

PROPERTY FOR LEASE

**ONE
GRIFFINSTONE
BUILDING**

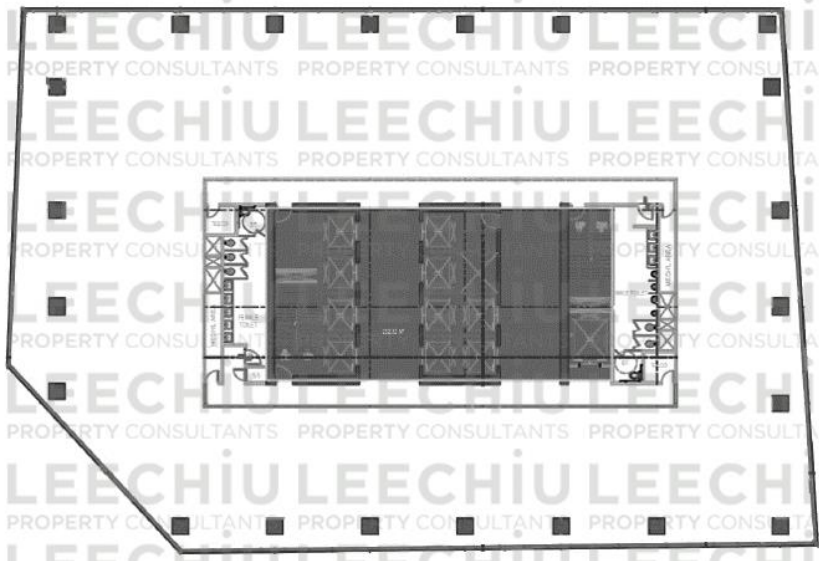
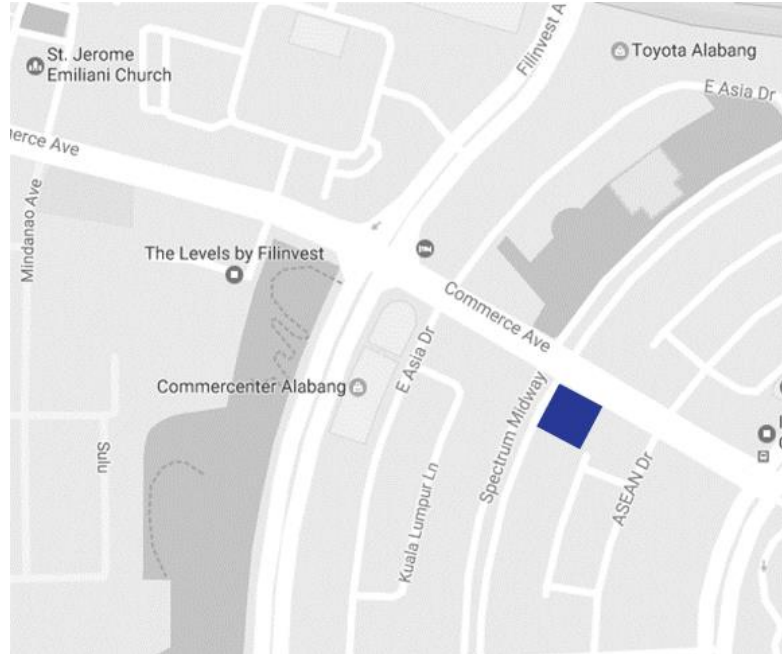
Commerce Ave., corner
Spectrum Midway,
Filinvest Corp. City,
Alabang, Muntinlupa



ONE GRIFFINSTONE BUILDING

GENERAL INFORMATION

Developer	Griffinstone, Inc.
Completion Date	2Q 2018
Gross Leasable Area	22,903.30 square meters
Typical Floor Plate	1,635.95 square meters
Efficiency	89%
Number of Floors	18
Office Floors	4F to 18F
Certifications	Pre-Certified LEED Gold Under Application for PEZA
Floor Density Ratio	1:6.5
Parking Levels	8 floors (B1-B6, 2F-3F)
Air-Conditioning	Variable Refrigerant Flow (VRF)
Backup Power	100% (N+1)
Elevators	8 Passenger Lifts 2 Parking Lifts 1 Service Lift
Telco Provider	Multiple Providers
Ceiling Height	4.2 meters (slab-to-slab)
Handover Condition	Bare Shell with VRF



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