



THE CENTRIUM

CORPORATE CENTER



THE CENTRIUM CORPORATE CENTER

At the Center of Dynamism

Surrounded by a dynamic roster of lifestyle options, this premium corporate building is strategically located right at the core of Bay City.

Set to redefine the work-live-play equation, it is primed to be the preferred space of companies who prioritize sustainability and productivity in an environment brimming with energy.



UNLIMITED GROWTH POTENTIAL

Spanning across three major cities in Metro Manila, Bay City is home to the country's biggest gaming and entertainment complex, a fast-emerging central business district (CBD), and an integrated community composed of commercial, leisure, and retail landmarks.

Continuous development in the Bay City draws large and multinational companies looking to relocate to the next big business center.



BAY CITY AT A GLANCE



CITY POPULATION
(Bay City, Pasay City 2020 Census) 416, 522



GRADUATES
(2018-2019 by Region) 13,484, 462



DAILY MIINIMUM WAGE PHP 50-537



AIRPORTS Ninoy Aquino International Airport



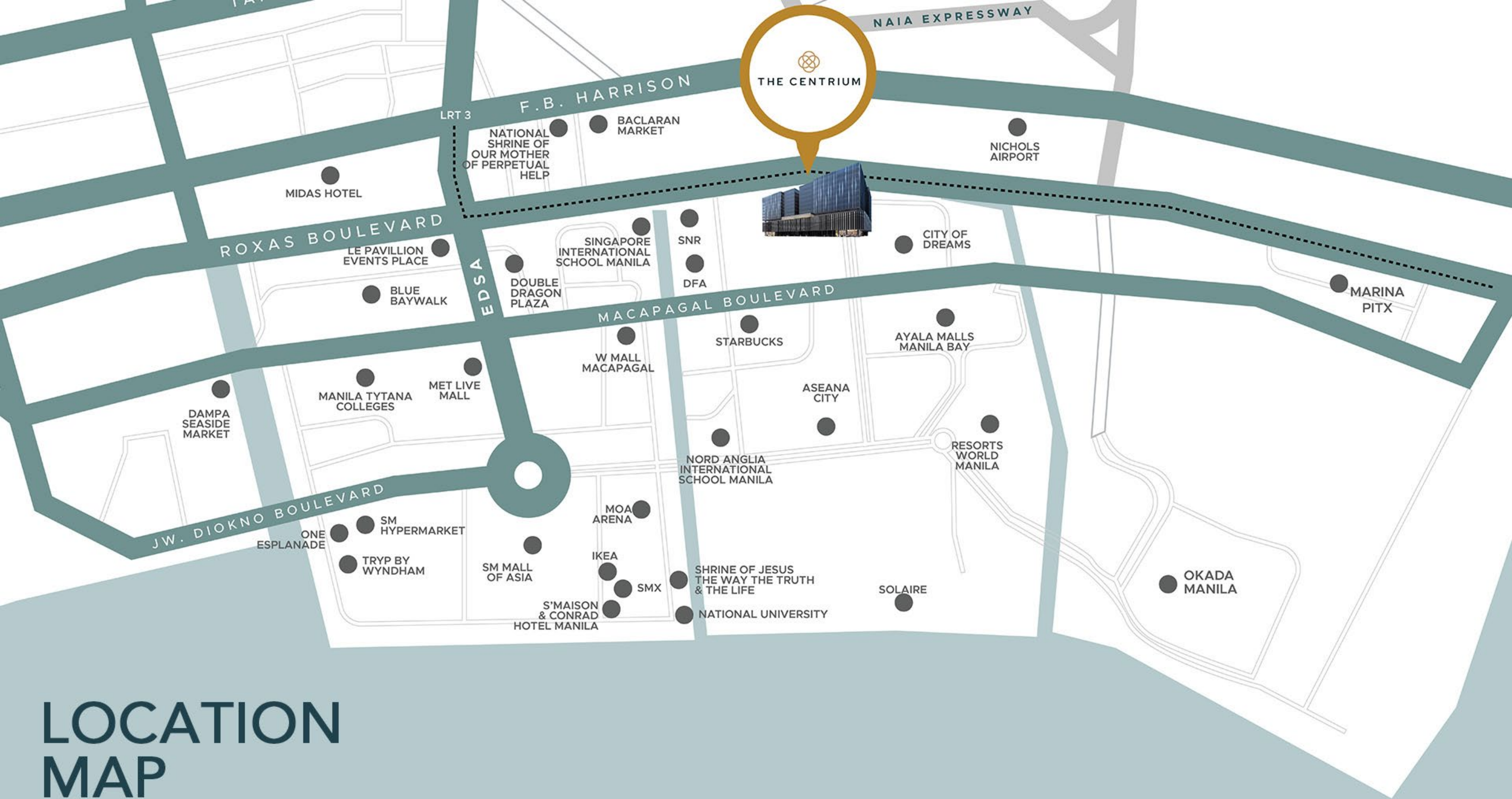
TRAVEL TIME FROM
MANILA AIRPORT (NAIA 1) 10 mins.



NUMBER OF UNIVERSITIES
& COLEGES 15 Total



NUMBER OF MAJOR HOTELS 15 Total



LOCATION MAP

PROPERTY DIMENSIONS & STRUCTURAL SPECIFICATIONS

THE CENTRIUM

Completed in 2019, The Centrium Corporate Center is a two-tower, 12-storey building with a total land area of 9,583 sqm.



LEED Gold Certified



1 Lobby per tower



9 Retail Spaces



3 Levels for Podium Parking
1 Level for Basement Parking

**each parking slot is 2.50 meters x 5.0 meters; total area of 12.50 sqm*



8 Passenger Elevator (per tower)
2 Parking Elevator (per tower)
1 Service Elevator (per tower)
1 VIP Elevator



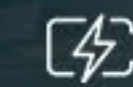
Constructed Floor Area: 118,334 sqm



Leasable Area including Parking Slots: 83,311 sqm



VRF Aircon System



100% Generator Backup



Office ceiling height
- 2.4m (achievable)
- 2.7. (slab to slab)



With Helipad



Turnover Condition: Standard Finished



Building Management Service
(BETA Electromechanical Corp.)

AMENITIES

EFFICIENTLY DESIGNED FOR WORK

Designed to keep up with the pace of its occupants, The Centrium is complemented by spaces meant to provide comfort and convenience in this premium work hub.

Well-thought-out amenities include an open lounge and a garden deck at the 5th Level with the Ground Floor specifically designated for retail and food options, as well as a fitness gym and a wellness center.



LOBBY & RECEPTION AREA



ELEVATOR LOBBY



ENTRANCE BARRIERS



OPEN LOUNGE



RETAIL & FOOD CENTER



PROJECT ADVANTAGES

LEED GOLD CERTIFIED

Globally recognized as a third party certification program, LEED (Leadership in Energy and Environment Design) sets the standard for design, construction, and operations of green buildings around the world.

LEED Gold Certified, The Centrium is built with features meant to promote sustainability as a healthy, highly efficient, and environmentally responsible vertical community.



PROJECT ADVANTAGES



READY FOR OCCUPANCY

Built with the agile work dynamics in mind, offices are configured to suit the needs of innovative companies allowing them to readily move in a conducive set-up.



24/7 OPERATION

With proper coordination with the Property Management Office, round the clock operations allow work efficiency and flexibility.



SAFETY FEATURES

The building is equipped with features that protects the safety and security of tenants, employees and visitors:

- Building life safety compliance to local fire code and NFPA 101 safety code
- Semi addressable fire detection and alarm system
- Automatic fire sprinkler system
- Fire escape locations at all levels
- Security intercom
- CCTV

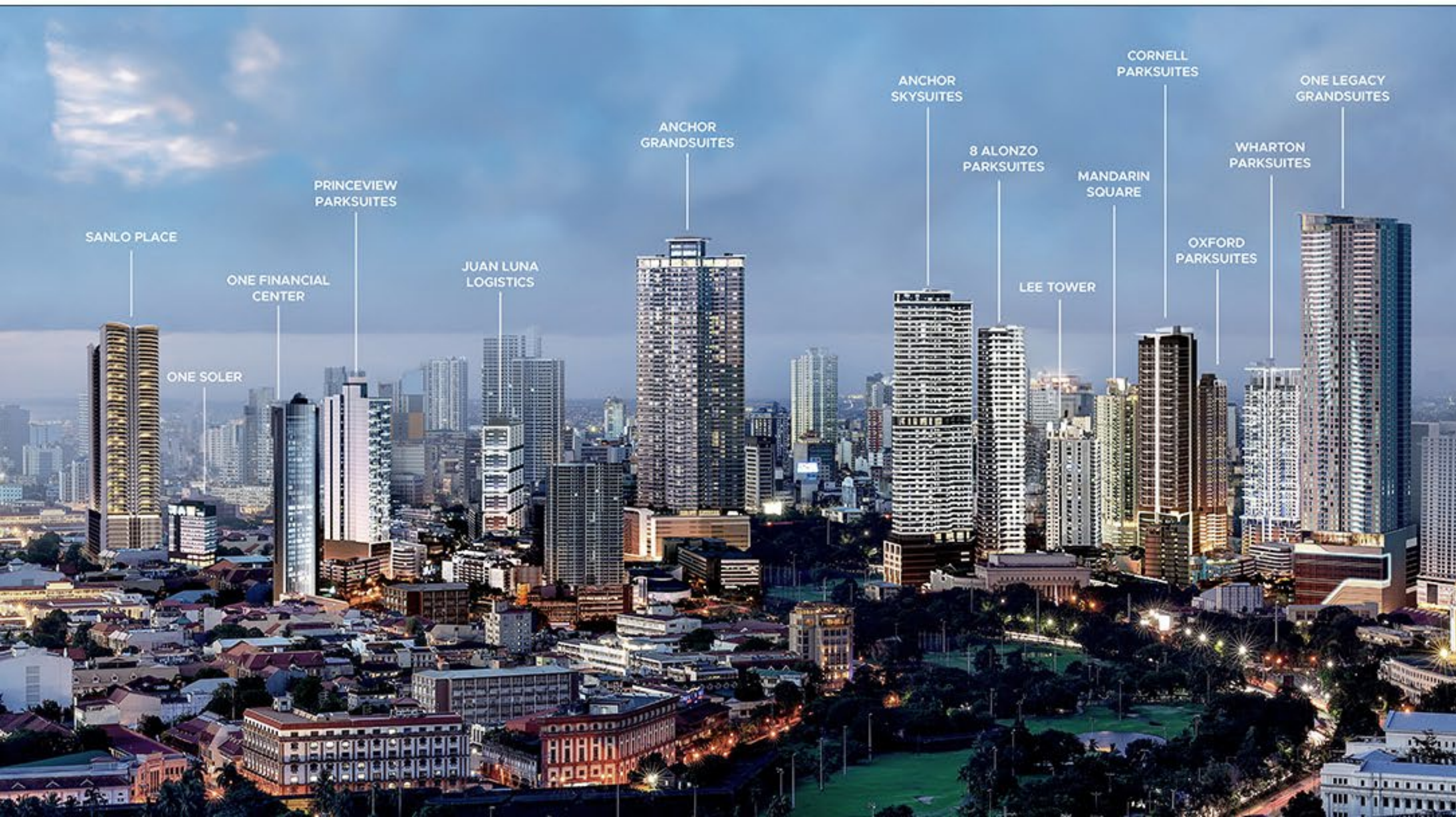


ANCHOR LAND

A PUBLICLY LISTED COMPANY

A TRUSTED DEVELOPER SINCE 2004

Anchor Land is a full-line real estate developer that changed the landscape of Manila Chinatown. We develop high-rise luxury condominiums, premium-grade offices, world-class leisure establishments and cutting-edge logistics centers using our signature brand of handcrafted excellence.



OUR PRODUCT LINES



RESIDENTIAL



LEISURE



LOGISTICS



OFFICE

Now, we face the future with unwavering commitment to building more success stories for generations to come.

With a passion to exceed expectations, Anchor Land provides unparalleled service to all of its stakeholders.

COPETON BAYSUITES

3-Tower, 16-Storey Luxury Residential Condominium

Launched in 2017

SOLEMARE PARKSUITES

4-tower, 18-Storey Luxury Residential Condominium

Launched in 2009

MONARCH PARKSUITES

4-Tower, 17-Storey Luxury Residential Condominium

Launched in 2013

BAYLIFE VENUE

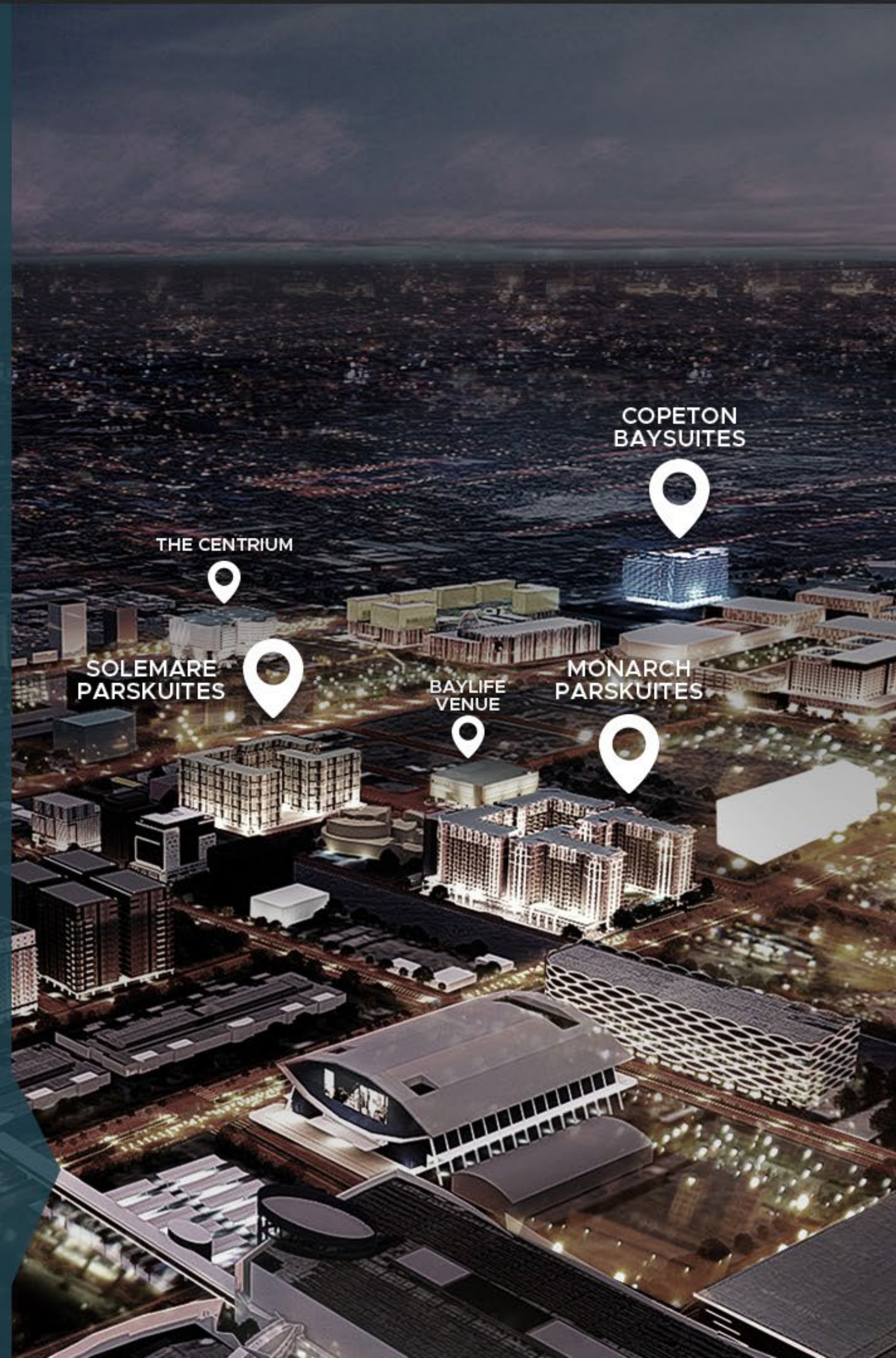
5-storey commercial complex

Launched in 2015

THE CENTRIUM

2-tower, 14-storey office building

Launched in 2015



OUR FOOTPRINT IN THE BAY CITY

Building on its success in Binondo, Anchor Land continues to expand its foothold in other key districts in the country. In the Bay City, the full line developer holds the distinction as the district's prime mover with two completed high-end residential projects and a third luxury condominium currently under construction.



A COLLABORATION OF EXPERTS

Working together with seasoned industry professionals, Anchor Land is proud to have built another masterpiece unique to the Bay City. With the promise of delivering quality developments meant to elevate lifestyles, The Centrium Corporate Center is set to reshape a business district while driving growth within the community.

ASYA DESIGN

Founded by award-winning Architect Albert Yu, ASYA Design Partners is one of the country's esteemed architectural firms.

In 2001, Yu was distinguished by the Professional Regulation Commission as the Most Outstanding Professional of the Year in the Field of Architecture at the age of 33. His projects have expanded from the Philippines to major cities in China.



Led by Engr. Danilo D. Tamayo, DDT Konstruct Inc is a quadruple A class contractor behind several projects in the country spanning from residential to commercial properties.

With a proven track record and expertise in all types of general building construction, DDTKI has earned a reputation for its quality work driven by its total service commitment.



PROFESSIONALLY MANAGED AND OPERATED

ANCHOR 100
100% PROPERTY MANAGEMENT SERVICES

A testament to Anchor Land's promise of delivering handcrafted excellence, The Centrium is backed by a team dedicated to providing top-notch leasing management services.



Focused on the day-to-day operations of the building, Momentum Properties Management Corporation ensures the safety, security and overall management of the vertical property.