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PROPERTY CONSULTANTS
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Sublease Opportunity in BGC

W Fifth Avenue

W Fifth Avenue Office Building

Fifth Avenue, Bonifacio Global City

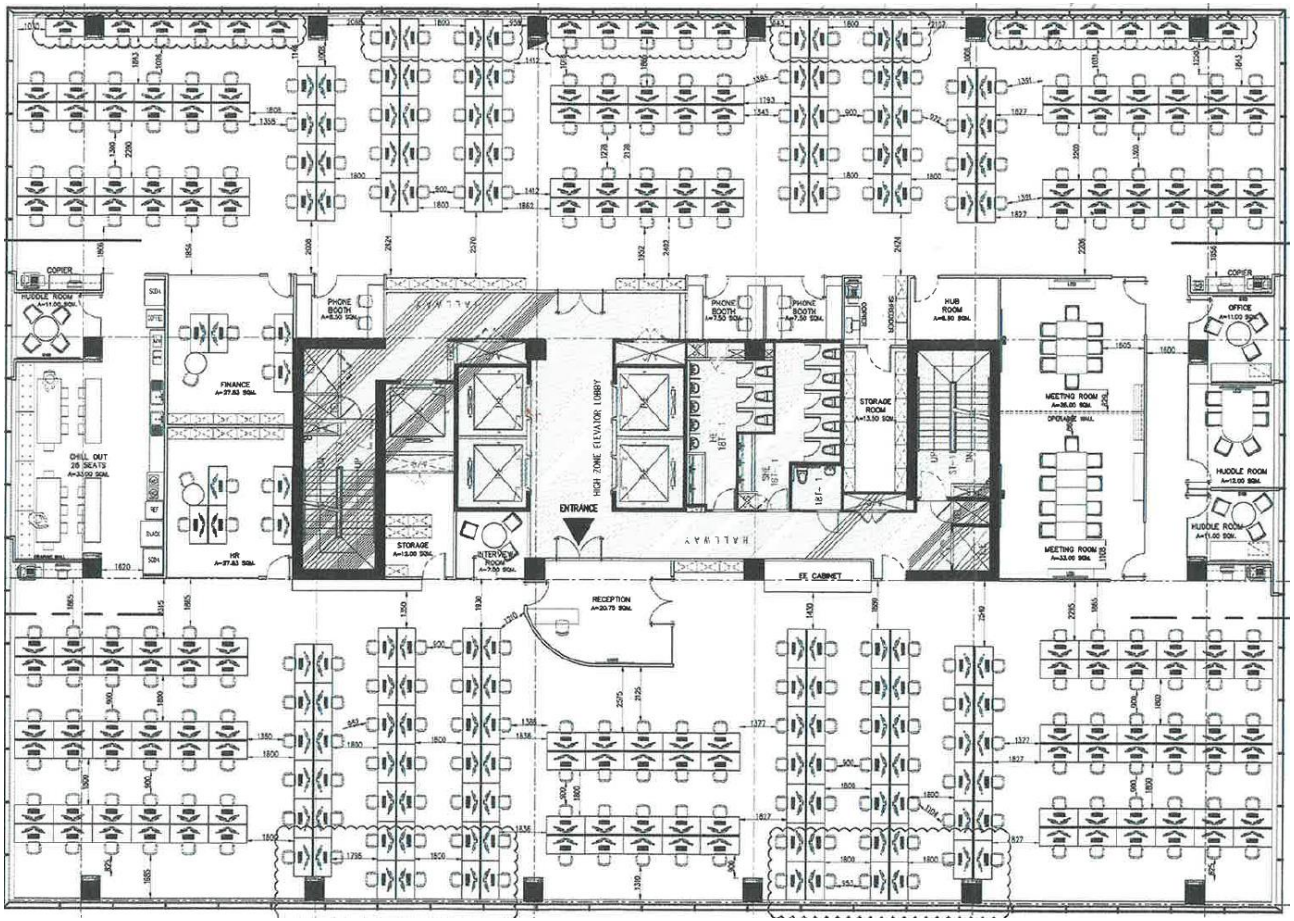
BUILDING INFORMATION

W Fifth Avenue

Developer	The W Group
Completion date	2013
Building Grade	A
Certifications	PEZA Accredited
Gross Leasable Area (sqm)	33,295.03 sqm
Floor Plate (sqm)	Low Zone - 1,638 sqm High Zone – 1,670 sqm
Efficiency	88%
Number of Floors	26 Floors 7 basement Floors for parking
Number of Elevators	• 8 Passenger lifts (1service lift)
Ceiling Height	3.0 meters
Parking Ratio	1:100
Backup Power	100%
Building Density	1:6.5
AC System	Variable Refrigerant Flow
Handover Condition	Fully-fitted

FLOOR PLANS
W Fifth

20th Floor – Office Floor Layout



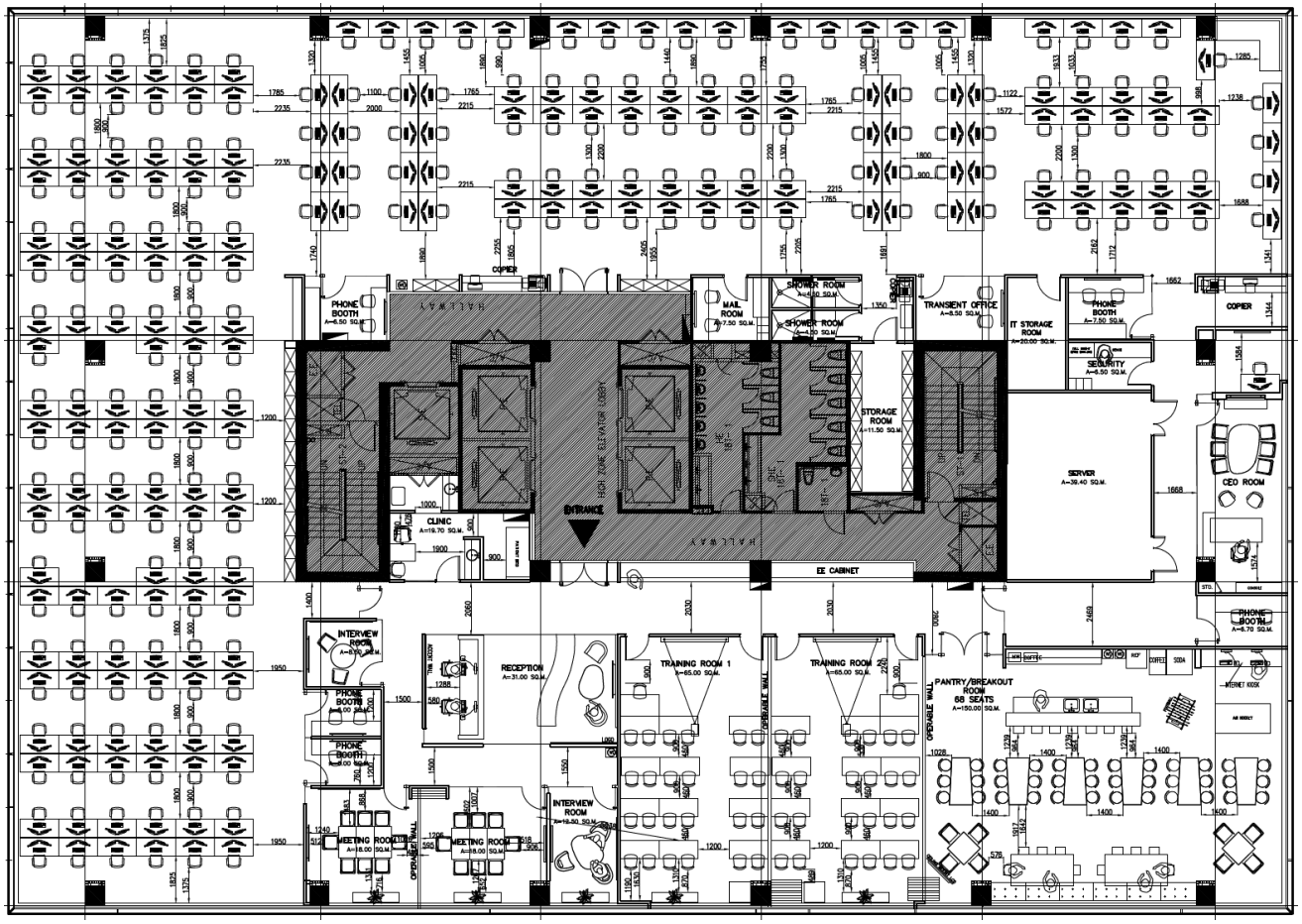
Gross Leasable Area – 1,670.87 sqm

ITEM	QUANTITY
Production Seats	312
Reception	1
Huddle Room	3
Pantry/Breakout Room	1
Finance Office	1
HR Office	1
Private Interview Room	1
Phone Booth	3
Meeting Room	2
Hub Room	1
Private Office	1
Storage Room	2

Features:

- All entry/exit doors have in/out access badge readers
- The main entry/exit is equipped with a full height turnstile, which mitigates any tailgating problem
- The by-pass door is installed for disabled persons or bulk item entry/exit point
- Smoke detectors- and sprinklers are connected to the building's FDAS
- Extra emergency exit way with fire-rated doors
- Motion detectors at main entry/exit points, as well as inside the server room
- Door contact alarm sounder installed inside the server room
- Dedicated Security Control Room
- 2 megapixels cameras on entry/exit points
- NVR recording more than 90 days with 8GB memory

21st Floor – Office Floor Layout



Gross Leasable Area – 1,670.87 sqm

ITEM	QUANTITY
Production Seats	223
Reception	1
Pantry/Breakout Room	1
Security Office	1
Clinic	1
Private Interview Room	2
Phone Booth	5
Meeting Room	2
Training Room	2
Private CEO Office	1
Storage Room	1
IT Storage Room	1
Transcient Office	1
Shower Room	2
Mail Room	1

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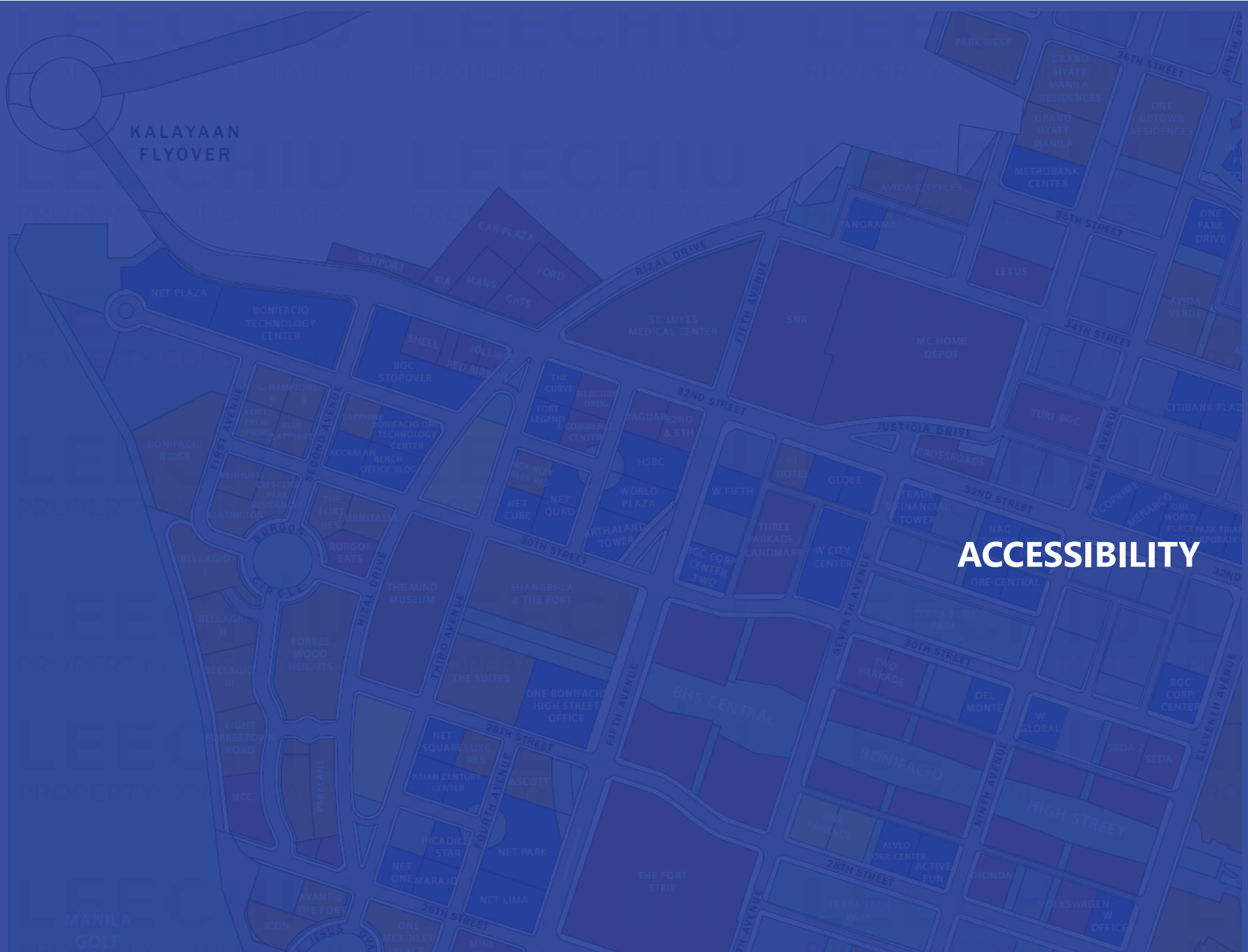
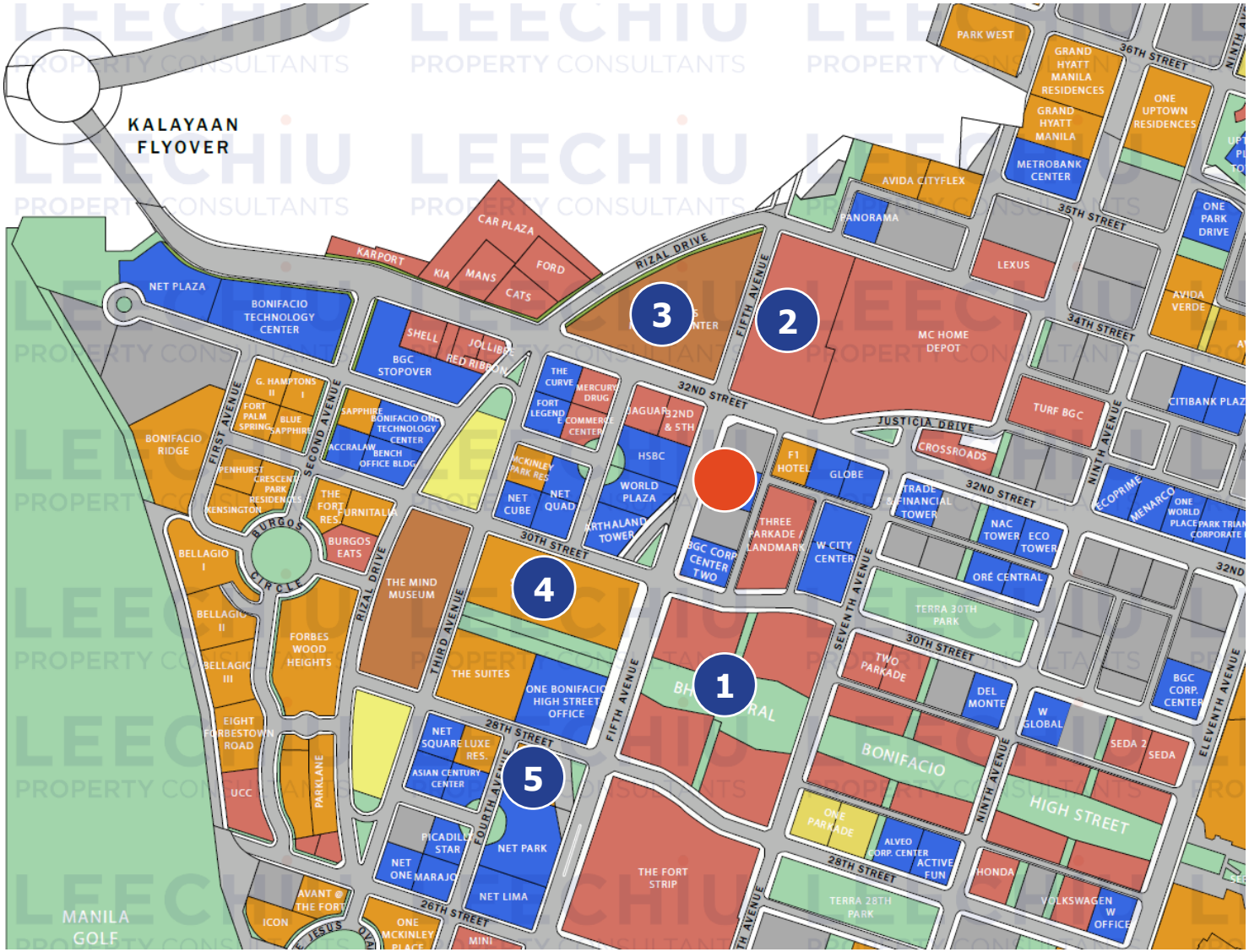
ACCESSIBILITY



VICINITY MAP



LEGEND:	
	W Fifth
1	Bonifacio High Street
2	S&R
3	St. Lukes Medical Center
4	Shangri-La at the Fort
5	Ascott BGC

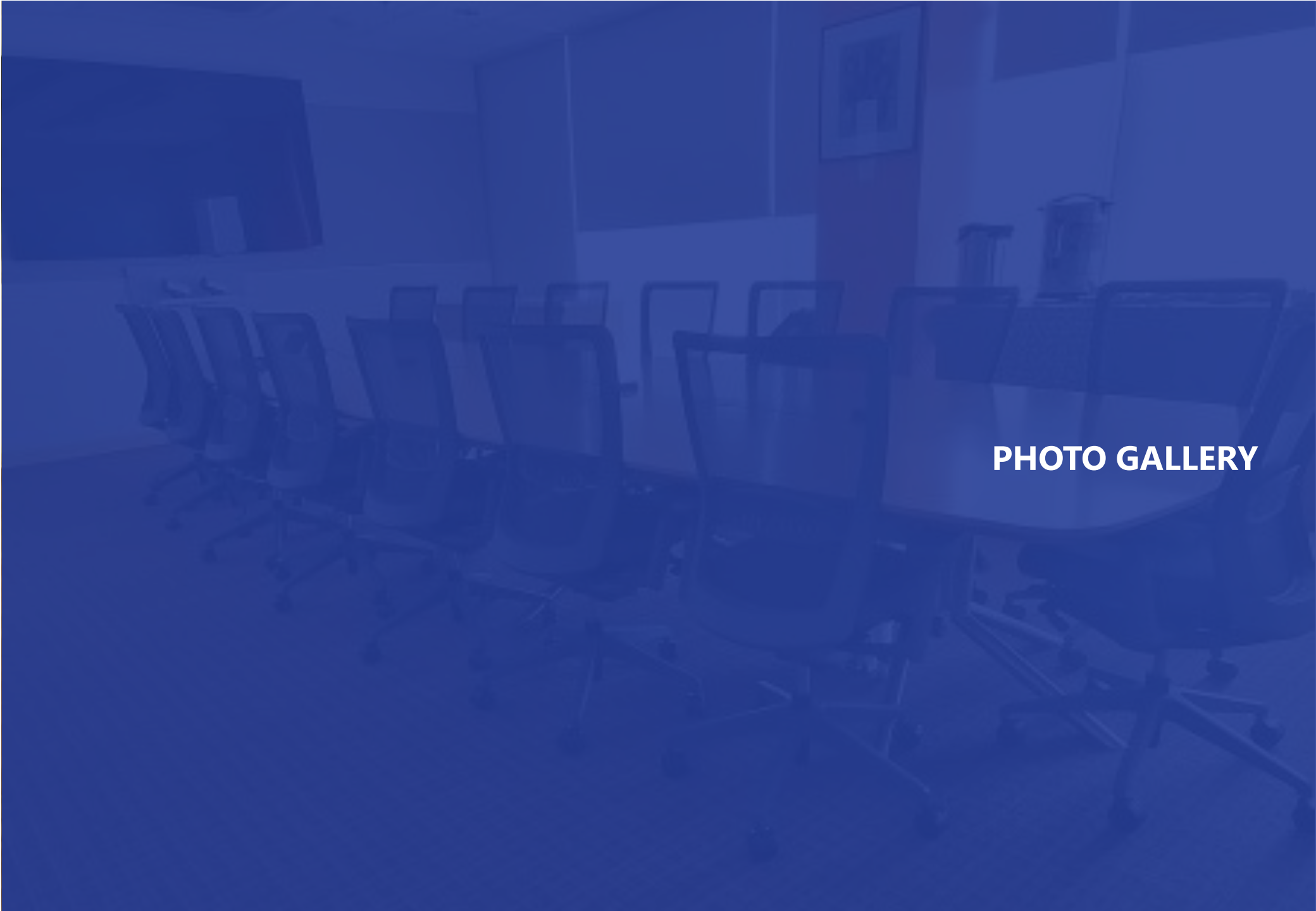
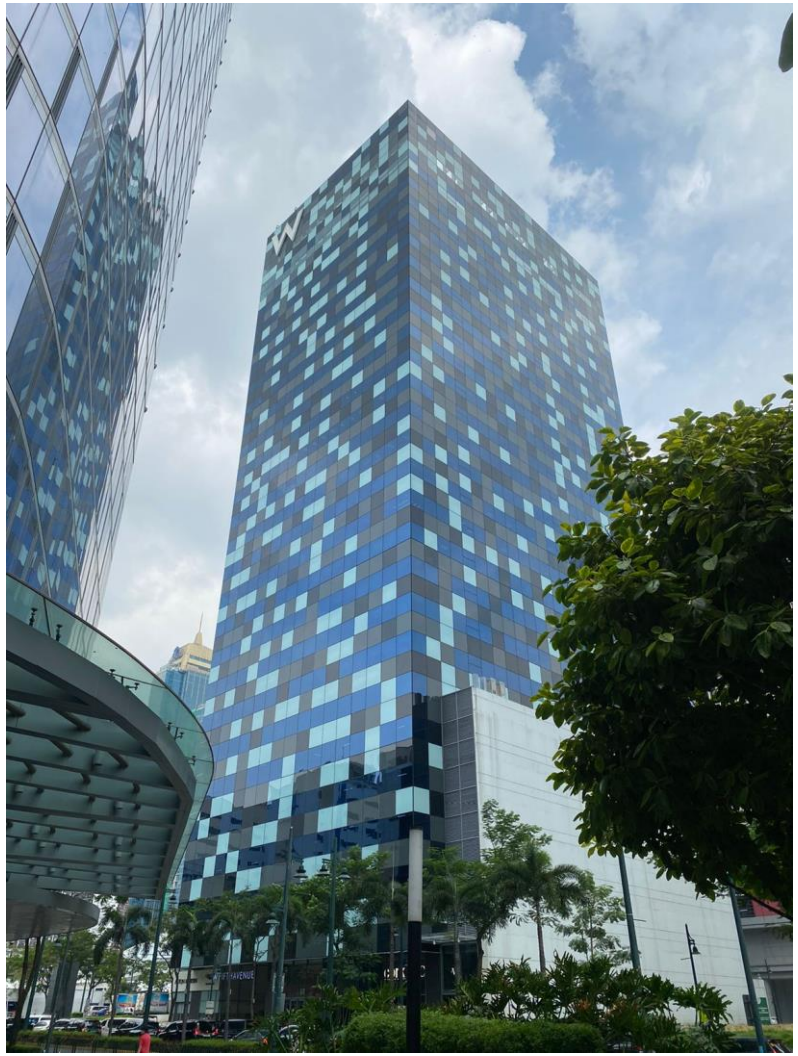


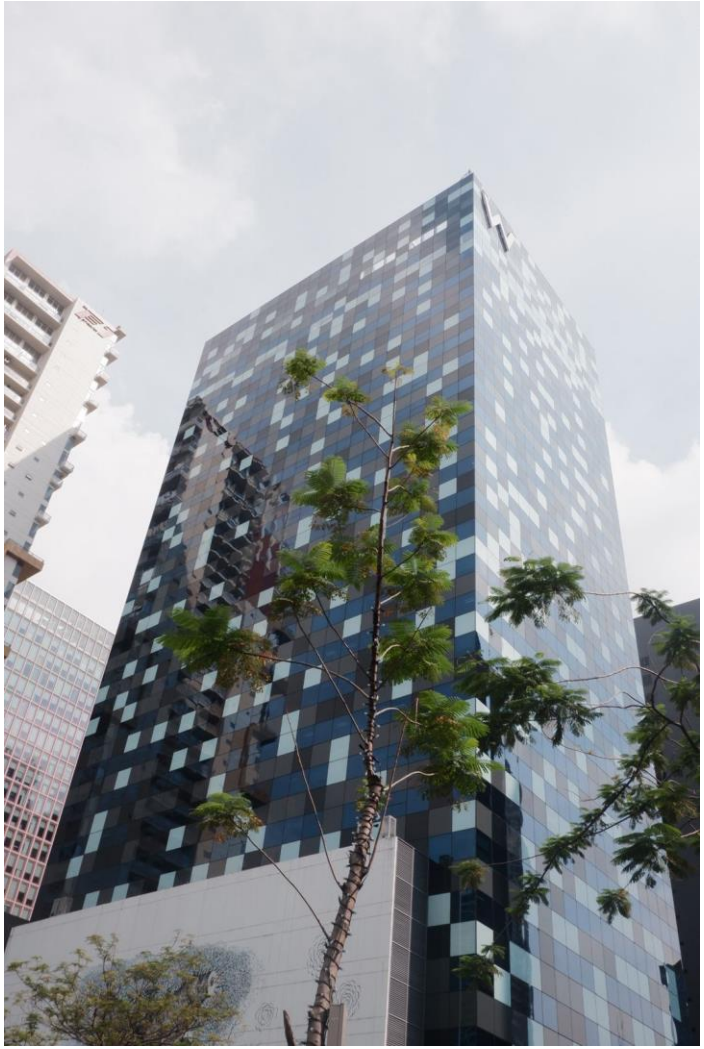
PHOTO GALLERY

BUILDING LOBBY

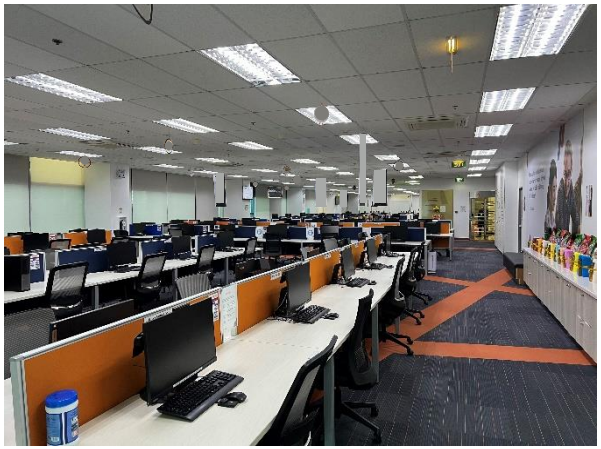
BUILDING ENTRANCE
(FACING FIFTH AVENUE)

BUILDING FACADE



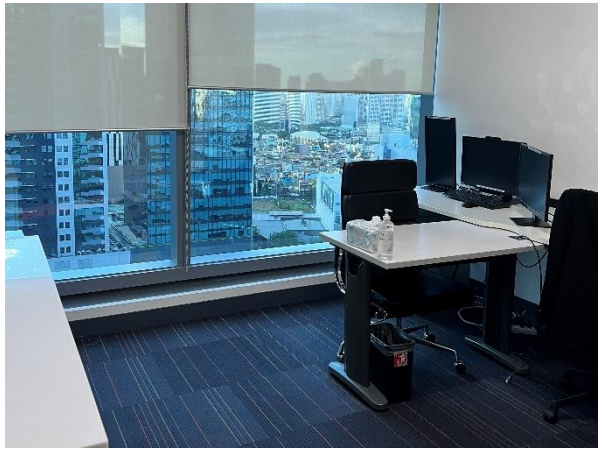


20th Floor



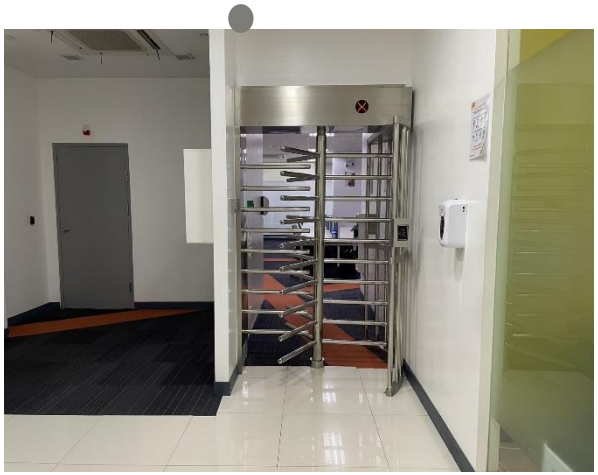
Production Area

Pantry



Private Office

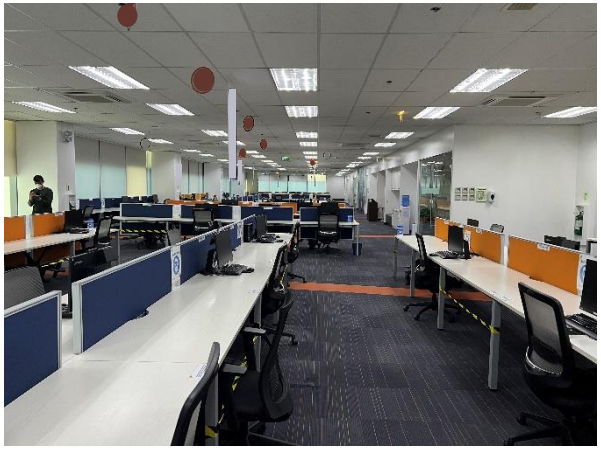
Production Area



Turnstiles

Pantry

21st Floor



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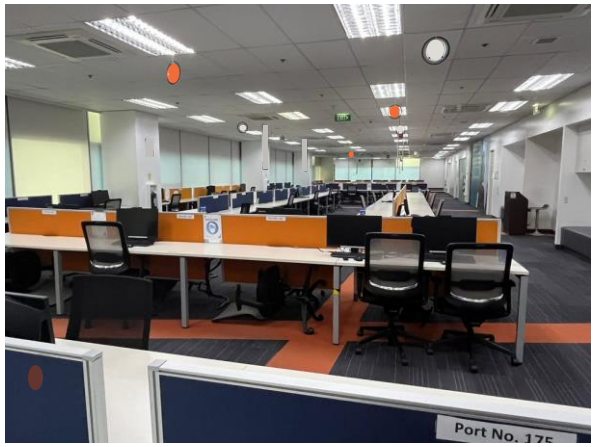
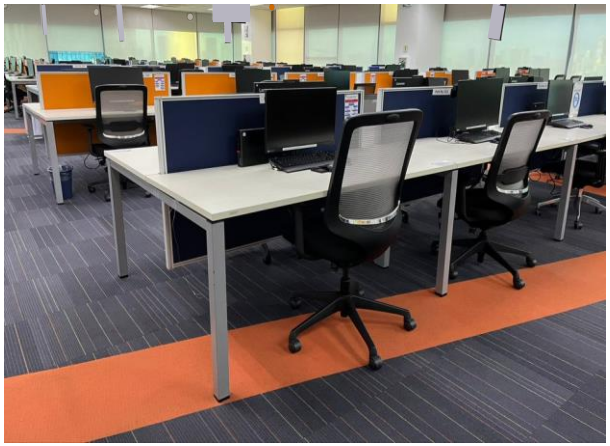


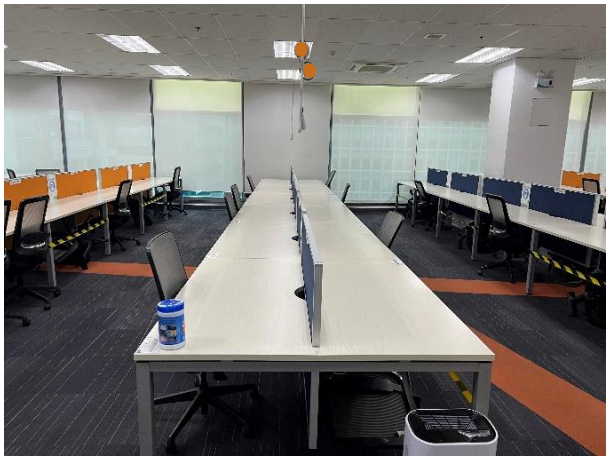
Production Area



Production Area

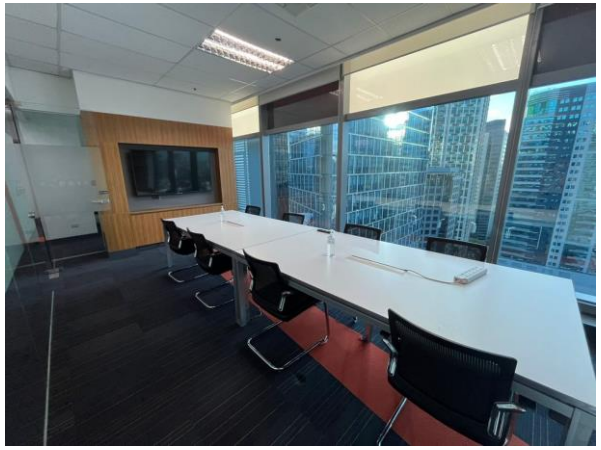
Training Room

Lift Lobby



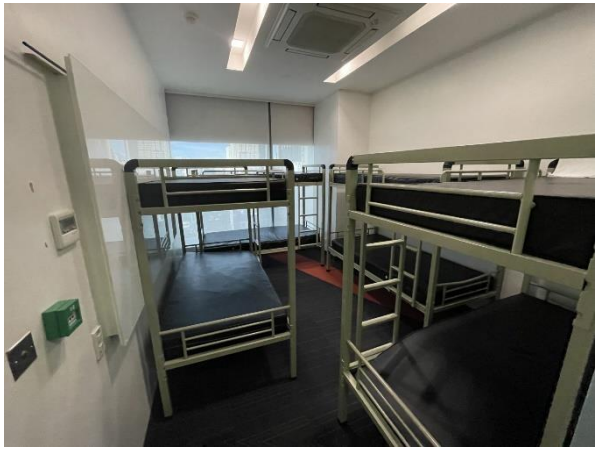
Workstations

21st Floor



Conference Room

Pantry



Sleeping Quarters

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