

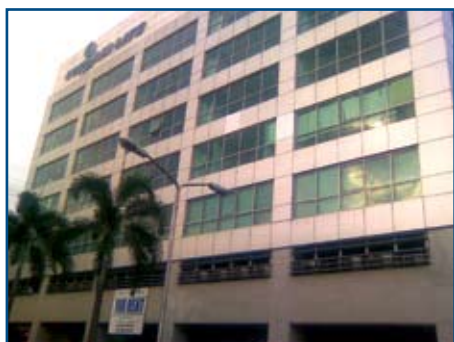
FOR LEASE

Office Building PHILAMLIFE CUBAO BUILDING

AURORA BLVD • CUBAO • QUEZON CITY



BUILDING INTERIOR



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THE PROPERTY

- ▶ A highly visible and modern 6-storey building.
- ▶ Located next to the LRT2 Station and walking distance to the MRT3 stations.
- ▶ Ease of access for alternative public transportation such as jeepneys, buses and taxis.
- ▶ The property is available for immediate fit-out.
- ▶ Basement parking is available.

DEVELOPMENT

- ▶ PEZA registration in progress.
- ▶ Shared male and female toilets on each floor

ACCESS

- ▶ Located on Aurora Blvd. corner Gen. Araneta and Gen. Malvar Avenues. In close proximity to MRT and LRT stations.

RENTAL RATE

- ▶ Terms available on request from the sole agents, Colliers International

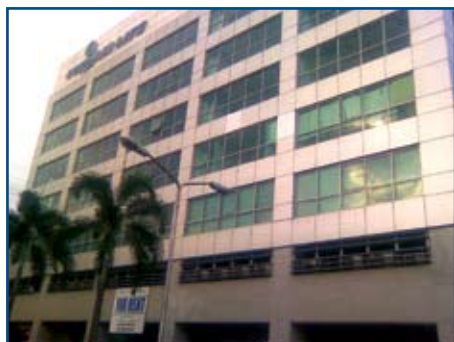


Our Knowledge is your Property

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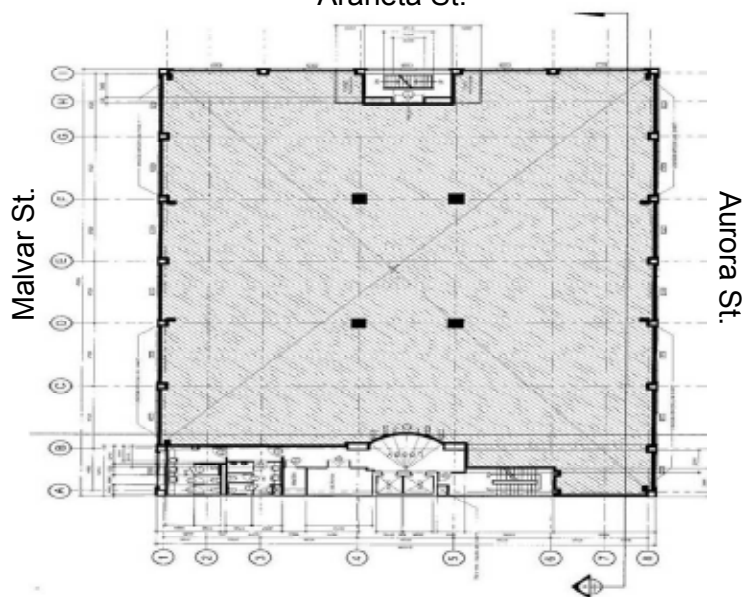
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BUILDING SPECIFICATION

Floors available for lease	4th, 5th and 6th Floors each of 1,590 sq m and part of the G/F (81sqm)
Elevator	Two (2) brand new passenger elevators
Car Parking	Onsite basement car parking with additional parking available at the Gateway Mall and Araneta Coliseum - reserved slots
Electrical	600AT, 3 Phase, 240V, 60Hz / floor
Emergency power	100% power back up system
Air Conditioning	The tenant will be responsible for installing split-type a/c units. Condenser units to be installed on the roof deck.
Floor Load	80 tons per floor
Security	CCTV provided at GF lobby and typical elevator lobbies
Fire safety	- Fully automated sprinkler system. - Pressurised fire stairs. - Fire detection and alarm system (FDAS).
Nearest commercial centre	Araneta Commercial Centre/Gateway Mall
Major building tenant	Philamlife Group with (2) floors

TYPICAL FLOOR PLATE
Araneta St.

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