

LEECHIU

PROPERTY CONSULTANTS



PROPERTY FOR LEASE

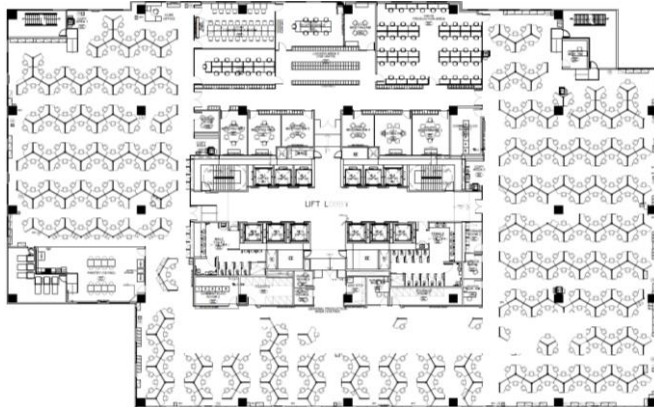
five/NEO

31st Street at Zamora Circle, Crescent Park West,
Bonifacio Global City, Taguig City

PROPERTY FOR LEASE

five/NEO

GENERAL INFORMATION



10th FLOOR PLAN



31st Street at Zamora Circle, Crescent Park West,
Bonifacio Global City, Taguig City

DEVELOPER N-Plaza BGC Properties, Inc. (NEO)

COMPLETION DATE 2009

BUILDING GRADE A

CERTIFICATIONS PEZA Accredited
5- Star BERDE Certified
WELL Health and Safety Rated

GROSS LEASABLE AREA 55,661 sqm

FLOOR PLATE 3,500 sqm

LAYOUT CAPACITY 575 per floor (typical)

NUMBER OF FLOORS 22 Storeys

- Ground level and mezzanine
- 5 podium parking levels and 1 public parking
- 16 office floors including a Penthouse Office Unit with Event Deck with views of Manila Golf and Makati Skyline
- 2 main lobbies fronting 31st Street and Kalayaan Avenue

NUMBER OF ELEVATORS

- 12 Passenger lifts (2 of which are also service lifts)
- 2 Parking lifts

PARKING RATIO 1:100

BACKUP POWER 100% backup with on-site fuel storage
(4 x 2500 kVA generator sets)

BUILDING DENSITY 1:6

AC SYSTEM VRF

HANDOVER CONDITION Fully-fitted

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.

LEECHIU
PROPERTY CONSULTANTS
Our insights. Your success.

EXCLUSIVE AGENT



CHARLENE JABSON

Real Estate Salesperson Accreditation No. 0010708 valid until 6/17/2022
Maria Lyah Fronda-Ledonio
REB Lic.#10708 valid until 05/13/2023

0917 624 1798

charlene.jabson@leechiu.com

ED GADOR

REB Lic.# 27244, ID# 181792704 until 03/10/2022
PTR# 8535866 until 12/31/2021



0917 832 5103

ed.gador@leechiu.com