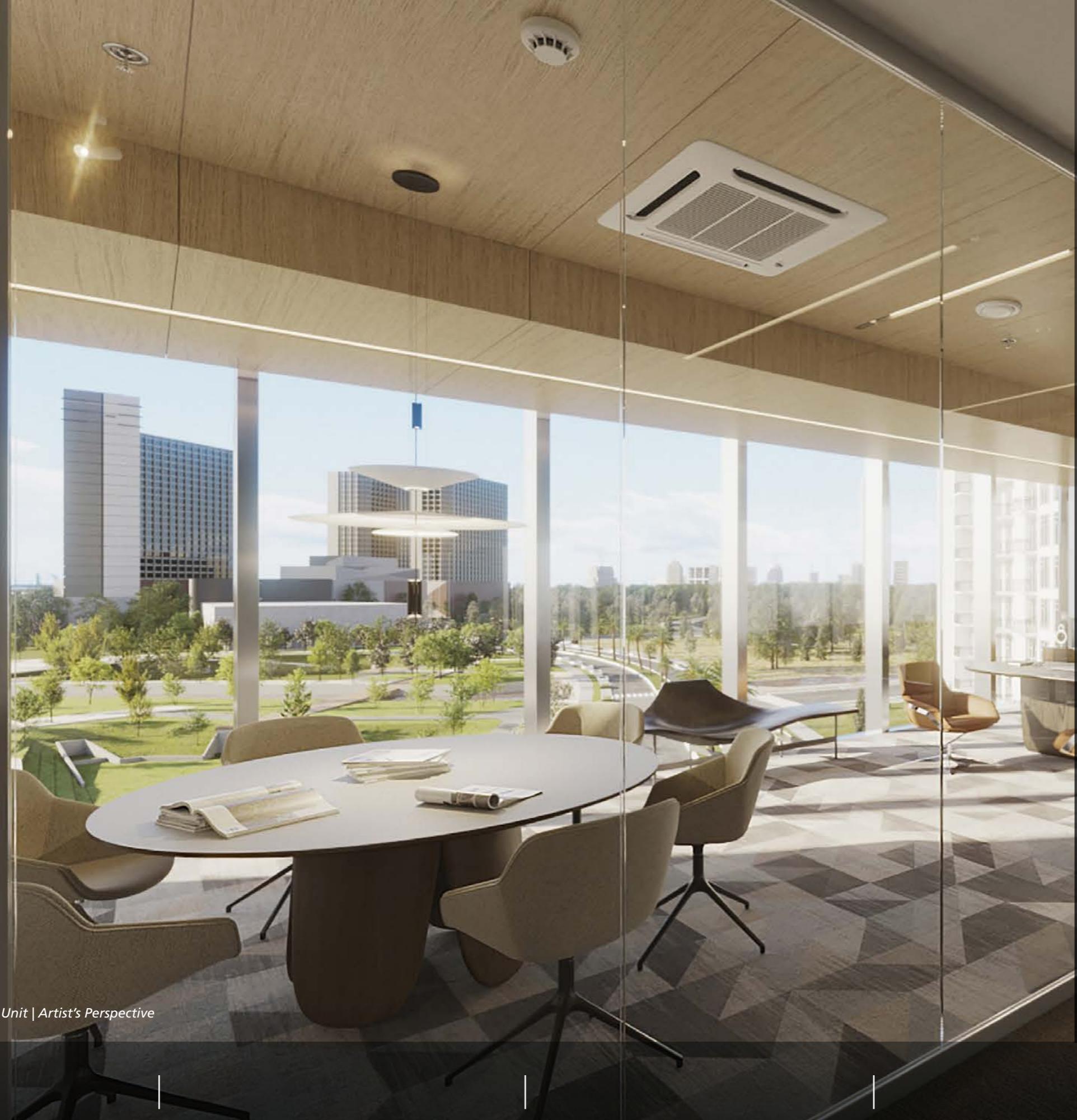
Materials recycling facility



Lifestyle Image



5th Floor Unit | Artist's Perspective



5th Floor Unit | Artist's Perspective

## 5<sup>TH</sup> FLOOR UNIT

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





17th Floor Unit | Artist's Perspective



17th Floor Unit | Artist's Perspective

## 17<sup>TH</sup> FLOOR UNIT

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

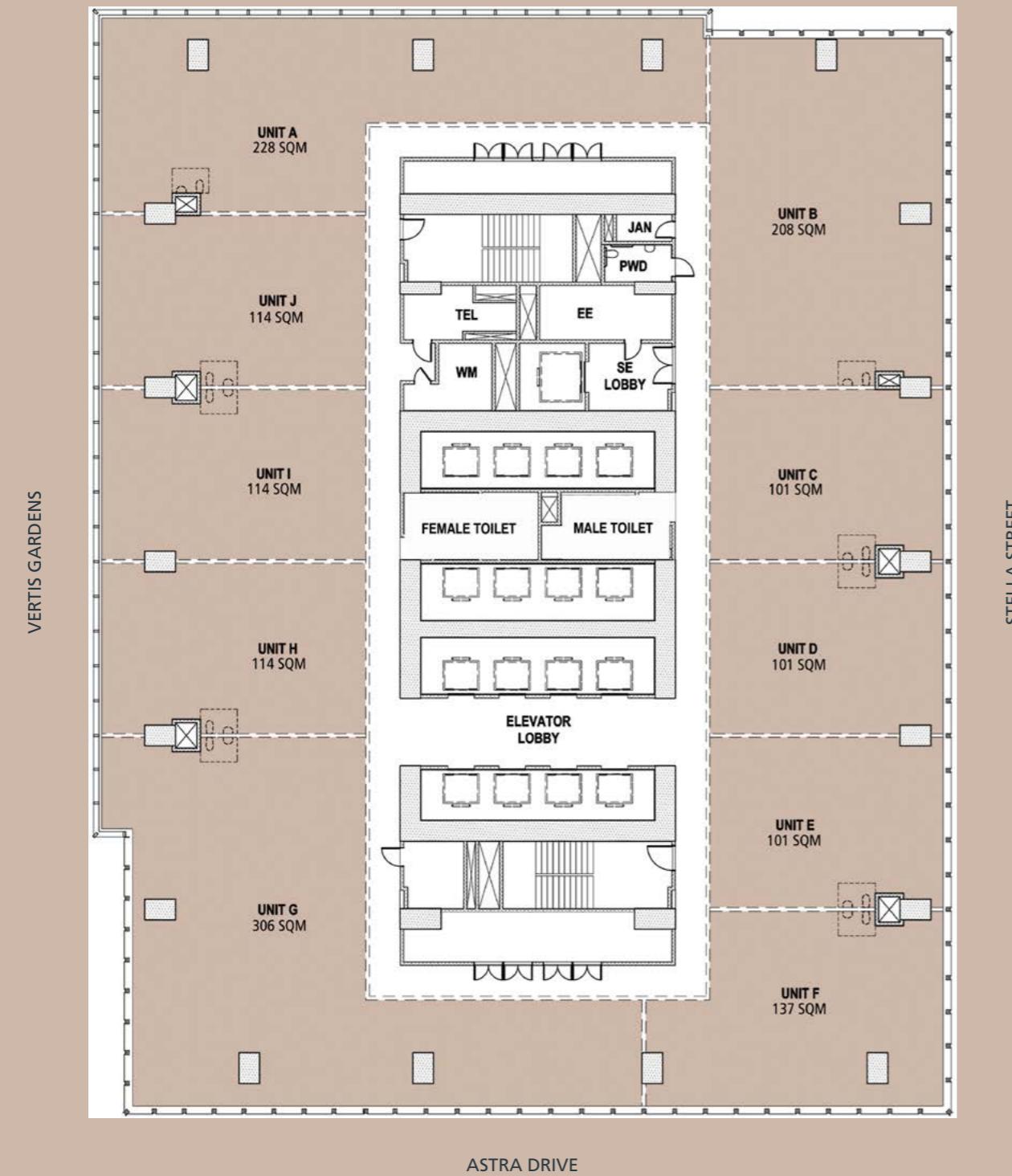


## MID ZONE

### 5<sup>TH</sup> FLOOR PLAN

ARTIST'S LAYOUT

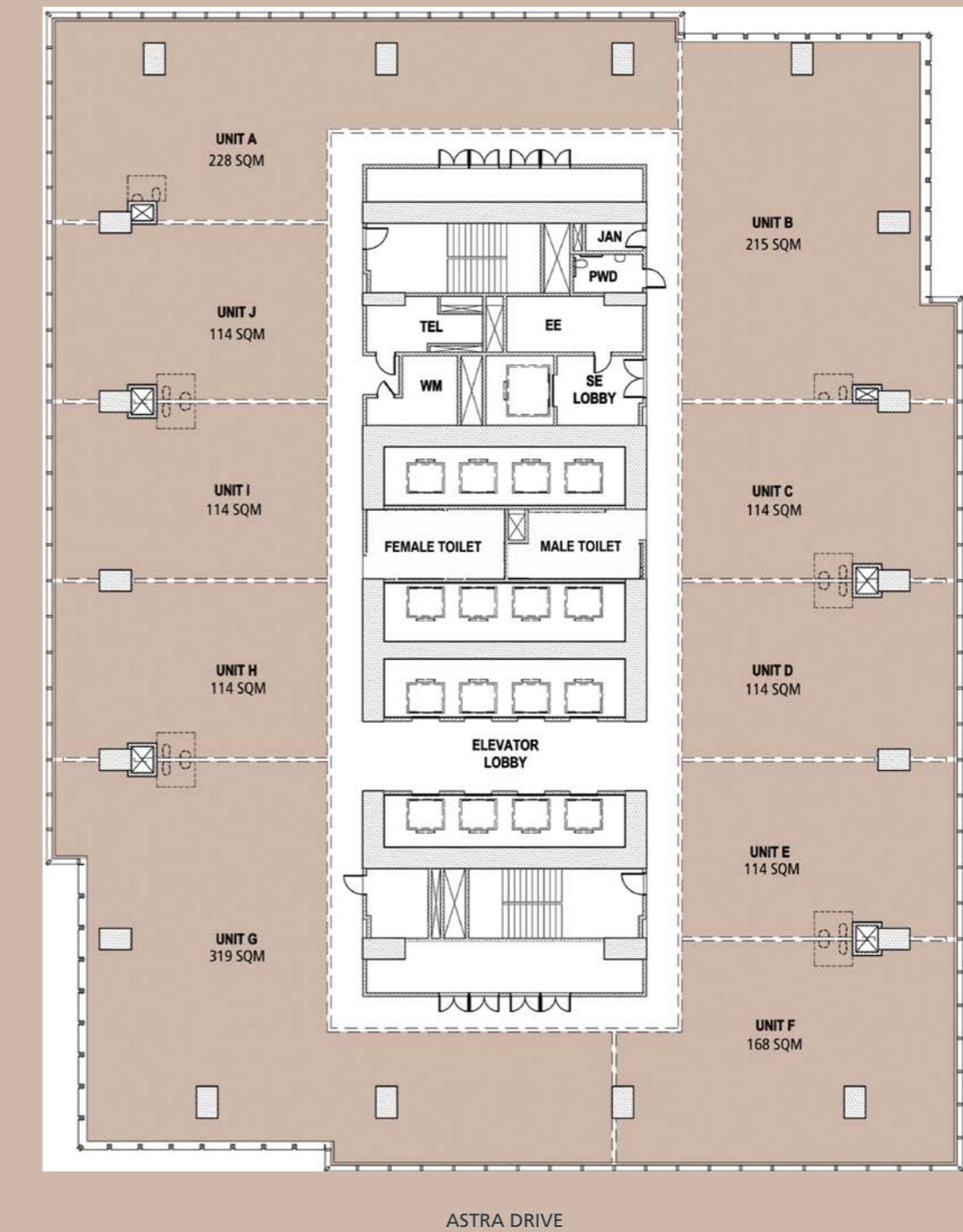
VERTIS DRIVE



### 6<sup>TH</sup> TO 18<sup>TH</sup> FLOOR PLAN

ARTIST'S LAYOUT

VERTIS DRIVE

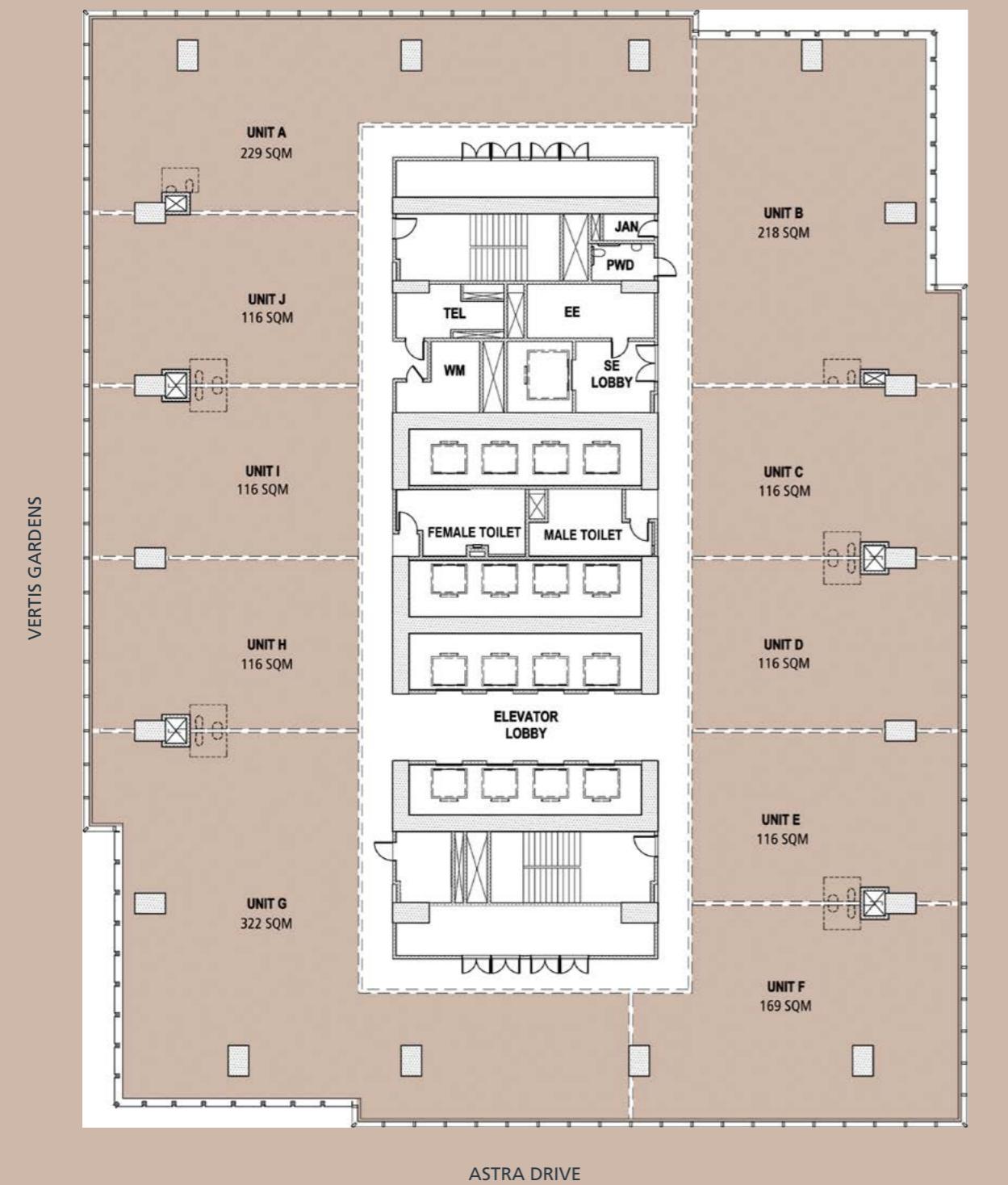


## MID ZONE

### 19<sup>TH</sup> TO 25<sup>TH</sup> FLOOR PLAN

ARTIST'S LAYOUT

VERTIS DRIVE

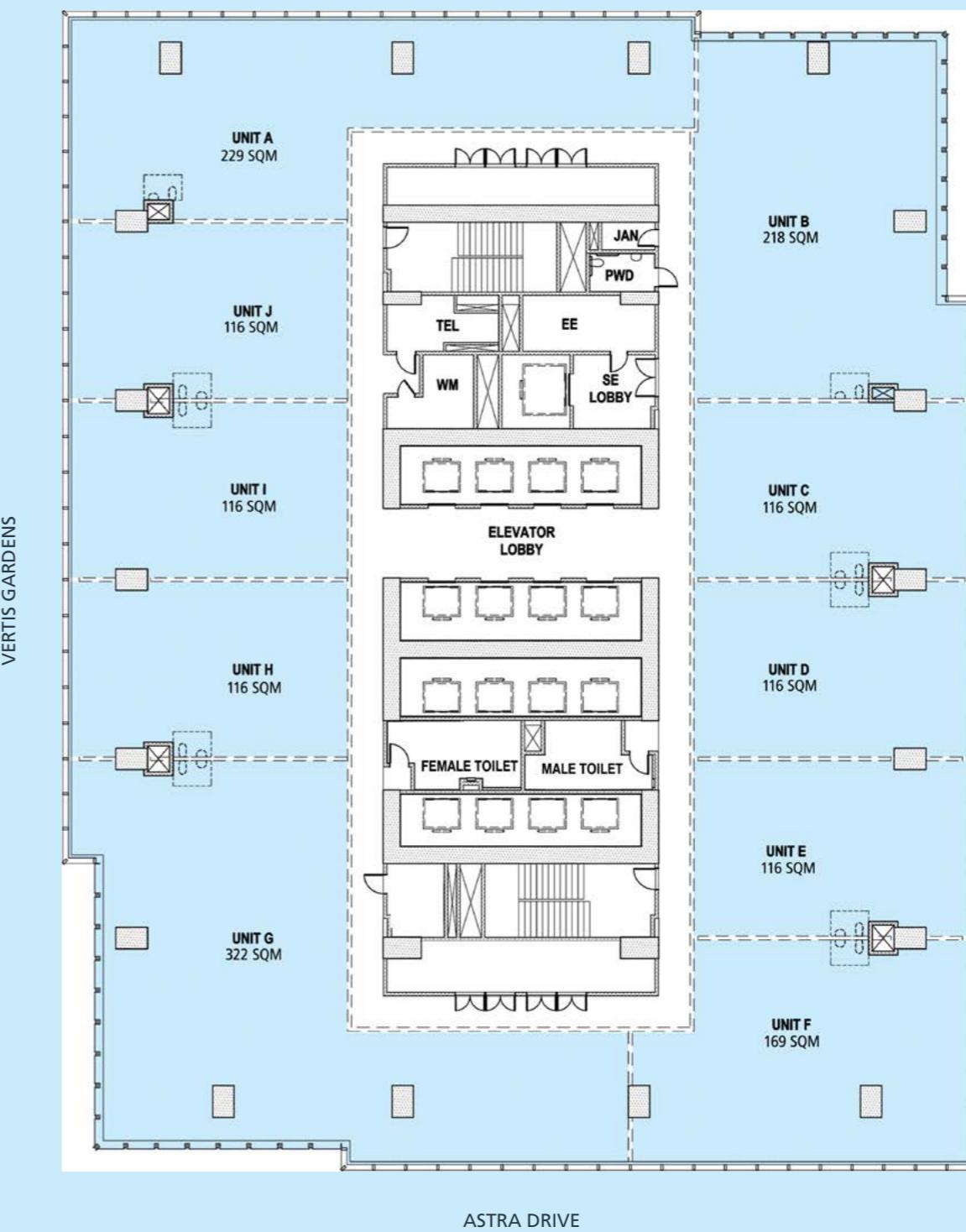


## HIGH ZONE

### 26<sup>TH</sup> FLOOR PLAN TRANSITION FLOOR

ARTIST'S LAYOUT

VERTIS DRIVE



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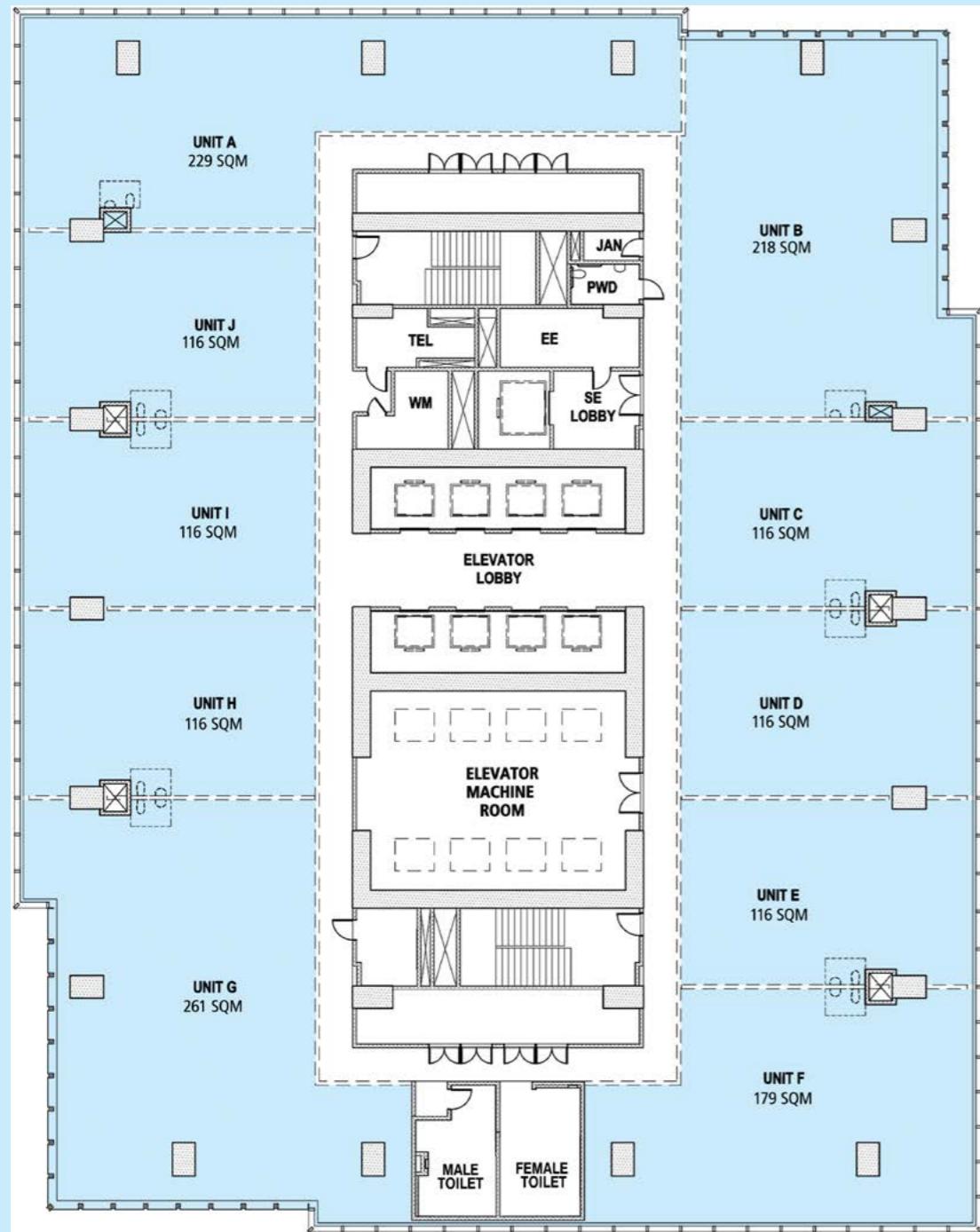
## HIGH ZONE

### 27<sup>TH</sup> FLOOR PLAN TRANSITION FLOOR

ARTISTS'S LAYOUT

VERTIS DRIVE

VERTIS GARDENS



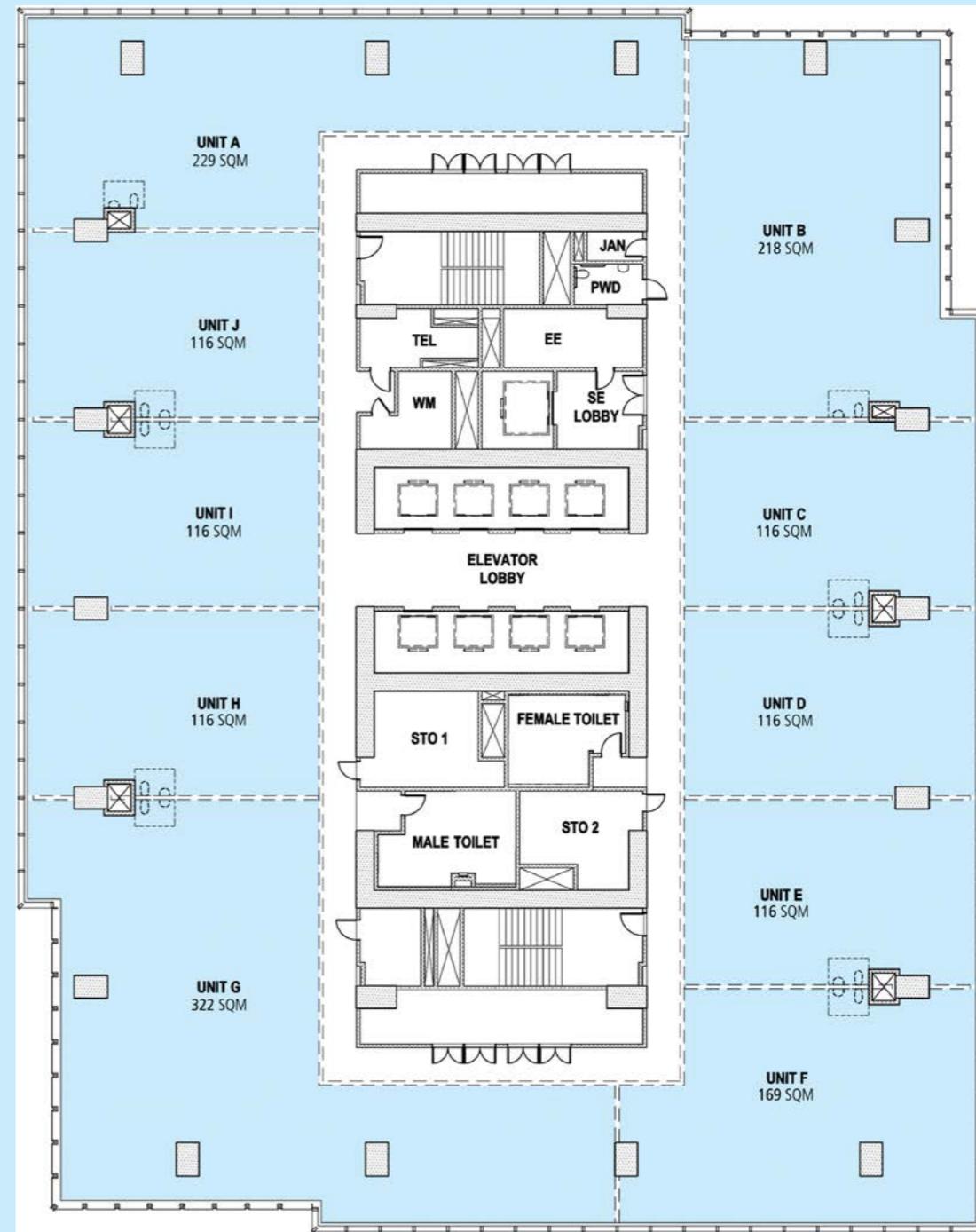
## HIGH ZONE

### 28<sup>TH</sup> TO 33<sup>RD</sup> FLOOR PLAN

ARTISTS'S LAYOUT

VERTIS DRIVE

VERTIS GARDENS



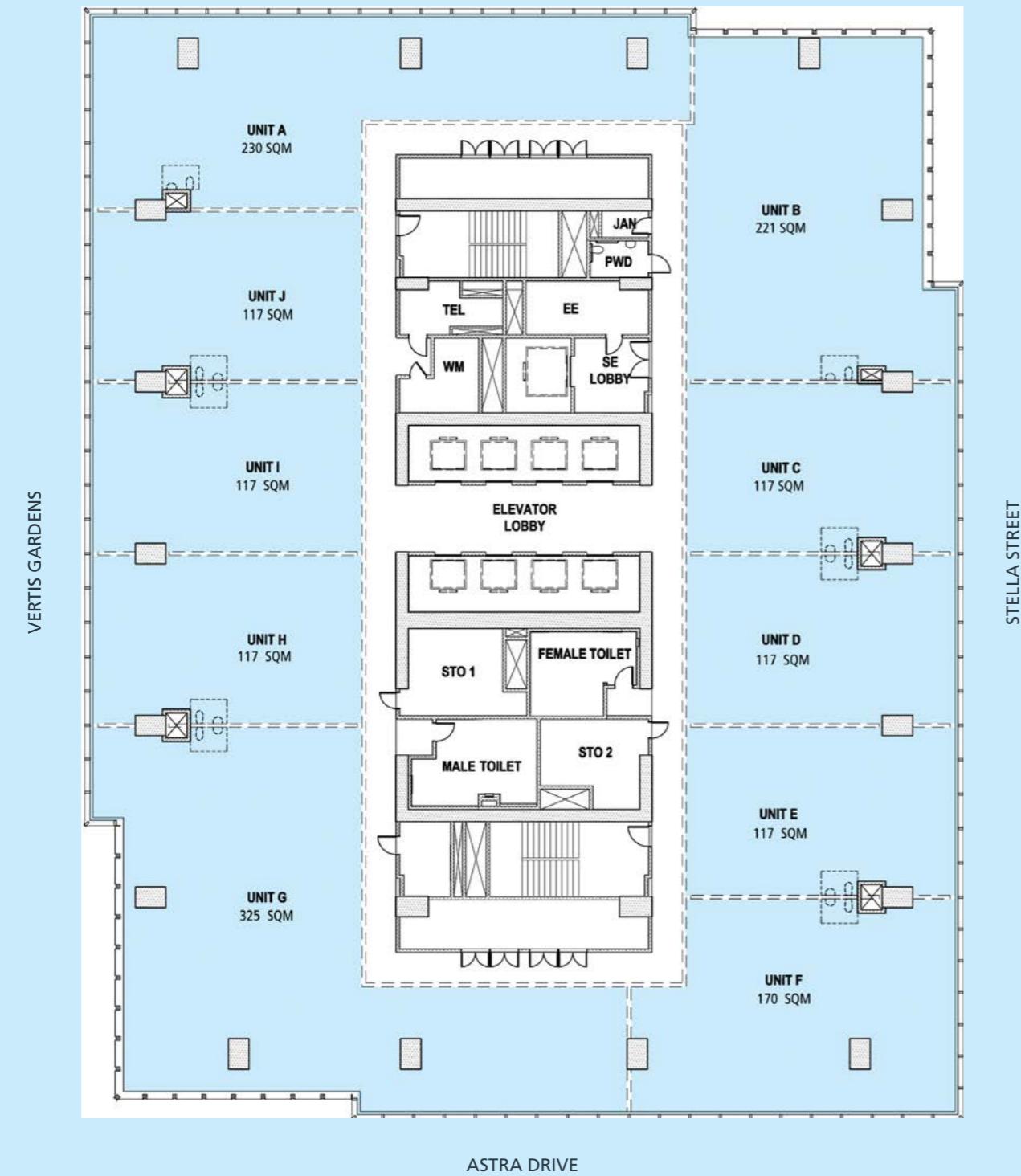
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## HIGH ZONE

### 34<sup>TH</sup> TO 38<sup>TH</sup> FLOOR PLAN

ARTIST'S LAYOUT

VERTIS DRIVE

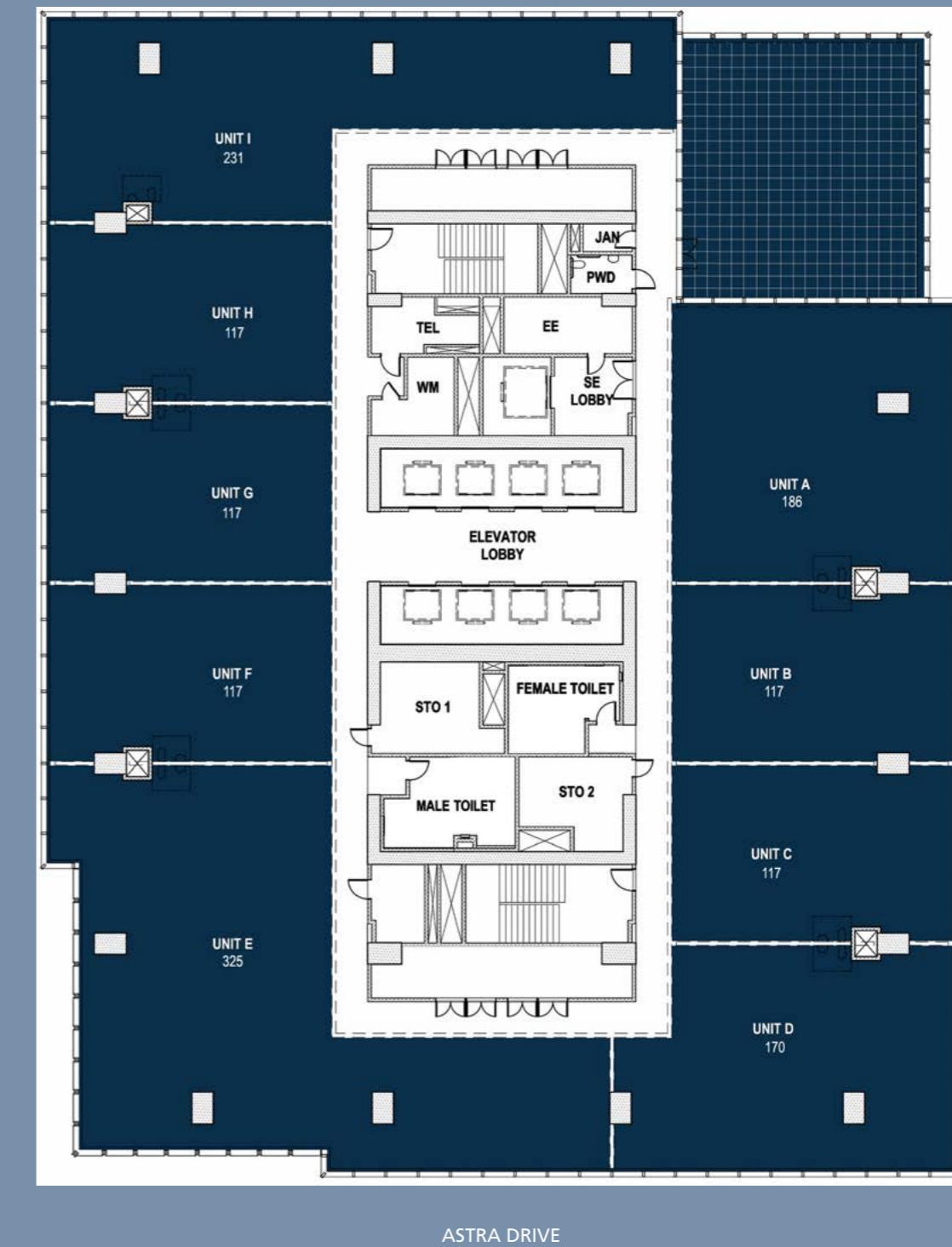


## EXECUTIVE ZONE WITH DECK

### 39<sup>TH</sup> FLOOR PLA

ARTIST'S LAYOUT

VERTIS DRIVE



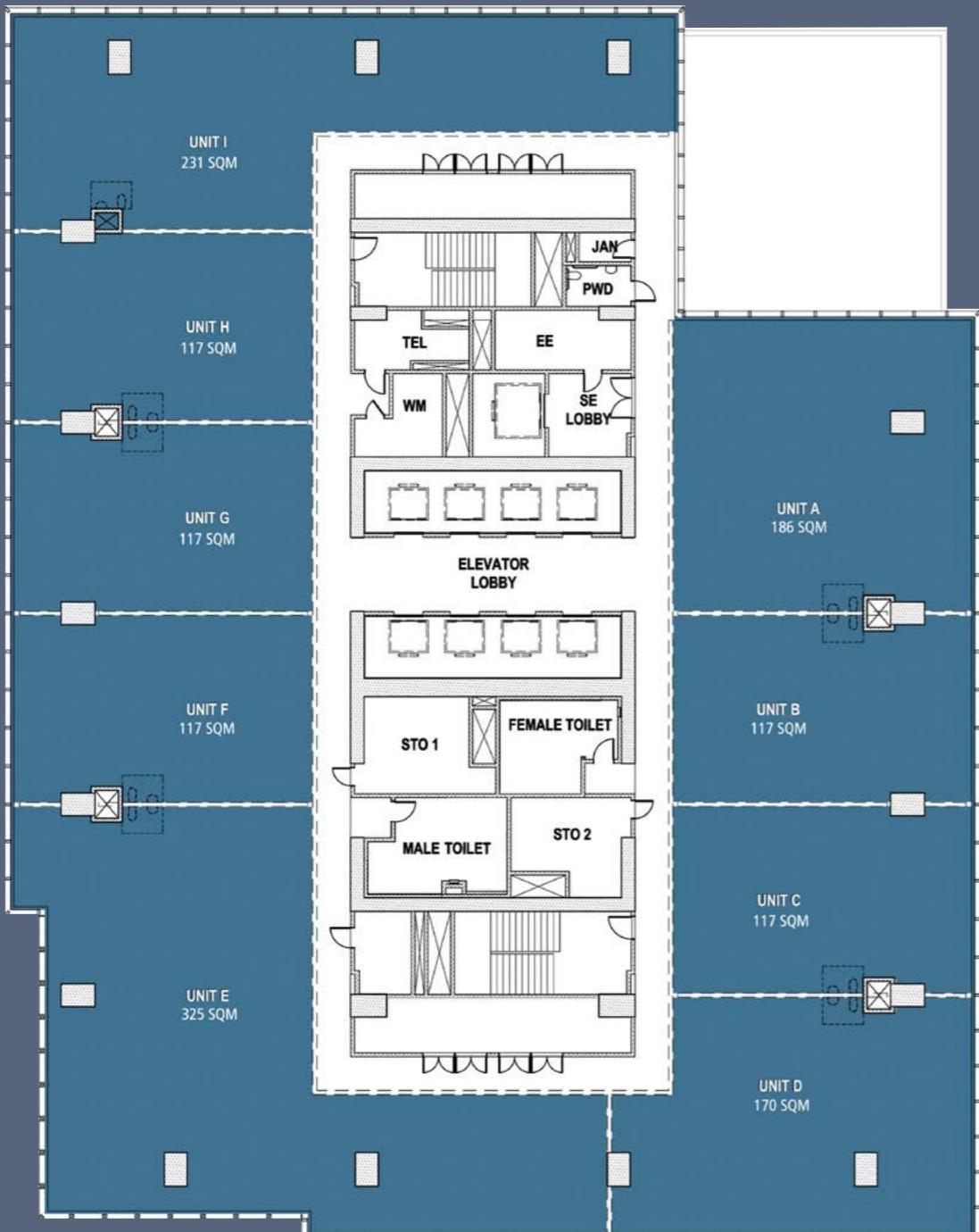
## EXECUTIVE ZONE WITHOUT BALCONY

40<sup>TH</sup> FLOOR PLAN

ARTIST'S LAYOUT

VERTIS DRIVE

VERTIS GARDENS



ASTRA DRIVE

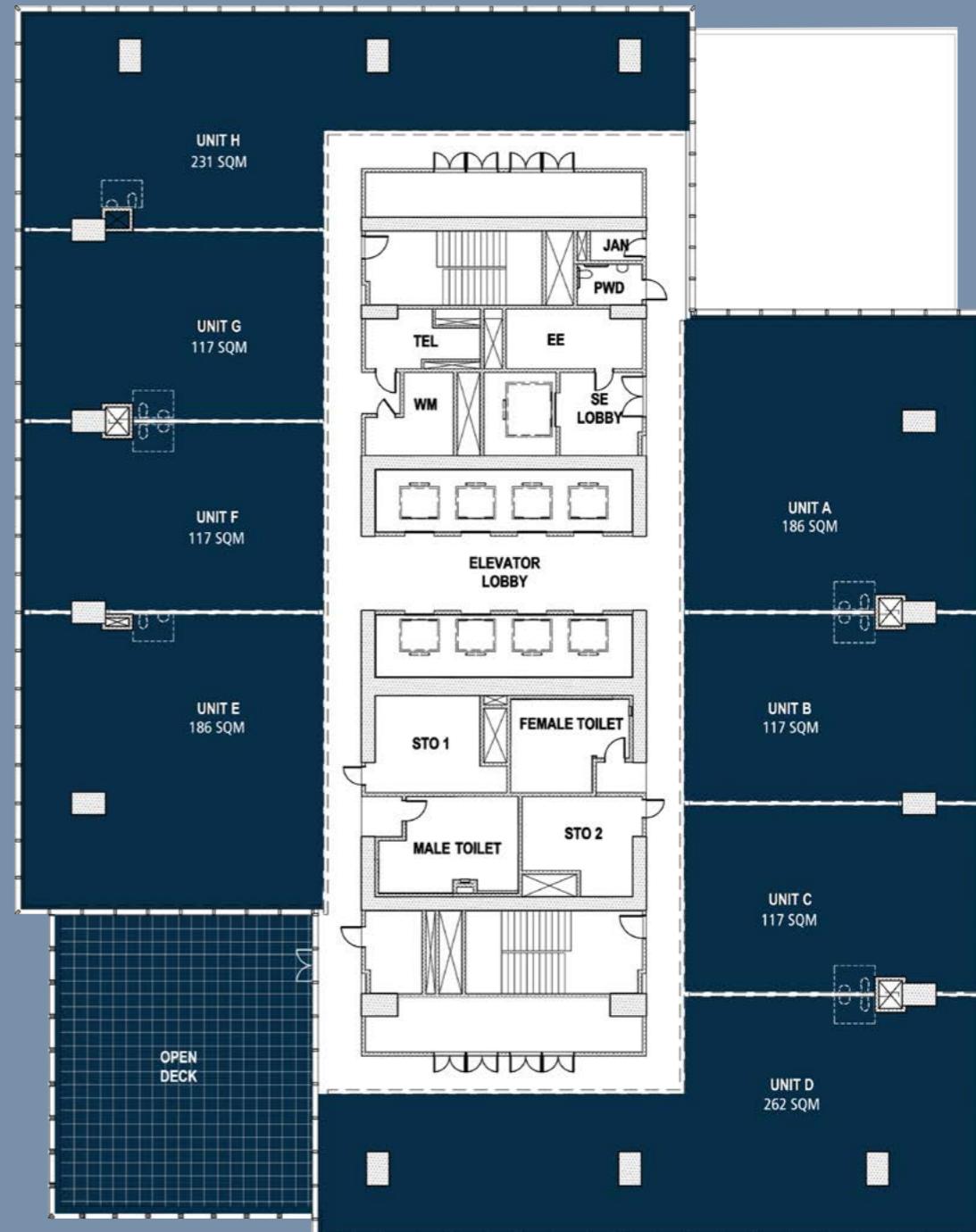
## EXECUTIVE ZONE WITH DECK

41<sup>ST</sup> FLOOR PLAN

ARTIST'S LAYOUT

VERTIS DRIVE

VERTIS GARDENS



ASTRA DRIVE

STELLA STREET

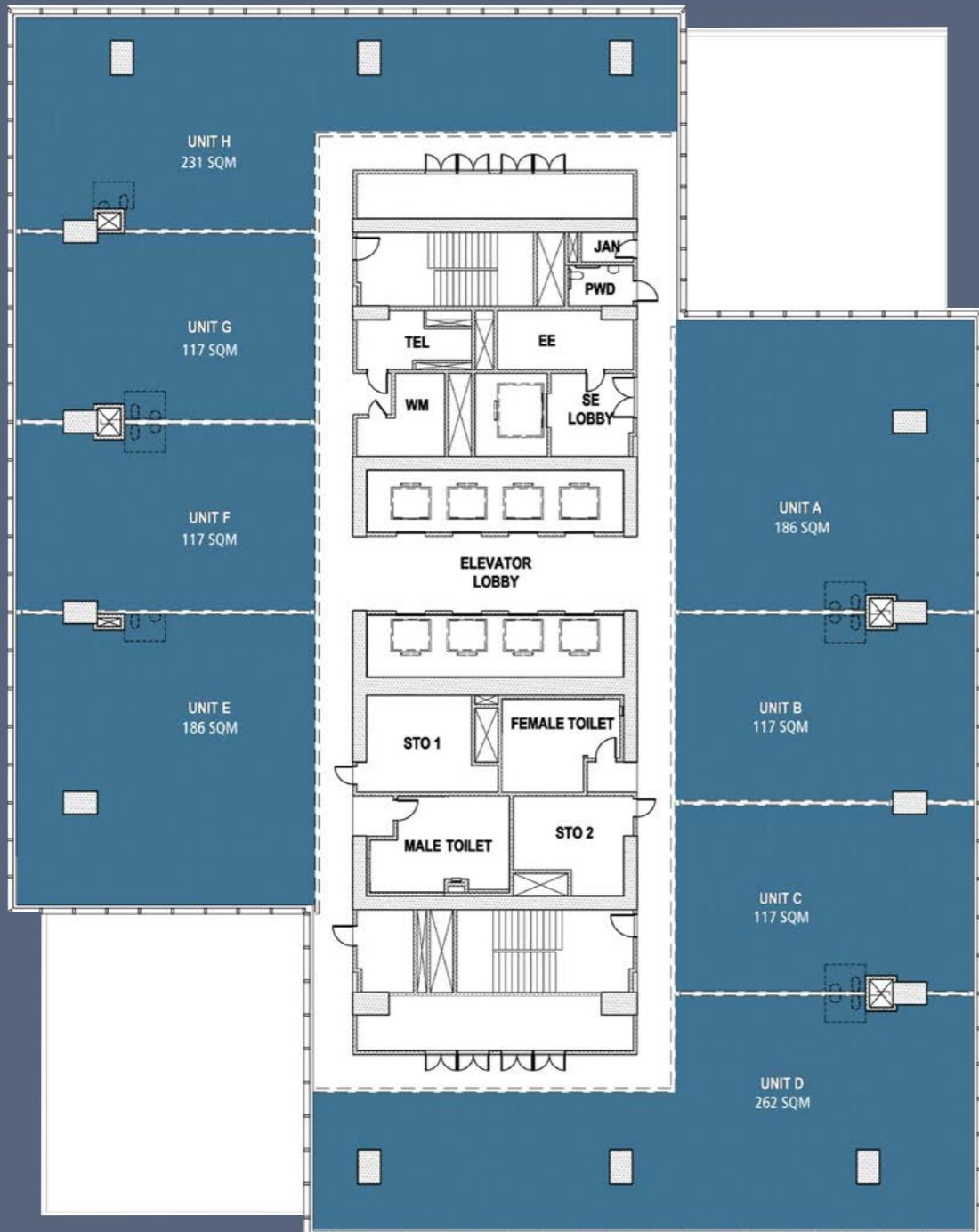
## EXECUTIVE ZONE WITHOUT BALCONY

### 42<sup>ND</sup> FLOOR PLAN

ARTIST'S LAYOUT

VERTIS DRIVE

VERTIS GARDENS

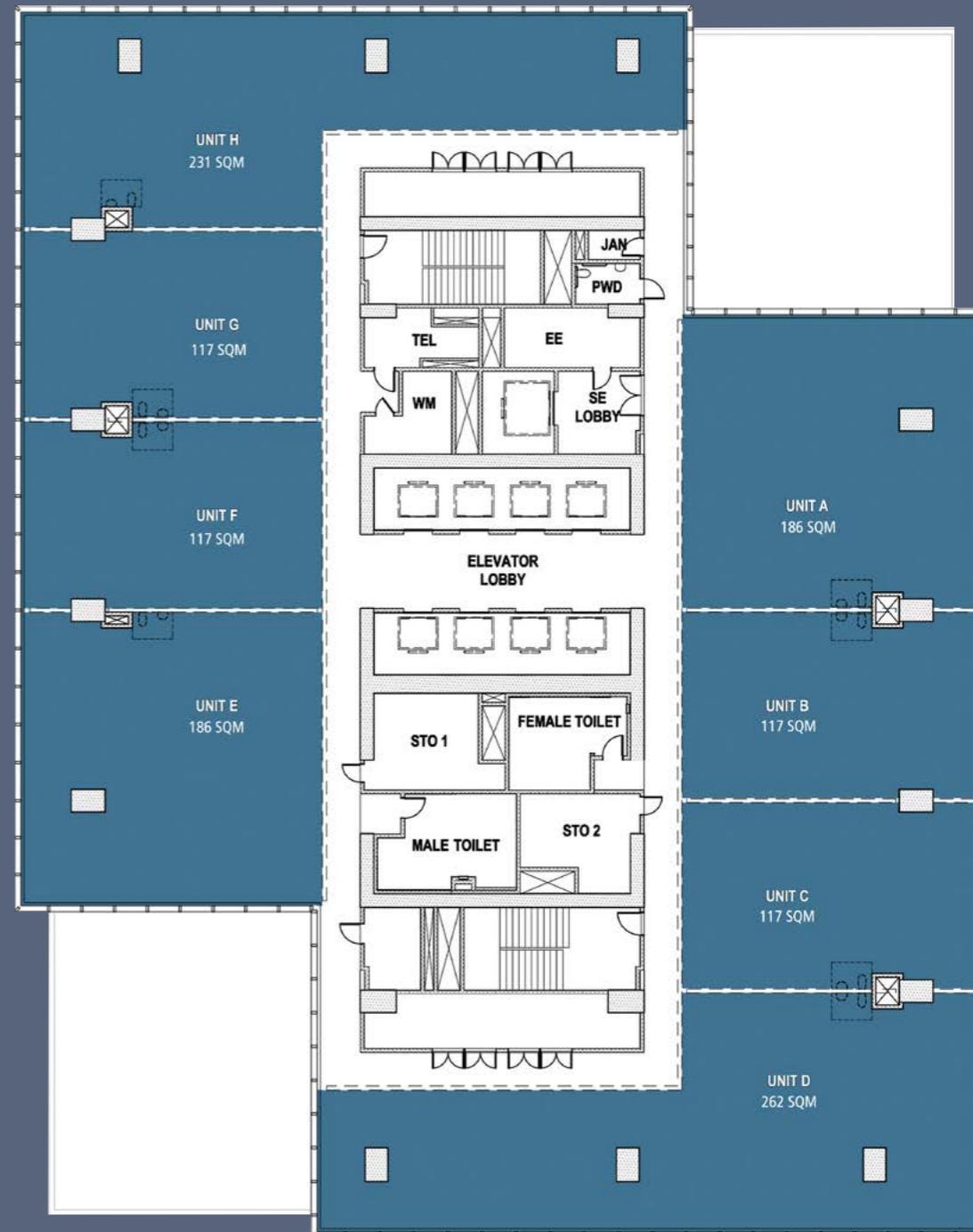


### 43<sup>RD</sup> FLOOR PLAN

ARTIST'S LAYOUT

VERTIS DRIVE

VERTIS GARDENS



## Premier Partners

ARCHITECT

**Aidea, Inc.**

ENGINEERING

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

LANDSCAPING

**Cearis**

INTERIOR DESIGN

**Aidea, Inc.**

QUANTITY SURVEYOR

**PMQS Construction  
Solutions, Inc.**

PROJECT MANAGER

**Bureau Veritas Philippines**

LEED CONSULTANT

**Arcadis**

STRUCTURAL

**Sy<sup>2</sup> + 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](http://www.ayalalandpremier.com)



**AyalaLandPremier**



**ayalalandpremierofficial**

One Vertis Plaza

HLURB (now DHSUD) LS Number: 033450

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

Project Completion: June 30, 2024

Project Developer/Owner: Ayala Land Inc.

DHSUD NCR AA 2021/07-2936





**AyalaLand** PREMIER