



OFFICE BUILDINGS FOR LEASE

As of February 2025

A large, stylized graphic of a bird, possibly a parrot, in shades of blue and white, with a yellow and blue geometric shape in the top left corner.

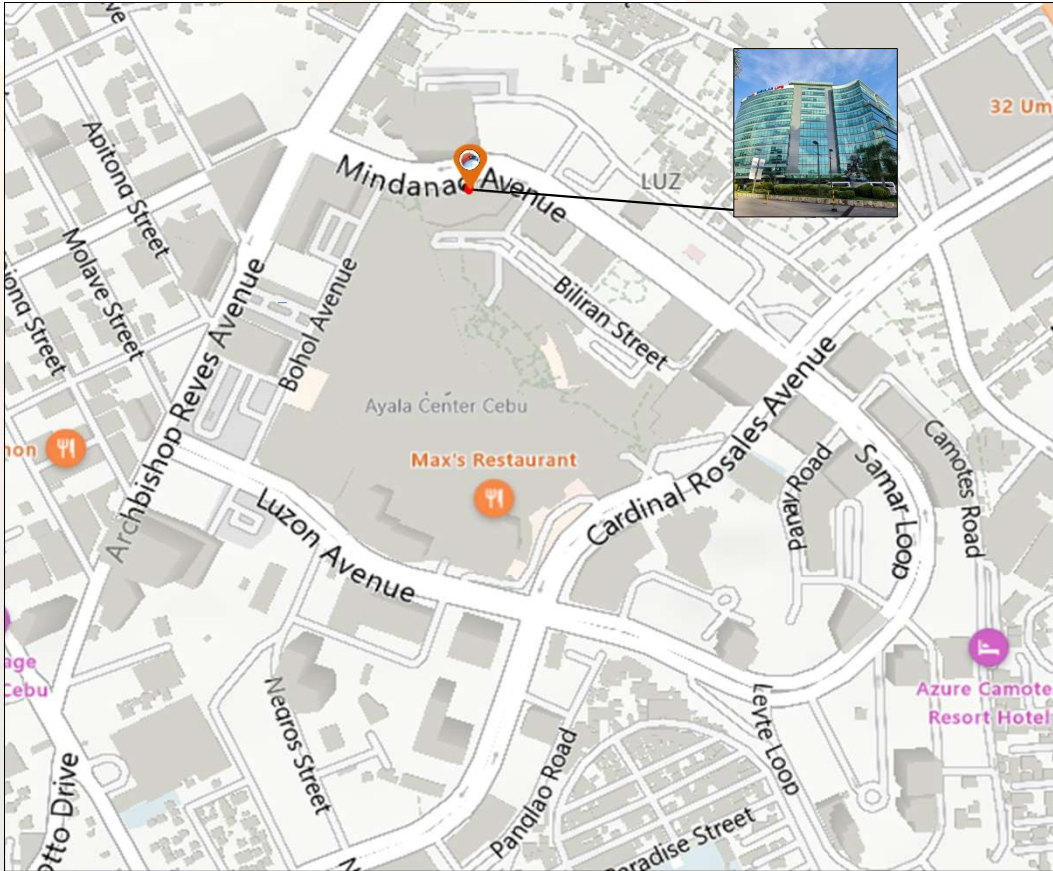
INSULAR LIFE CEBU BUSINESS CENTRE

Mindanao Ave., cor. Biliran Road, Cebu Business Park, Cebu City



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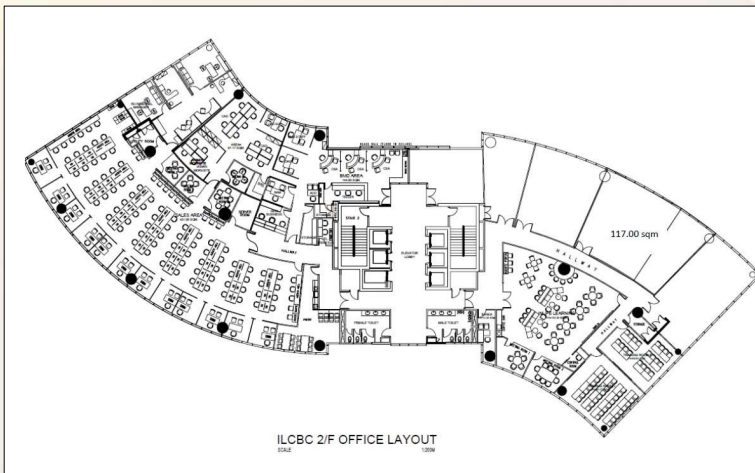


BUILDING SPECIFICATIONS

Building Grade	Grade A
No. of Floors	12-storey
Floor Plate	Approx. 1,623 sqm per floor
Floor Efficiency	90 %
Density Ratio	1 : 5
A / C Systems	Variable Refrigerant Flow (VRF)
A / C Charges	PHP 65 / sqm
Back up power	100 % (N + 2)
Floor to Ceiling Height	2.7 Meters
Parking Allocation	1 : 100 sqm
Parking Rate	PHP 3,500 / slot / month + VAT
Telco Providers	Globe, and PLDT
Building Certification	PEZA Certified and iREC Certified

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Typical Floor Plan

Floor	Area (sqm)	Rent (PHP / sqm / Month)	Handover Condition	Availability
9 th Floor	416.10	PHP 650.00	Partially Fitted	Immediate
11 th Floor	457.70	PHP 650.00	Partially Fitted	Immediate
12 th Floor	457.70	PHP 650.00	Partially Fitted	Immediate

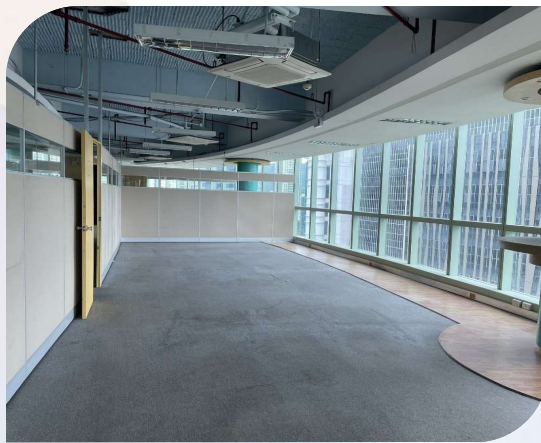
*CUSA Fee – PHP 75.00 / sqm
AC Charge – PHP 65.00 / sqm

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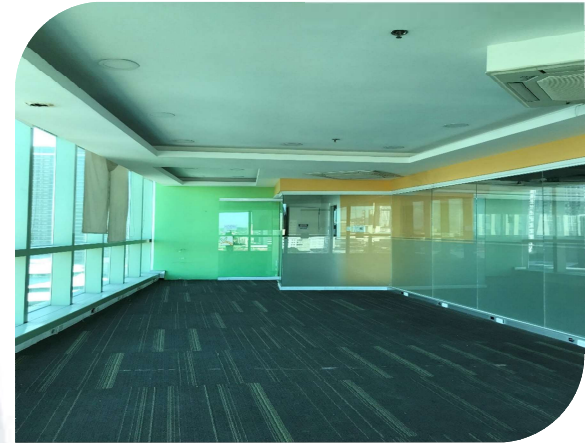
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9th Floor - B



11th Floor



12th Floor

**Actual Photos of the 239.20sqm will be posted once available.*