

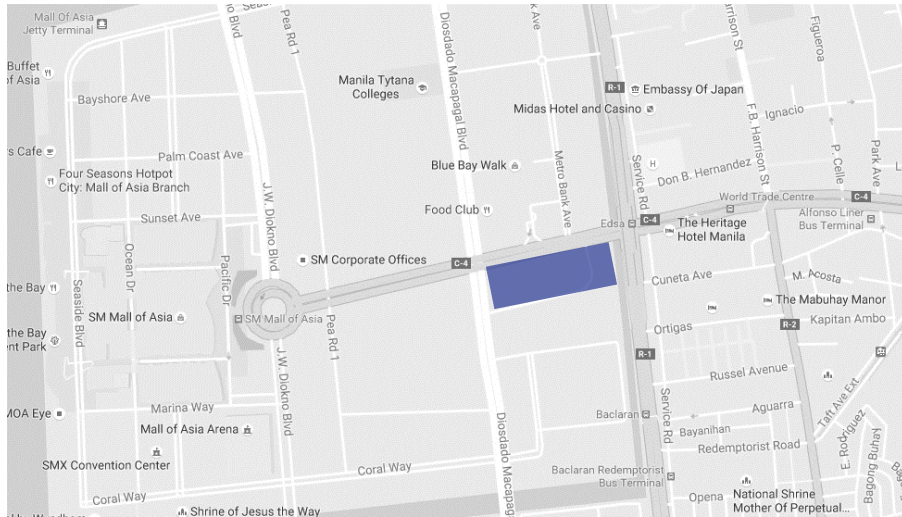
## PROPERTY FOR LEASE

# DOUBLEDRAGON PLAZA

EDSA Extension cor.  
Macapagal Boulevard,  
Bay Area, Pasay City



# DOUBLEDRAGON PLAZA



The material and information contained herein are intended only as a guide in helping the recipient hereof to make a decision on whether or not to enter into the appropriate transaction with respect to the Property described herein. The recipient hereof is expected to conduct its own review and assessment of the Property and its suitability for the recipient's intended purpose, including consultation with financial and legal advisers and counsel, for a thorough understanding of all considerations which may be relevant to the recipient's decision to enter into a transaction with respect to the Property described herein. Nothing contained herein may be taken as a representation, warranty, or offer on the part of the Property owner or its representative upon which a binding agreement with respect to the Property may be based. No representation or warranty is made with respect to the accuracy, completeness, or relevance of the material and information contained herein, and Leechiu Property Consultants, Inc., its stockholders, directors, officers, employees, representatives, and agents assume no liability arising from or in relation to the use or reliance of or by any person on the material and information contained herein.

## GENERAL INFORMATION

<b>Developer</b>	Double Dragon Properties Corporation
<b>Completion Date</b>	Tower 1 – 2Q 2017 ; Tower 2 – 3Q 2017 Tower 3 – 4Q 2017 ; Tower 4 – 1Q 2018
<b>Building Grade</b>	B
<b>Gross Leasable Area</b>	Tower 1 – 33,513 square meters Tower 2 – 30,443 square meters Tower 3 – 30,438 square meters Tower 4 – 29,570 square meters
<b>Typical Floor Plate</b>	Approx. 4,160 to 4,873 square meters
<b>Net Usable Area</b>	4,586 square meters
<b>Efficiency</b>	93%
<b>Number of Floors</b>	11 per tower
<b>Office Floors</b>	8 per tower
<b>Certifications</b>	Under Application for PEZA Pre-Certified LEED Silver
<b>Floor Density Ratio</b>	1:5.5
<b>Parking Levels</b>	2 floors (Podium Parking)
<b>Air-Conditioning</b>	Variable Refrigerant Flow
<b>Backup Power</b>	100% (N+1)
<b>Elevators</b>	For each office tower: 8 Passenger 1 Service
<b>Telco Provider</b>	Globe, PLDT, Smart
<b>Ceiling Height</b>	2.7 meters
<b>Handover Condition</b>	Bare Shell