



**IHUB 4 Building  
Building Specifications  
NORTHGATE CYBERZONE**

- |                                 |   |   |
|---------------------------------|---|---|
| <b>1. Location</b>              | : | Ihub 4, Northgate CyberZone, Filinvest Corporate City Alabang Zapote Road, Alabang, Muntinlupa City   |
| <b>2. Building Size/Stories</b> | : | <b>19,646.72</b> sq.m. Gross Floor Area ; 14 storeys  |
| <b>3. Parking per Building</b>  | : | Podium Parking : 170 slots  |
| <b>4. Typical Floor Plate</b>   | : | <p><b>Single Tenancy</b></p> <p>Gross Leasable Area = (inclusive of Limited Common Areas)</p> <p>Ground Floor : 1,701.61 sq.m</p> <p>5<sup>th</sup> Floor : 1,581.36 sq.m.</p> <p>Typical Floor : 1,581.36 sq.m</p> <p>Usable Area = ( exclusive of General and Limited Common Area)</p> <p>Ground Floor : 1,385.83 sq.m</p> <p>5<sup>th</sup> Floor : 1,352.80 sq.m.</p> <p>Typical Floor : 1,352.80 sq.m</p> <p>Floor Efficiency using GLA</p> <p>Ground Floor : 81 %</p> <p>5<sup>th</sup> Floor : 86 %</p> <p>Typical Floor : 86%</p> |

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
- 8. 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.
- 10. 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
- 14. Elevators :** Three (3) elevators
- Speed : 150 meters per minute
  - Brand : Fuji
  - Capacity: 1,500 kg = 25 persons (est.)
- 19. Security :** CCTV on common areas only
- It is recommended for tenants to provide their own Security Monitoring System
- 20. Water Supply :** Source : Deepwell  
Supply : FCC Water System
- 23. 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
- 24. Facilities / Amenities :** Restroom facilities per floor  
Men's = 4 cubicles (including disabled), 5 urinals, & 4 lavatories

Disclaimer: The particulars, details, fees stated above are intended to give an idea of the project. The details herein are subject to change.

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.

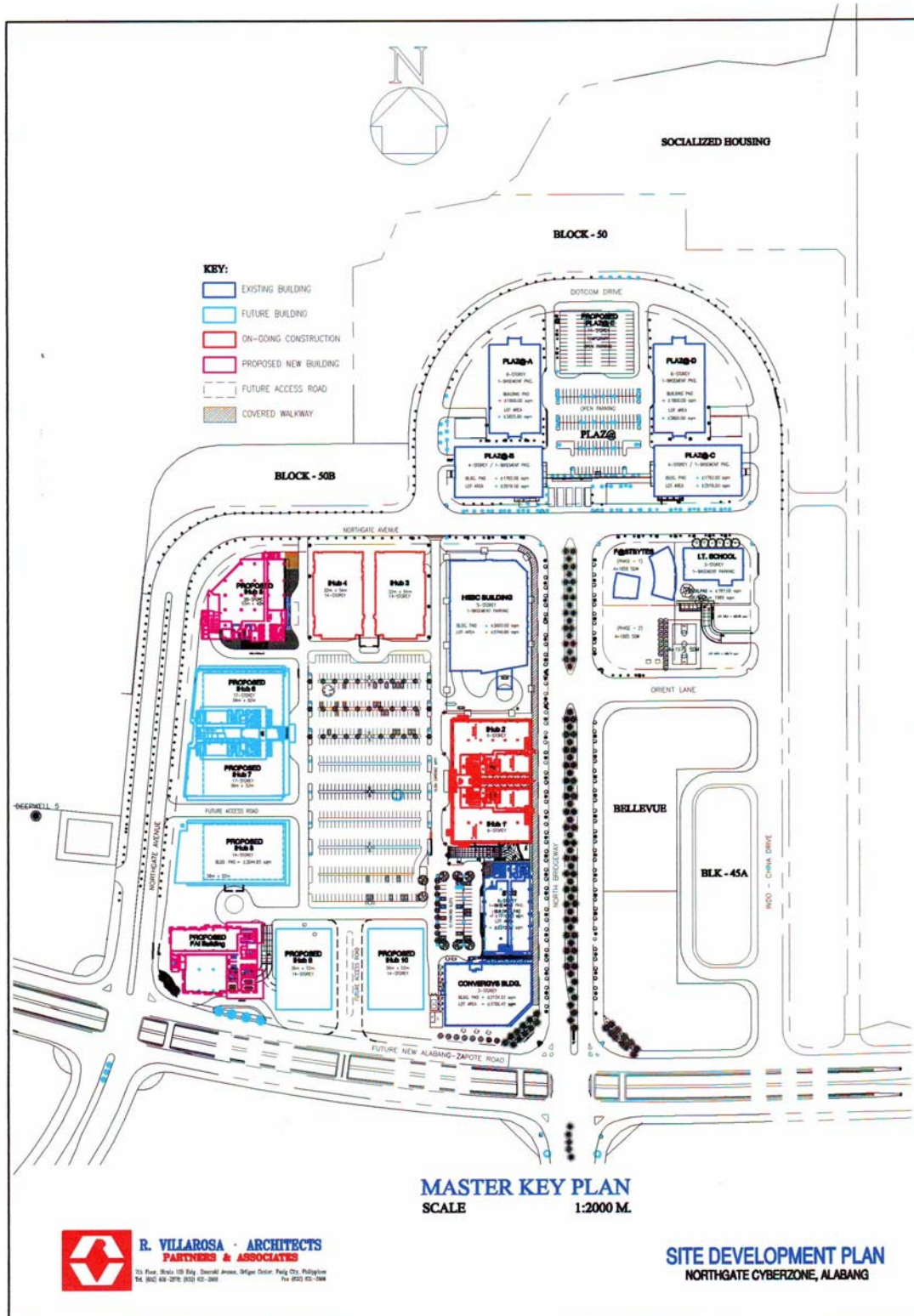
Convergence Block : FastBytes (Indoor and AI Fresco dining center)  
Basketball Court

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



Disclaimer: The particulars, details, fees stated above are intended to give an idea of the project. The details herein are subject to change.