

MONTAGE



Innoland takes on higher ventures as it proudly unveils the next iconic hub in the heart of Cebu's metropolis.

Montage is a 12,652 sqm commercial complex thoughtfully designed with the help of consultants. Three buildings will soon rise in Montage, two of which will be office buildings catering to BPOs, KPOs, and other multi-national industries.

Montage is LEED Pre-Certified (Silver Category) as a high performance green building, and aims to be registered with the Philippine Economic Zone Authority (PEZA).



# ONE MONTAGE

Sitting along Archbishop Reyes Avenue, One Montage is a Grade A office building with 29 floors and expansive indoor and al fresco retail spaces.

The retail areas are to house a mix of local and international brands including cafes and restaurants, service centers, and a supermarket.

Topped Off February 2019

Turnover Date Q2 2019

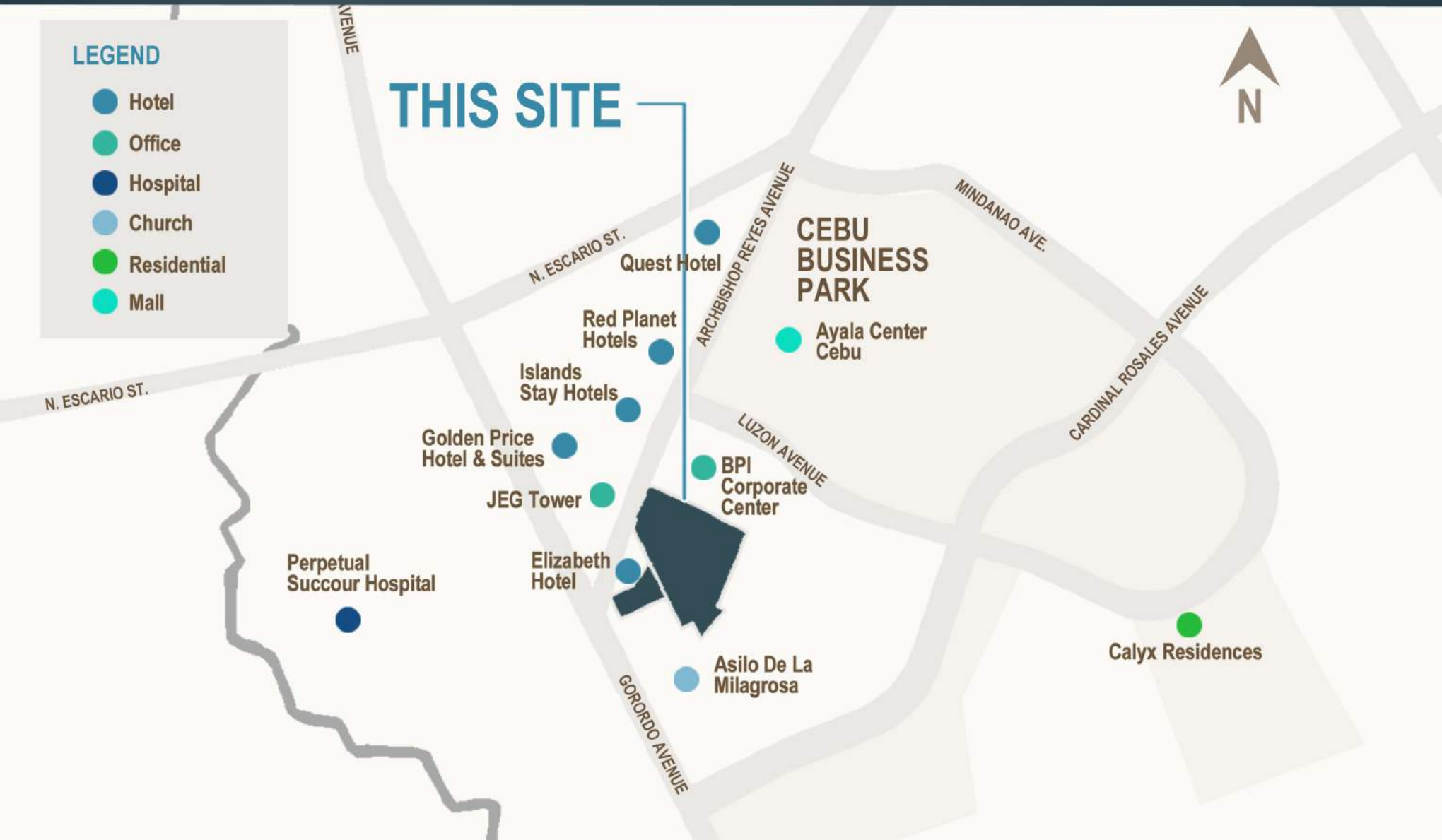
Completion Date Q4 2019

LOCATION MAP

LEGEND

- Hotel
- Office
- Hospital
- Church
- Residential
- Mall

**THIS SITE**



Quest Hotel

Red Planet Hotels

Islands Stay Hotels

Golden Price Hotel & Suites

JEG Tower

Elizabeth Hotel

Perpetual Succour Hospital

BPI Corporate Center

Asilo De La Milagrosa

**CEBU BUSINESS PARK**

Ayala Center Cebu

Calyx Residences

VENUE

N. ESCARIO ST.

ARCHBISHOP REYES AVENUE

MINDANAO AVE.

CARDINAL ROSALES AVENUE

LUZON AVENUE

GORRORDO AVENUE

N. ESCARIO ST.

## Building Sections



UTILITY DECK/  
MACHINE ROOM

OFFICE FLOORS  
9/F TO 29/F  
20 FLOORS

PARKING FLOORS  
4/F TO 8/F  
5 FLOORS

RETAILS FLOORS  
LG/F TO 3/F  
4 FLOORS

BASEMENT PARKING  
2 FLOORS



**CONSTRUCTION FLOOR AREA**  
89,484.24 sqm

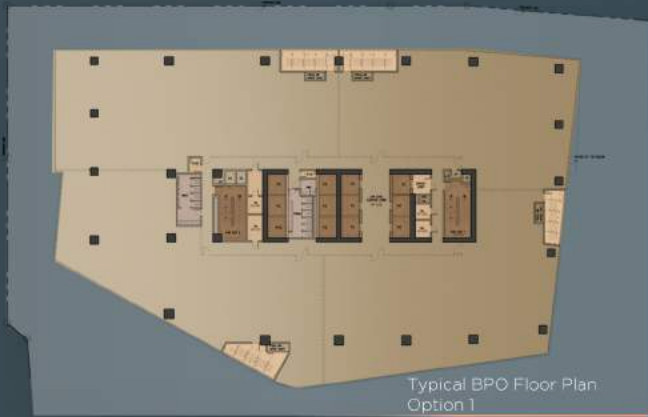
**RETAIL FLOOR AREA** Total Leasable Space 3,000 sqm  
4 floors (LGF - 3rd floor)  
LGF - 2nd floor with AI Fresco

**OFFICE FLOORS** Total Leasable Space 45,454.53 sqm  
20 floors (9th - 29th floors)

Office Spaces

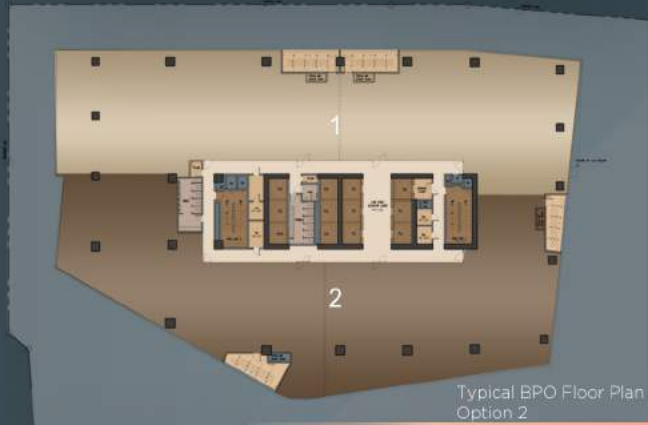


# Low Zone (18th Floor) Total Leasable 2,312.54 sq.m.



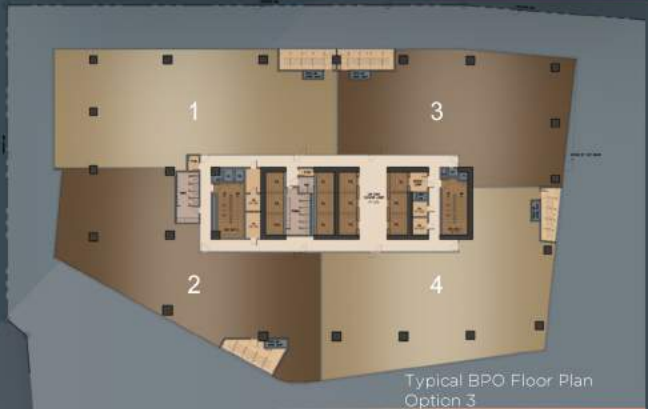
## SINGLE TENANT

	LEASABLE	USABLE
SPACE 1	2,312.54 sq.m.	2,149.75 sq.m.



## DUAL TENANT

	LEASABLE	USABLE
SPACE 1	1,151.91 sq.m.	979.85 sq.m.
SPACE 2	1,160.63 sq.m.	988.38 sq.m.



## MULTI-TENANT

	LEASABLE	USABLE
SPACE 1	611.73 sq.m.	525.72 sq.m.
SPACE 2	585.23 sq.m.	500.97 sq.m.
SPACE 3	540.18 sq.m.	454.13 sq.m.
SPACE 4	575.40 sq.m.	487.41 sq.m.



High Zone (25th Floor) Total Leasable 2,344.74 sq.m.



**SINGLE TENANT**

	<b>LEASABLE</b>	<b>USABLE</b>
<b>SPACE 1</b>	2,344.74 sq.m.	2,158.63 sq.m.

Retail Spaces



### Lower Ground Retail Area Floor Plan

Retail Space 1 : 190.23 sq.m

Retail Space 2 : 115.58 sq.m

Retail Space 3 : 110.98 sq.m

Retail Space 4 : 115.10 sq.m

Retail Space 5 : 37.87 sq.m

**TOTAL LOWER GROUND RETAIL AREA:  
569.76 sq.m.**



### Upper Ground Retail Area Floor Plan

Retail Space 1 : 245.51 sq.m

Retail Space 2 : 118.31 sq.m

Retail Space 3 : 113.16 sq.m

Retail Space 4 : 345.24 sq.m

Retail Space 5 : 30.91 sq.m

**TOTAL UPPER GROUND RETAIL AREA:  
853.13 sq.m.**



### Second Floor Retail Area Floor Plan

- Retail Space 1 : 68.92 sq.m
- Retail Space 2 : 58.76 sq.m
- Retail Space 3 : 68.25 sq.m
- Retail Space 4 : 67.00 sq.m
- Retail Space 5 : 83.47 sq.m
- Retail Space 6 : 52.72 sq.m
- Retail Space 7 : 108.11 sq.m
- Retail Space 8 : 30.42 sq.m

**TOTAL 2ND FLOOR RETAIL AREA:  
853.13 sq.m.**



### Third Floor Retail Area Floor Plan

- Retail Space 1 : 54.36 sq.m
- Retail Space 2 : 72.48 sq.m
- Retail Space 3 : 69.88 sq.m
- Retail Space 4 : 67.21 sq.m
- Retail Space 5 : 67.15 sq.m
- Retail Space 6 : 44.26 sq.m
- Retail Space 7 : 95.84sq.m
- Retail Space 8 : 90.53 sq.m
- Retail Space 9 : 86.94 sq.m

**TOTAL 3RD FLOOR RETAIL AREA:  
648.65 sq.m.**





## BUILDING SPECIFICATIONS

100% back up power and standby generator set

5 low zone passenger elevators

6 high zone elevators

2 service elevators

2 retail passenger elevators

8 sets of escalators

24/7 security

512 parking slots

# MONTAGE

DIRECTORY

- 13.F
- 12.F
- 11.F
- 10.F
- 9.F
- 8.F
- 7.F
- 6.F
- 5.F
- 4.F
- 3.F
- 2.F
- 1.F
- UG.F
- LG.F

MAIN LOBBY

*\* Architect's Perspective. For presentation purposes only. Details are subject to change without prior notice.*



## TURNSTILE ENTRY AREA

*\* Architect's Perspective. For presentation purposes only. Details are subject to change without prior notice.*



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MONTAGE

## ELEVATOR LOBBY

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