

ONE PRIME T O W E R

Alabang-Zapote Road, Alabang
Muntinlupa City

For Lease. Commercial and Office Spaces

One Prime Tower is an 11-story state-of-the-art office building developed by Primelux Properties Inc.

Situated in Muntinlupa's CBD area, the building is surrounded with developing businesses, residential towers, and lifestyle centers, setting a vibrant community for locators. It is also a few steps away from Festival Supermall Alabang, which offers tenants a convenient and instant access to endless dining, retail, and entertainment options. Its strategic location is accessible to the Skyway and the South Luzon Expressway.

For more details, please contact:

Glenda Purino
0917 888 9226
glenda.purino@santos.knightfrank.ph

Leah Osayta
0917 875 3481
leah.osayta@santos.knightfrank.ph

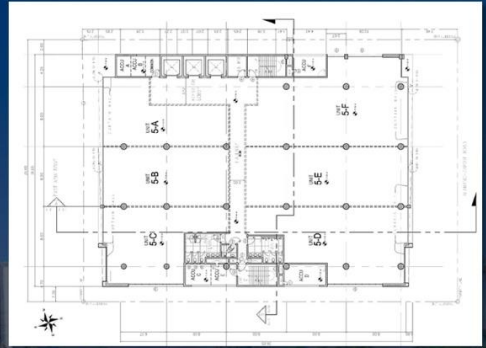
Monica Gonzalez
0917 132 1798
monica.gonzalez@santos.knightfrank.ph



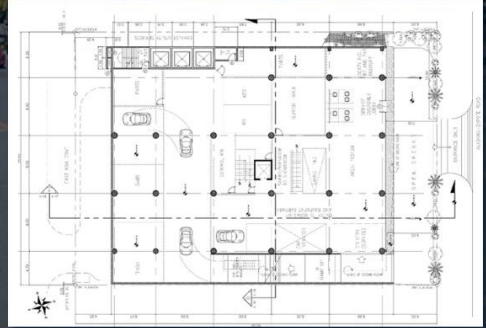
LOCATION



TYPICAL OFFICE PLAN

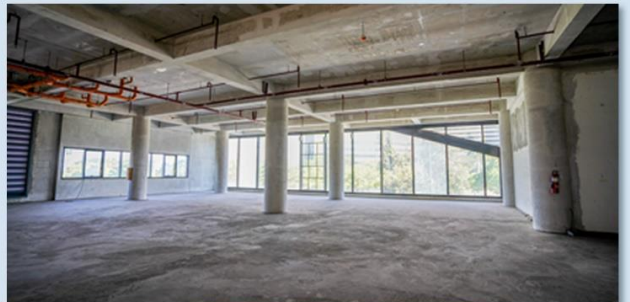


RETAIL OFFICE PLAN



BUILDING OVERVIEW

Building Completion	2020
Gross Leasable Area (GLA)	10,687.18 sq.m.
Ave. Floor Plate	966 sq.m.
Ave. Unit Cuts	120 to 225 sq.m.
No. of Floors	Eleven (11)
No. of Basements	Four (4)
Back-up Power	100%
Handover Condition	Bare Shell Condition Double-glazed Curtain Wall Stub-out for Wet Pantry / Toilet
Air-Conditioning System	VRF / Split-type (A/C units to be provided by Lessee)
Floor Efficiency	80%
Density	5.6 sq.m. per person
Parking Allocation	Approx. 2 parking slots per unit Tenant parking at B2, B3, B4
Building Operations	24/7



© 2023 Santos Knight Frank, Inc.

DISCLAIMER: This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representations. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property to determine to your satisfaction the suitability of the property needs.

Reproduction of this collateral in whole or in part is not allowed without prior written approval of Santos Knight Frank Inc. to the form and content within which it appears. Santos Knight Frank Inc. is a corporation registered in the Philippines with SEC Company Registration Number A199818549.

Our registered office is 10/F Ayala Tower One & Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City, Philippines.

EXCLUSIVE LEASING AGENCY



Santos



santosknightfrank.com