

PROPERTY FOR LEASE

## MPIRE CENTER

West Avenue, Diliman,  
Quezon City

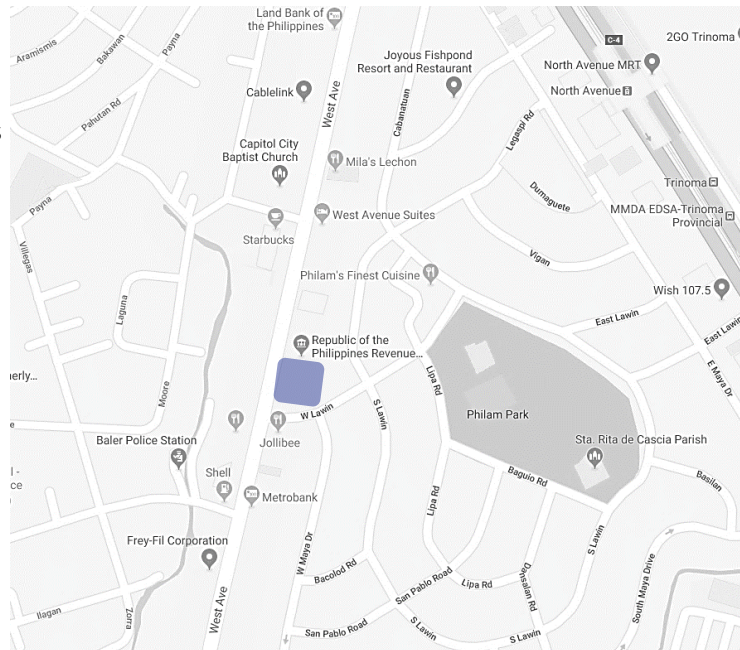




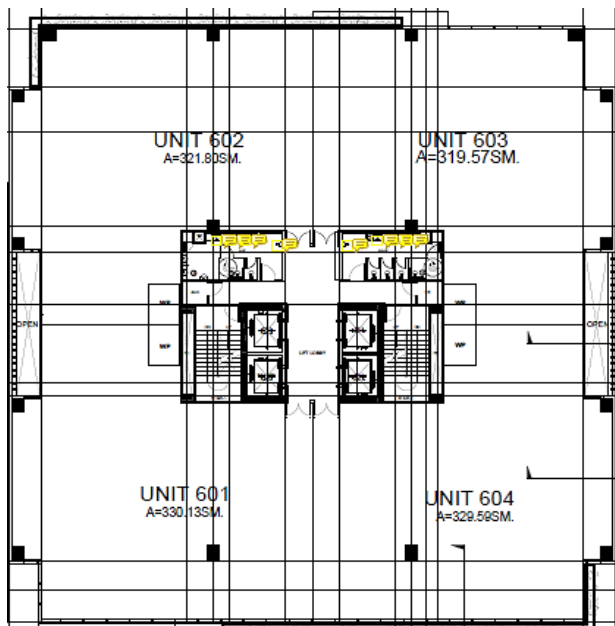
# MPIRE CENTER

## GENERAL INFORMATION

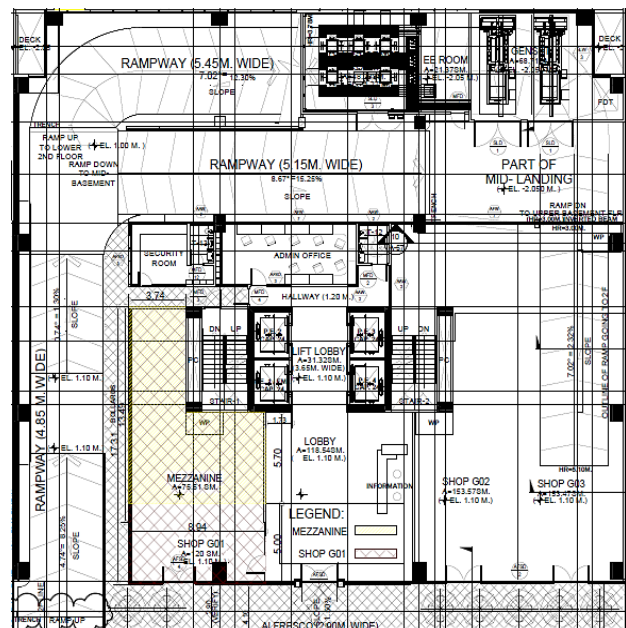
<b>Developer</b>	Mpire Development Corporation
<b>Completion Date</b>	1Q 2019
<b>Gross Leasable Area</b>	12,881.44 square meters
<b>Typical Floor Plate</b>	1,265.09 - 1,486.92 square meters
<b>Efficiency</b>	86%
<b>Number of Floors</b>	13
<b>Office Floors</b>	Available (5F to 9F)
<b>Certifications</b>	PEZA registration is ongoing Pre-certified for LEED Gold
<b>Parking Levels</b>	4 floors (B1, 2F - 4F)
<b>Air-Conditioning</b>	Variable Refrigerant Flow (VRF)
<b>Backup Power</b>	100%
<b>Elevators</b>	4 Passenger Lifts
<b>Telco Provider</b>	Globe, PLDT
<b>Ceiling Height</b>	3 meters
<b>Handover Condition</b>	Warm Shell



**OFFICE**



**GROUND FLOOR**



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.