



OFFICE BUILDINGS FOR LEASE

As of February 2025



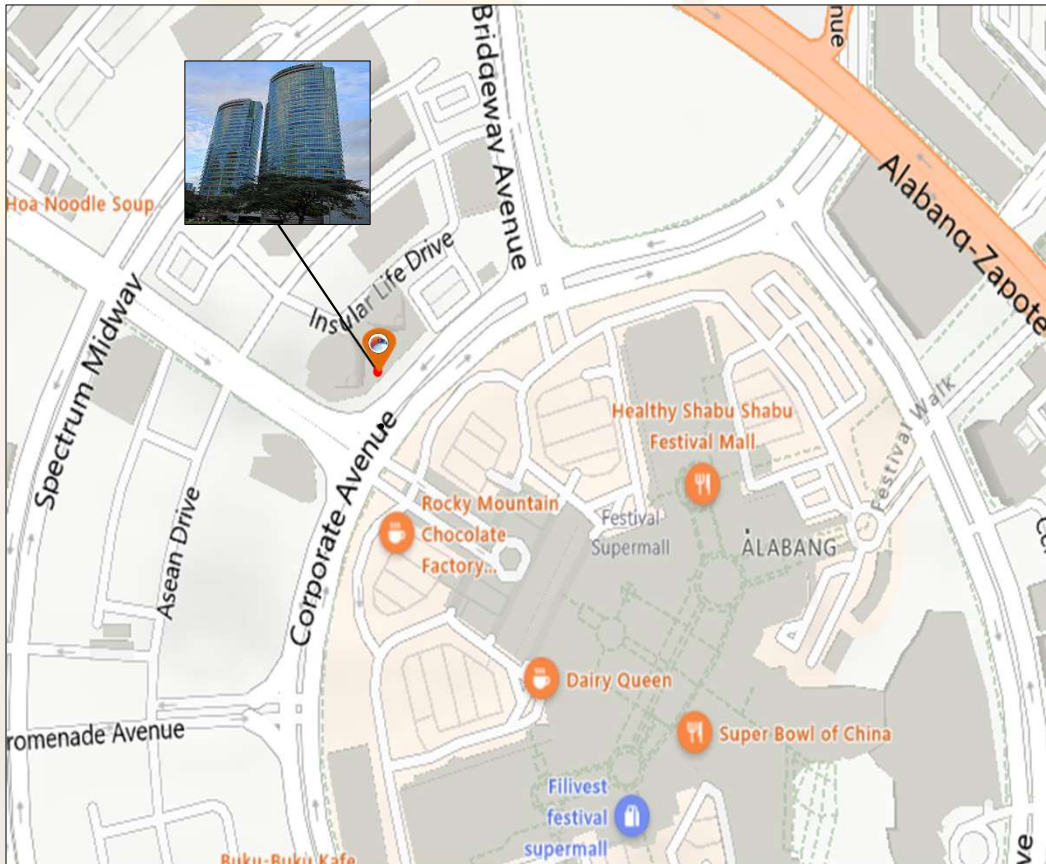
INSULAR LIFE CORPORATE CENTRE

Insular Life Drive, Filinvest Corporate City, Alabang, Muntinlupa City



Insular Life Corporate Centre, Tower 1

Insular Life Drive, Filinvest Corporate City, Alabang, Muntinlupa City

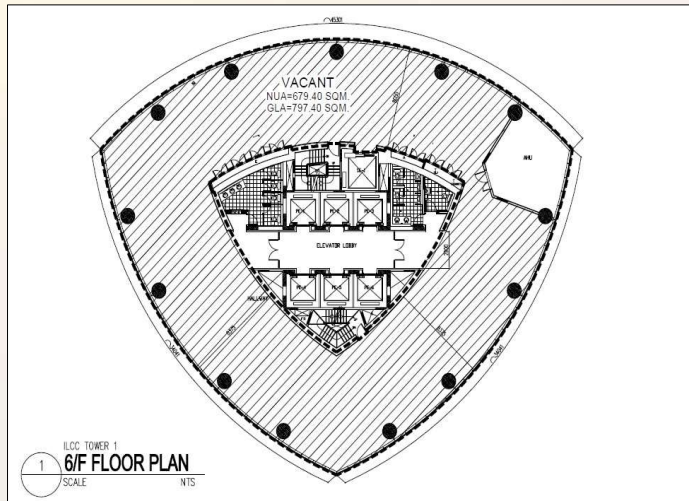


BUILDING SPECIFICATIONS

Building Grade	Grade A
No. of Floors	33-storey
Floor Plate	Approx. 800 sqm per floor
Floor Efficiency	86 %
Density Ratio	1 : 5.5
A / C Systems	Centralized A/C
A / C Extension Charges	PHP 2,000 / hour
Back up power	100 %
Floor to Ceiling Height	2.7 Meters
Parking Allocation	1 : 100 sqm
Parking Rate	4,500.00 / slot / month + VAT
Telco Providers	Globe, Sky Cable, Bayantel, Smart, Contel, & Radius
Building Certification	PEZA Certified
Amenities	<ul style="list-style-type: none"> • Auditorium • Banks • Café (Sprsso and New Bistro) • Cafeteria • Prayer Room • Basketball Court

Insular Life Corporate Centre, Tower 1

Insular Life Drive, Filinvest Corporate City, Alabang, Muntinlupa City



Typical Floor Plan

Floor	Area (sqm)	Rent (PHP / sqm / Month)	Handover Condition	Availability
6 th Floor	797.40	PHP 700.00	Partially Fitted	Immediate
19 th Floor	421.76 393.36	PHP 700.00	Partially Fitted	Immediate April 2025
21 st Floor	777.03	PHP 700.00	Partially Fitted	Immediate
26 th Floor	Unit 1 - 119.51 Unit 2 - 129.86 Unit 4 - 283.43	PHP 700.00	Partially Fitted	Immediate

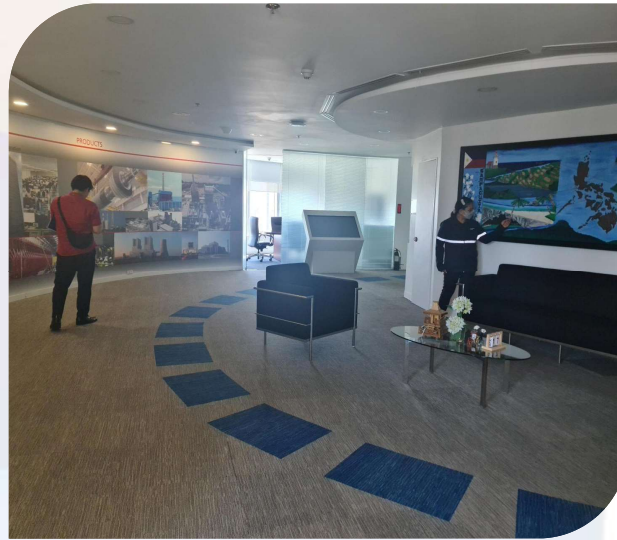
*CUSA Fee - PHP150.00 / sqm for traditional office hours
PHP250.00 / sqm for 24/7 operations

Insular Life Corporate Centre, Tower 1

Insular Life Drive, Filinvest Corporate City, Alabang, Muntinlupa City



6th Floor



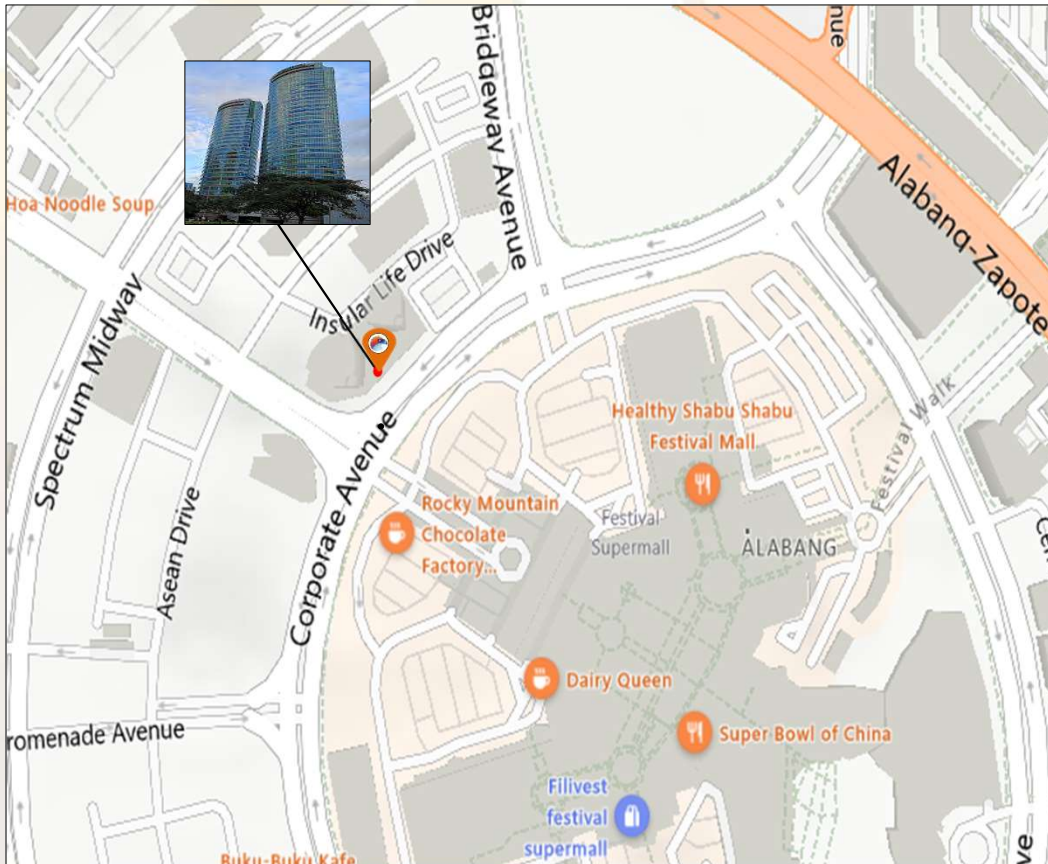
21st Floor



26th Floor

Insular Life Corporate Centre, Tower 2

Insular Life Drive, Filinvest Corporate City, Alabang, Muntinlupa City

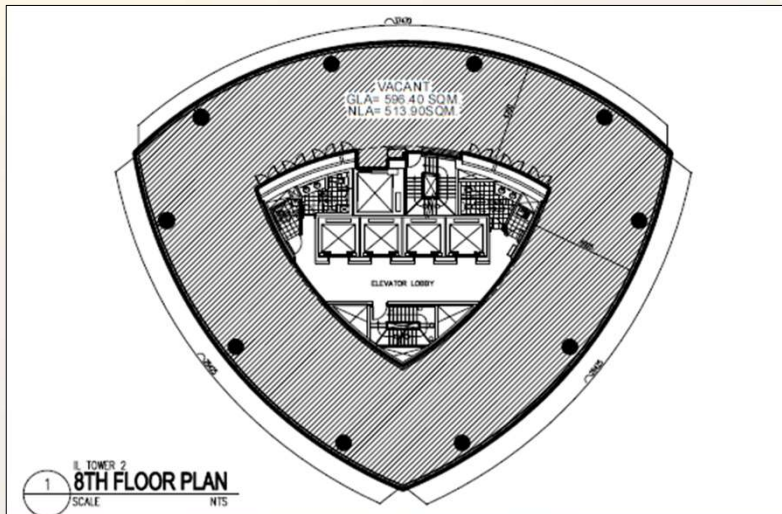


BUILDING SPECIFICATIONS

Building Grade	Grade A
No. of Floors	29-storey
Floor Plate	Approx. 550 sqm per floor
Floor Efficiency	86 %
Density Ratio	1 : 5.5
A / C Systems	GF to 24 th Floor - Centralized A/C ; 25 th to 28 th Floor - Variable Refrigerant Flow (VRF)
A / C Extension Charges	PHP2,000 / hour
Back up power	100 %
Floor to Ceiling Height	2.7 Meters
Parking Allocation	1 : 100 sqm
Parking Rate	4,500.00 / slot / month + VAT
Telco Providers	Globe, Sky Cable, Bayantel, Smart, Contel, and Radius
Building Certification	PEZA Certified
Amenities	<ul style="list-style-type: none"> • Auditorium • Banks • Café (Sprsso and New Bistro) • Cafeteria • Prayer Room • Basketball Court

Insular Life Corporate Centre, Tower 2

Insular Life Drive, Filinvest Corporate City, Alabang, Muntinlupa City



Typical Floor Plan

Floor	Area (sqm)	Rent (PHP / sqm / Month)	Handover Condition	Availability
8th Floor	596.40	PHP 700.00	Partially Fitted	Immediate
9th Floor	559.30	PHP 700.00	Partially Fitted	Immediate
10th Floor	586.44	PHP 700.00	Partially Fitted	Immediate
11th Floor	571.57	PHP 700.00	Partially Fitted	Immediate
15th Floor	175.23	PHP 700.00	Partially Fitted	March 2025
16th Floor	124.80	PHP 700.00	Partially Fitted	Immediate
16th Floor	56.39	PHP 700.00	Partially Fitted	Immediate
16th Floor	56.39	PHP 700.00	Partially Fitted	Immediate
17th Floor	366.95	PHP 700.00	Partially Fitted	Immediate
19th Floor	591.60	PHP 700.00	Fitted (incomplete office chairs)	Immediate
22nd Floor	323.19	PHP 700.00	Partially Fitted	Immediate
25th Floor	542.10	PHP 700.00	Partially Fitted (VRF)	Immediate
26th Floor	547.25	PHP 700.00	Partially Fitted (VRF)	Immediate

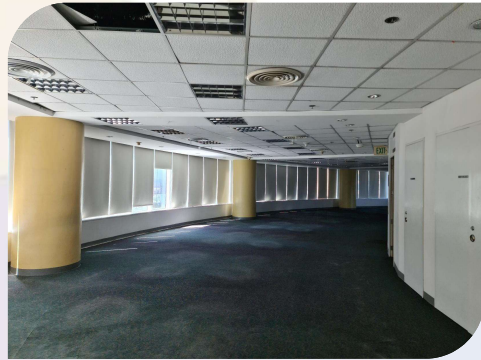
*CUSA Fee - PHP150.00 / sqm for traditional office hours
 PHP250.00 / sqm for 24/7 operations

Insular Life Corporate Centre, Tower 2

Insular Life Drive, Filinvest Corporate City, Alabang, Muntinlupa City



8th Floor



9th Floor



11th Floor



19th Floor



22nd Floor



25th Floor



26th Floor

Insular Life Corporate Centre

Insular Life Drive, Filinvest Corporate City, Alabang, Muntinlupa City

Amenities:



Auditorium



Prayer Room



Banks

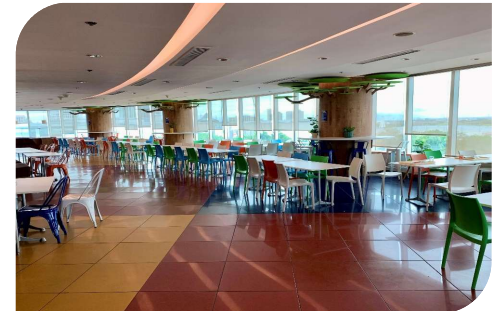


Café



Cravings

Restaurant



Cafeteria