



CIRCUIT

CORPORATE CENTER

AYALALAND

TOWER ONE

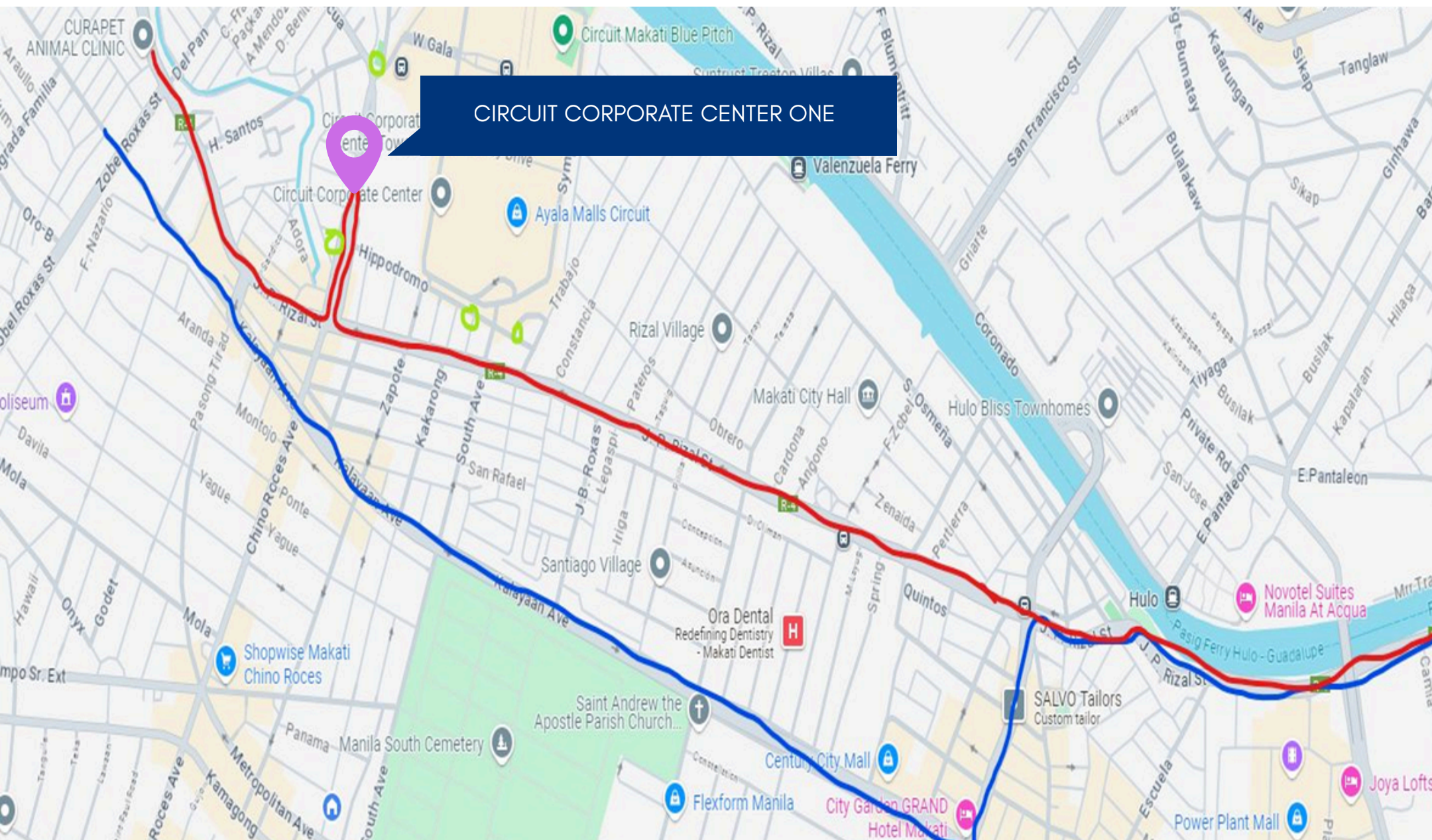
**A STRATEGIC ADDRESS FOR
GROWING BUSINESSES**

OFFICE SPACES FOR LEASE



Theater Drive, Circuit Makati, Barangay Carmona,
Makati City, Metro Manila

CONNECTED TO THE CITY, WITHIN EASY REACH



Via Jeepney (Key Stops: J.P. Rizal)

- Route:** Heading towards Taft, Paco, and Bukid
Details: 7—8 minutes walk to Circuit Corporate Center Tower One
- Route:** Heading towards Kalayaan and Guadalupe
Details: 7—8 minutes walk to Circuit Corporate Center Tower One

Tricycle Stations

- Route Coverage:** Makati, Manila Boundaries
Details: Tricycles are ideal for navigating short distances and local areas around and directly to Circuit Corporate Center Tower One.

SEAMLESS CONNECTIVITY, EVERY DAY



Via Jeepney (Key Stops: J.P. Rizal)

From EDSA Ayala

Route: Heading towards Zapote

Details: 3-minute walk to Circuit Corporate Center Tower One



From Magallanes and Buendia MRT & LRT

Route: Heading towards PRC

Details: 7-8 minutes walk to Circuit Corporate Center Tower One

A COMPLETE BUSINESS & LIFESTYLE DESTINATION

LIVE, WORK, AND THRIVE IN THE HEART OF MAKATI



RETAIL & SHOPPING

Ayala Malls Circuit
Circuit Lane, S&R Shopping Circuit



ENTERTAINMENT

Samsung Performing Theater
Globe Circuit Grounds



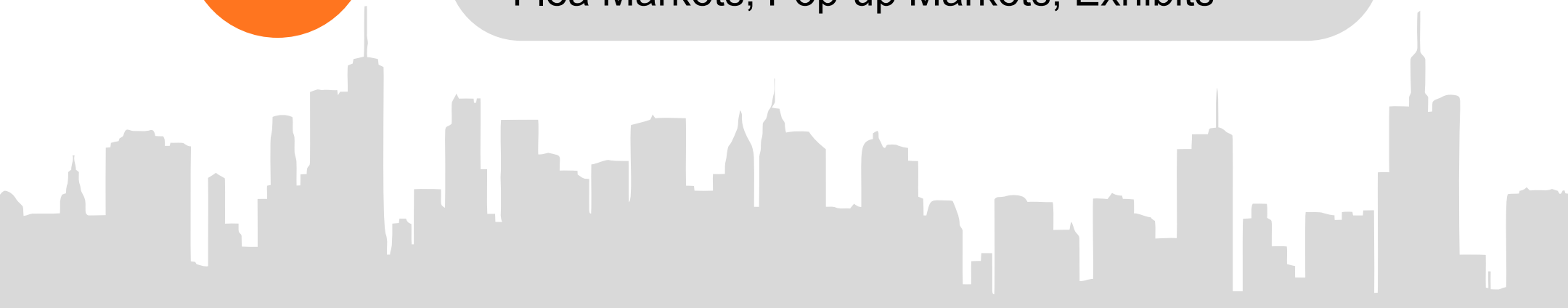
ACCOMMODATIONS

Seda Hotel Circuit Makati
Transportation Terminal



DINING AND LIFESTYLES

Circuit Makati Food Hall
Flea Markets, Pop-up Markets, Exhibits



CONNECTED BEYOND MAKATI

CONVENIENT ACCESS FOR
YOUR BUSINESS AND
ASSOCIATES

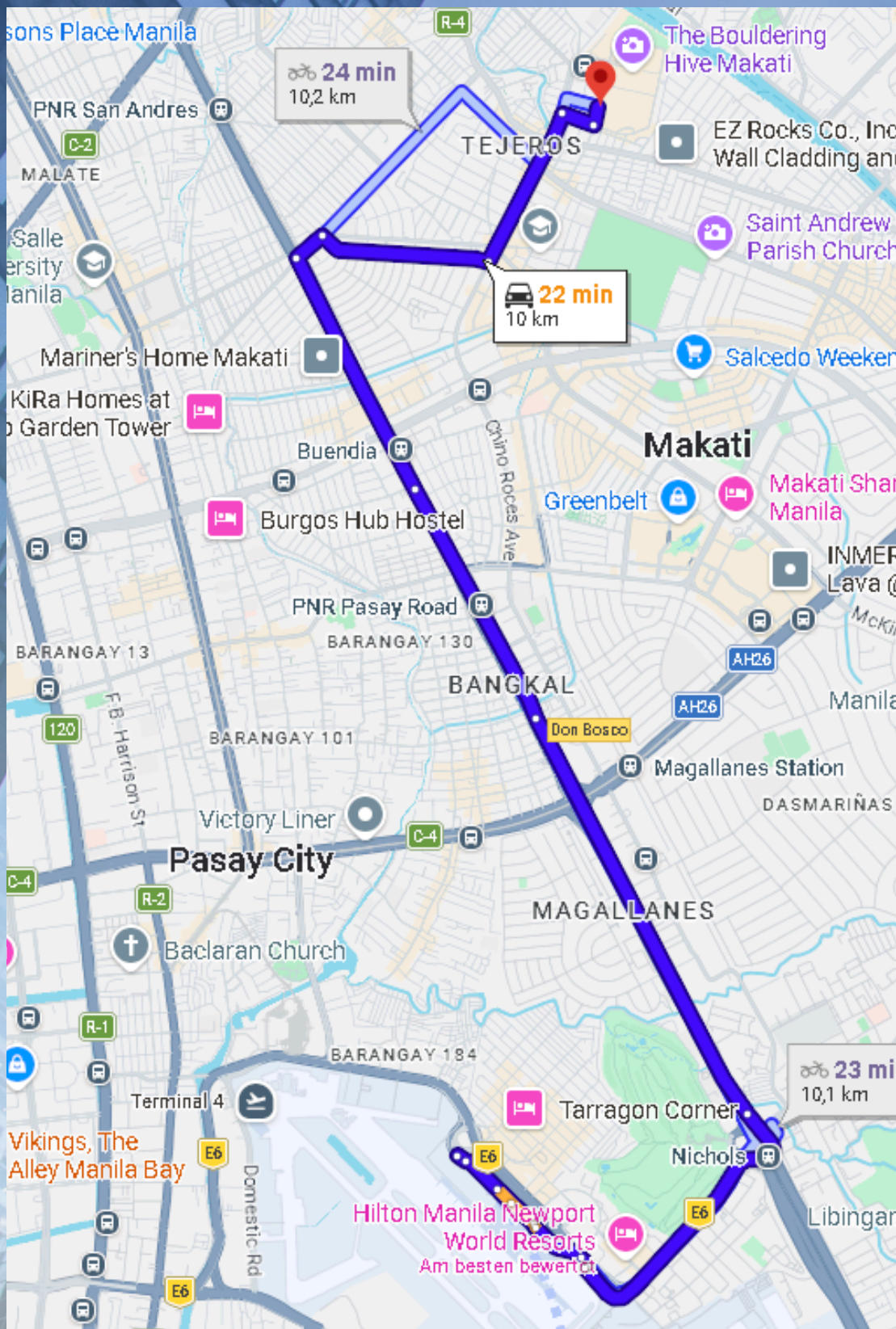


**NINoy AQUINO INTERNATIONAL
AIRPORT (NAIA)**

30 mins distance from Circuit to NAIA - 7.1 km



MAKATI CIRCUIT MAP



Close to key business districts and commercial
destinations

YOUR COMMUTE MADE CONVENIENT

FLEXIBLE OPTIONS TO COMMUTE TO CIRCUIT - EITHER VIA P2P BUSES OR WALKING DISTANCE

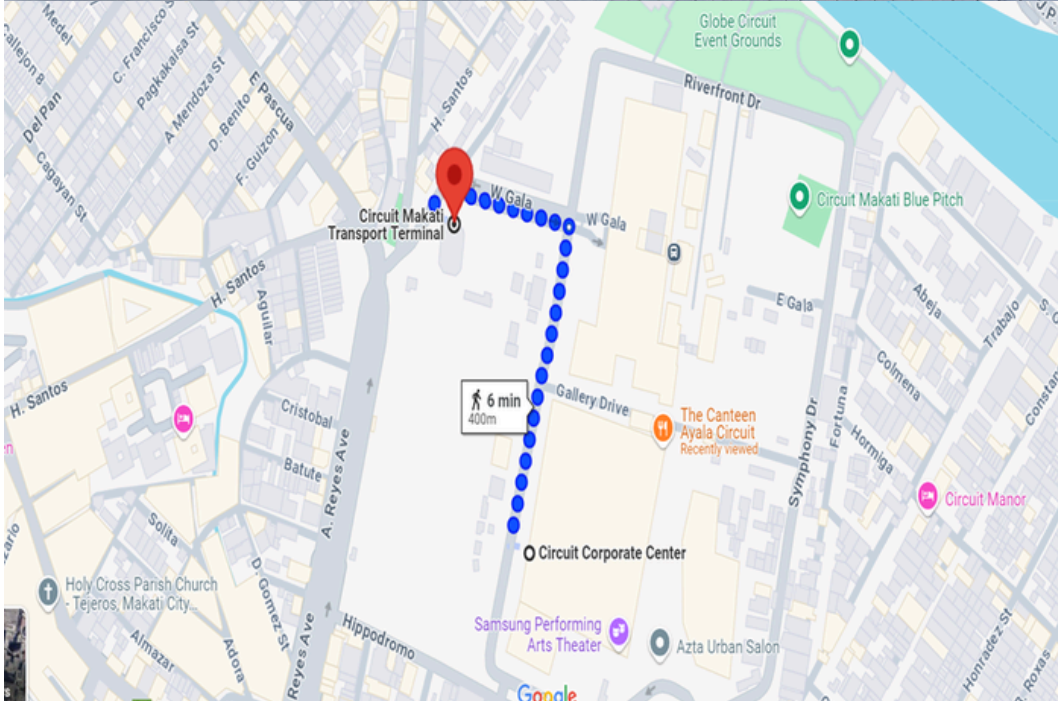


1. Point-to-Point (P2P) Buses

Routes: Cavite & Laguna

Convenience: Direct and comfortable service

Frequency: Regular departures to and from Circuit Corporate Center Tower One



2. Walking Distance

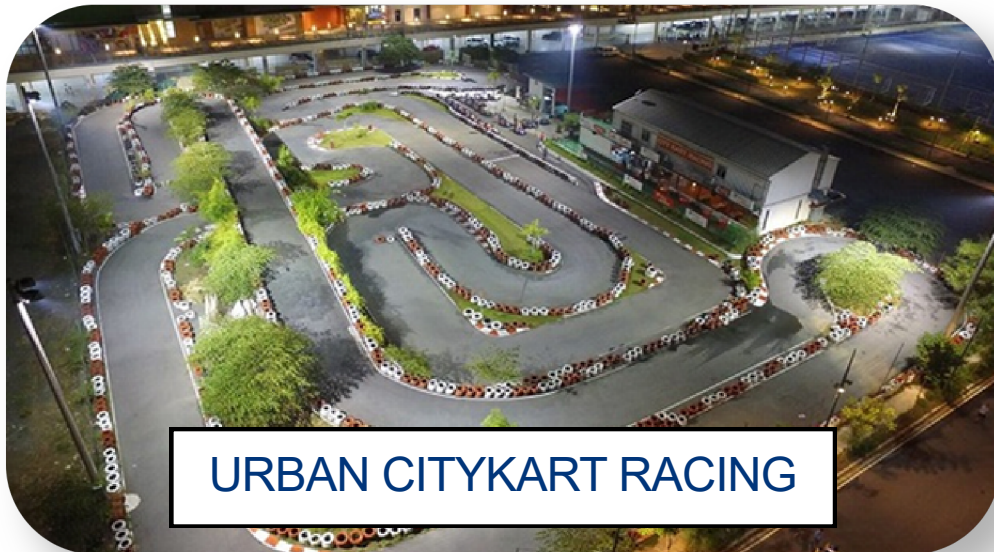
Proximity: 6-minute walk from Circuit Corporate Center Tower One

Direction: Easy access to P2P Bus Stations

CIRCUIT MAKATI TRANSPORT TERMINAL

MORE THAN AN OFFICE ADDRESS

A BETTER WORKPLACE STARTS WITH THE RIGHT LOCATION.



URBAN CITYKART RACING



AYALA MALLS CIRCUIT



CIRCUIT MAKATI SKATE PARK



SAMSUNG PERFORMING THEATER



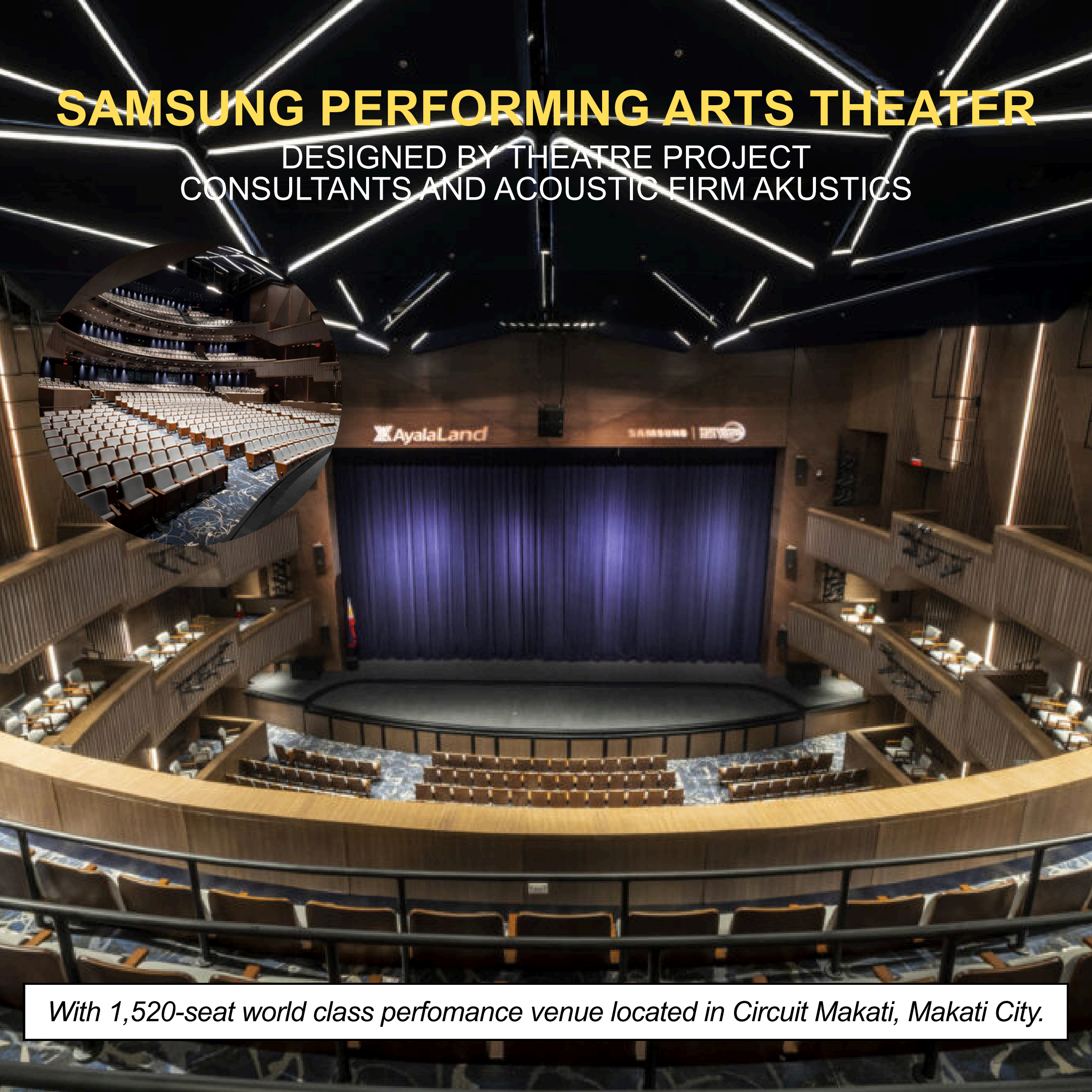
CIRCUIT MAKATI FOOTBALL CLINIC



POP-UP / FLEA MARKETS

SAMSUNG PERFORMING ARTS THEATER

DESIGNED BY THEATRE PROJECT
CONSULTANTS AND ACOUSTIC FIRM AKUSTICS



With 1,520-seat world class performance venue located in Circuit Makati, Makati City.

BUILT AROUND THE WAY YOUR BUSINESS WORKS

Mixed-use development for residences and commercial use



AVAILABLE MULTIPLE FLOOR-OPTIONS

5th Floor (1,452.50 sqm)

6th Floor (1,452.50 sqm)

7th Floor (1,450.52 sqm)

8th Floor (2,435 sqm)

9th Floor (2,435 sqm)

11th Floor (2,435 sqm)

12th Floor (2,435 sqm)

15th Floor (2,435 sqm)



EXPANSIVE AND VERSATILE FLOOR PLATES

Well-suited for BPOs, corporate headquarters, and growing enterprises



BUILDING DETAILS

Gross Leasable Area: 45,000 sqm

Floor Plate: 2,300 sqm

PEZA Certified



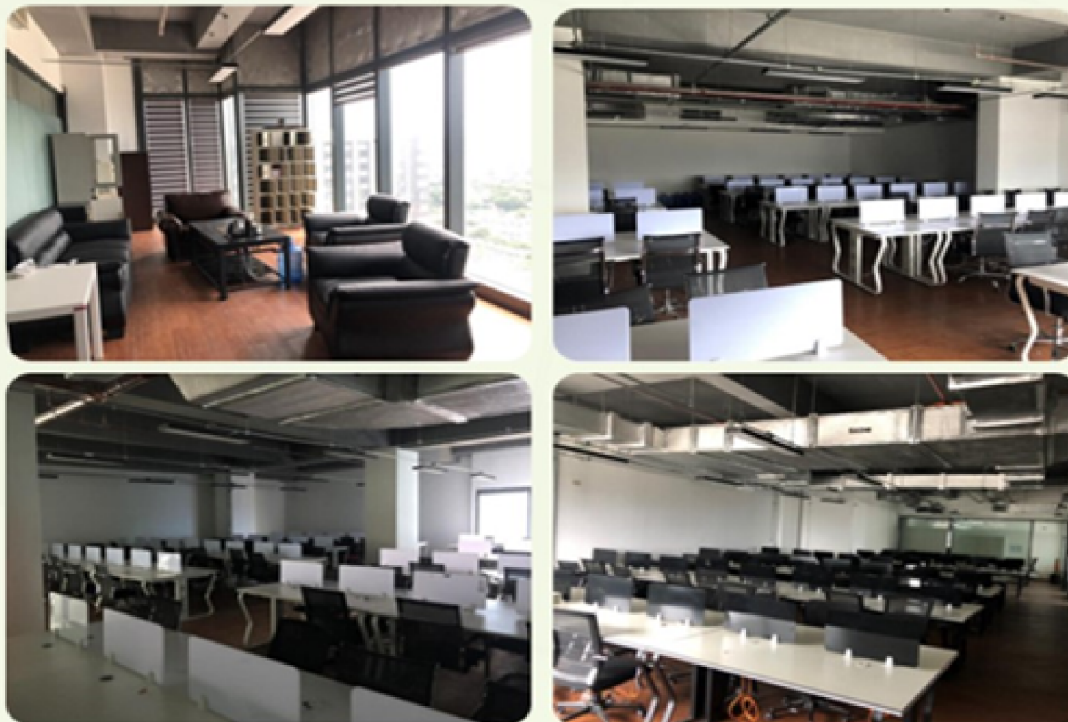
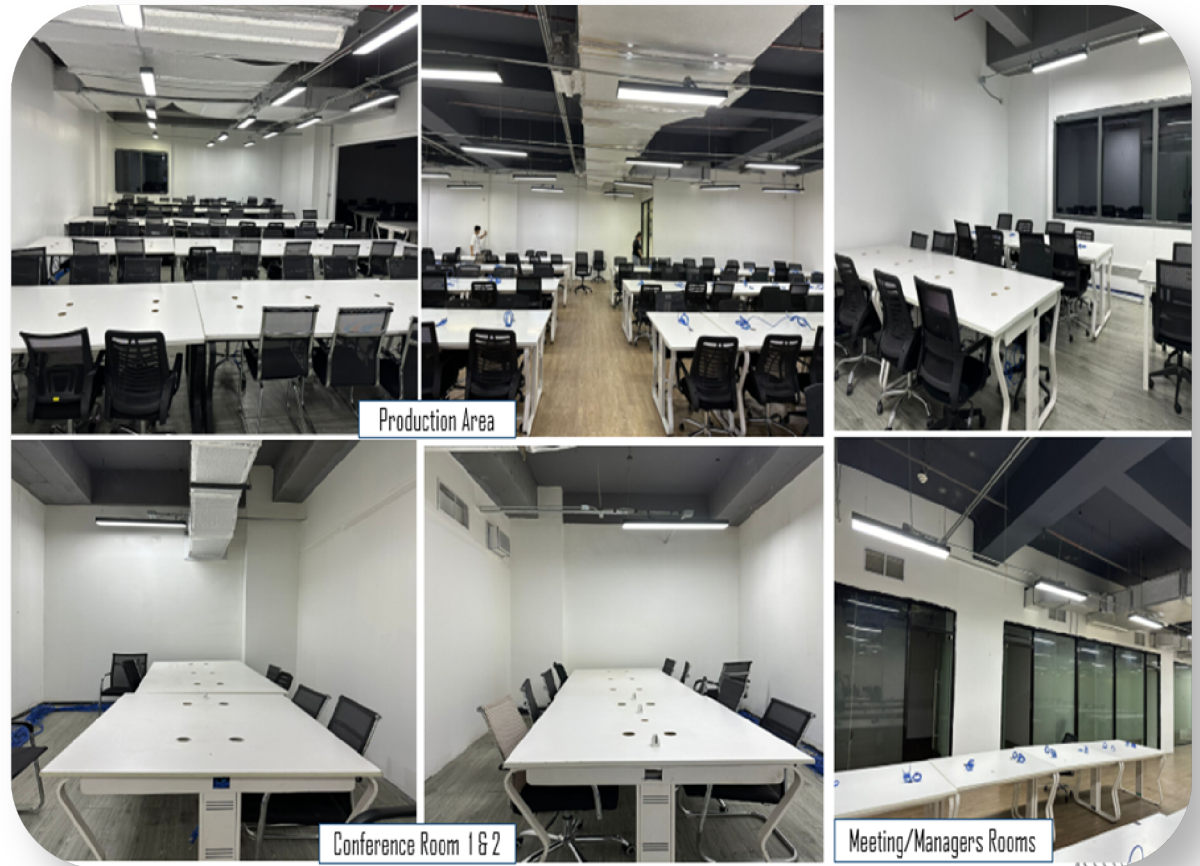
26-STOREY CLASS A OFFICE TOWER

21-hectare multi-purpose entertainment district and active lifestyle destination.



SEE YOUR BUSINESS HERE

ACTUAL PHOTOS



With the option to combine multiple floors, tenants can accommodate both immediate requirements and future expansion, making Circuit Corporate Center Tower One an ideal location for sustainable business growth.

**MAKE YOUR NEXT MOVE IN
CIRCUIT MAKATI**

**CIRCUIT
CORPORATE
CENTER ONE**

OFFICE SPACES FOR LEASE



Circuit, Makati

IDEAL FOR BUSINESSES THAT ARE:

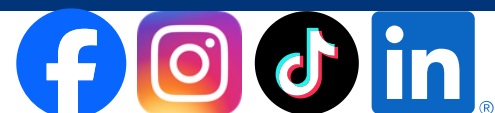
- Establishing a Makati office
- Expanding existing operations
- Setting up a hub in an active city
- Growing their workforce

TALK TO US ABOUT AVAILABLE SPACES

**SEND US A MESSAGE
FOR LEASING DETAILS & SITE VIEWING**



www.mepreb.com



WHY ILOILO WORKS FOR GROWING BUSINESSES

A BETTER WORKPLACE STARTS WITH THE RIGHT LOCATION.

118

IT-BPM COMPANIES

Present in Iloilo as of 2024

47,200

IT-BPM EMPLOYEES

Full-time employees supporting the city's growing IT-BPM ecosystem.

190K SQM

OFFICE SPACE

Approximate office space occupied by IT-BPM companies in Iloilo.

16,180

BUSINESS PERMITS

Total renewed and new business permits cited in the presentation.



TALENT POOL FOR BUSINESS GROWTH

WORKFORCE AND EDUCATION HIGHLIGHTS

65.7%

Labor force participation rate - Iloilo City

96%

Employee rate

85K

HEI enrollees in Iloilo City (S.Y. 2022-2023)

11K

HEI graduates in Iloilo City (S.Y. 2022-2023)

REPUTABLE COLLEGES & UNIVERSITIES IN ILOILO CITY:



UNIVERSITIES AND COLLEGES IN ILOILO

- University of the Philippines - Visayas
- West Visayas State University
- Iloilo Science and Technology University
- Central Philippine University
- University of Iloilo
- Northern Iloilo Polytechnic State College
- University of San Agustin
- St. Therese-MTC Colleges-Magdalo
- Western Institute of Technology
- Iloilo State College of Fisheries
- Iloilo Doctor's College
- John B. Lacson Foundation Maritime University - Molo
- John B. Lacson Foundation Maritime University - Arevalo
- St. Therese-MTC Colleges-Tigbauan