



# OFFICE BUILDINGS FOR LEASE

As of February 2025

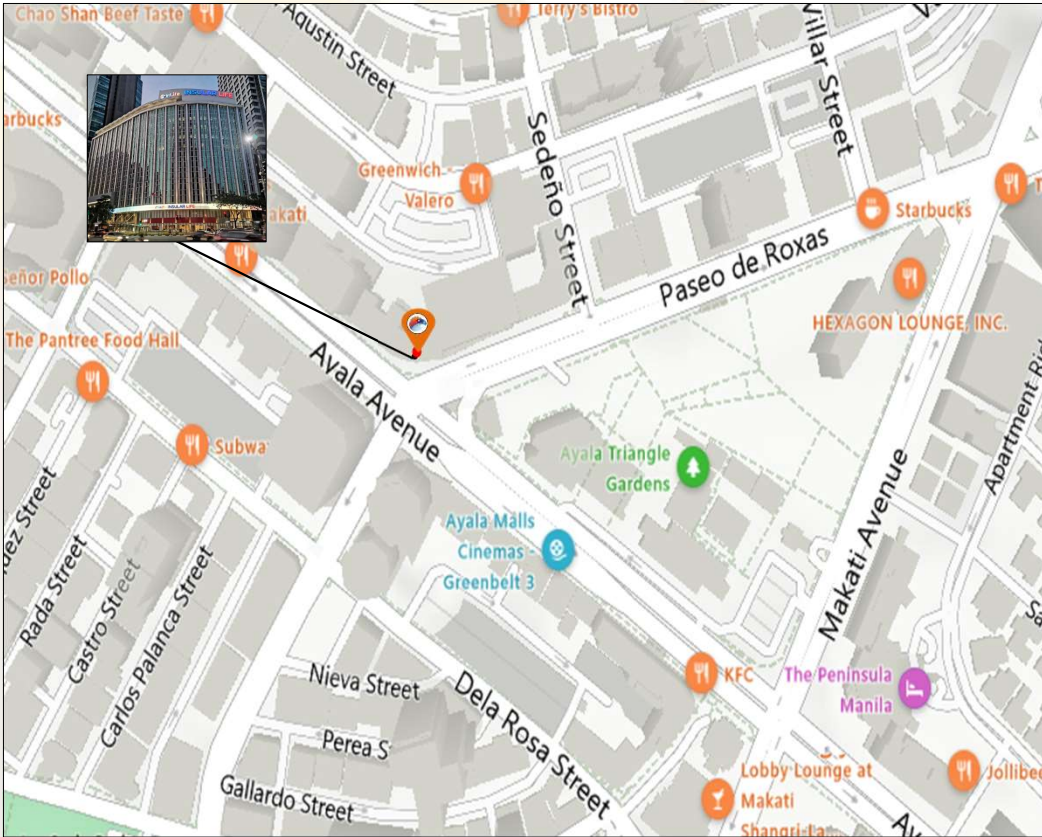
# INSULAR LIFE MAKATI

6781 Ayala Avenue cor. Paseo De Roxas, Makati City



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## BUILDING SPECIFICATIONS

Building Grade	Grade A
No. of Floors	12-storey
Floor Plate	Approx. 1,618 – 1,744 sqm/floor
Floor Efficiency	82 %
Density Ratio	1 : 5.5
A / C Systems	Variable Refrigerant Flow (VRF)
A / C Charges	Metered
Back up power	100 %
Floor to Ceiling Height	2.8 Meters
Parking Allocation	1:200 sqm
Parking Rate	Podium - (6,500.00 / slot / month + VAT) Open - (5,500.00 / slot / month + VAT)
Telco Providers	Globe, Eastern, PLDT, Source, Converge, and RISE
Building Certification	PEZA Certified, LEED Gold Certified and WELL Health-Safety Rated

LANDLORD REPRESENTATIVE

**KMC Savills thru:  
Tim Sevilla (0917-6740044)**

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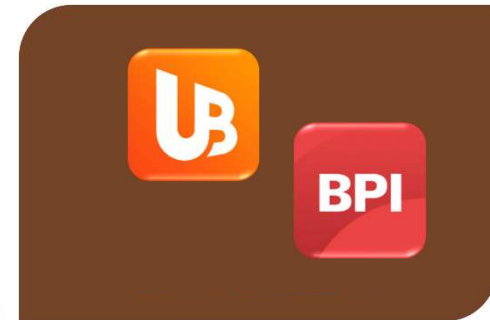
## Amenities:



Grand Ballroom



Prayer Room



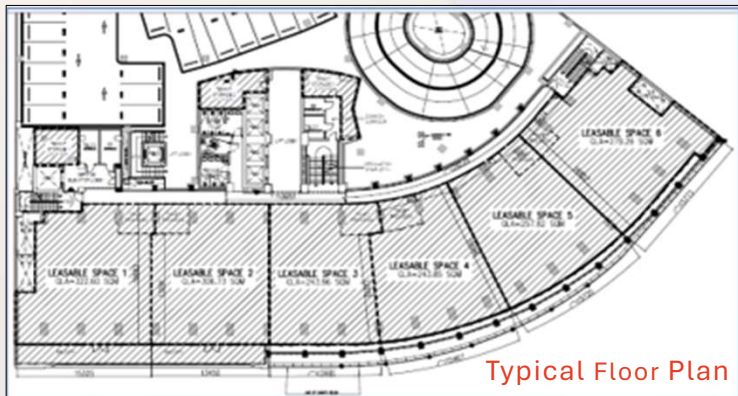
Banks

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Basement



Typical Floor Plan

Floor	Area (sqm)	Rent (PHP / sqm / Month)	Handover Condition	Availability
Basement	774.73	PHP 900.00	Partially Fitted	Immediate
Ground Floor	53.40	PHP 2,500.00	Partially Fitted	Immediate
2 <sup>nd</sup> floor	1,744.11	PHP 1,000.00	Partially Fitted	Immediate
3 <sup>rd</sup> Floor	1,679.31	PHP 1,000.00	Partially Fitted	Immediate
5 <sup>th</sup> floor / Unit 1	381.53	PHP 1,000.00	Bare Shell	Immediate
5 <sup>th</sup> floor / Unit 3-4	804.76	PHP 1,000.00	Partially Fitted	Immediate
6 <sup>th</sup> floor	1,618.50	PHP 1,000.00	Fitted	Immediate
7 <sup>th</sup> Floor	1,617.55	PHP 1,000.00	Semi-Fitted	March 2025

\*CUSA Fee – PHP 200.00 / sqm

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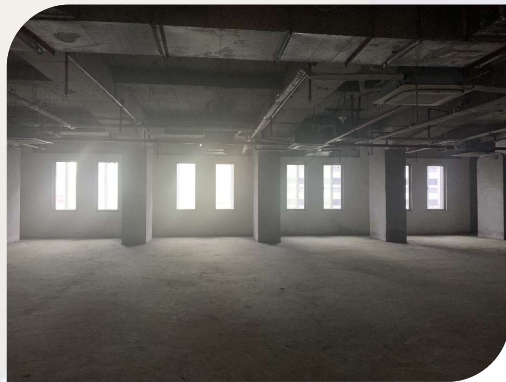
Basement



2<sup>nd</sup> Floor



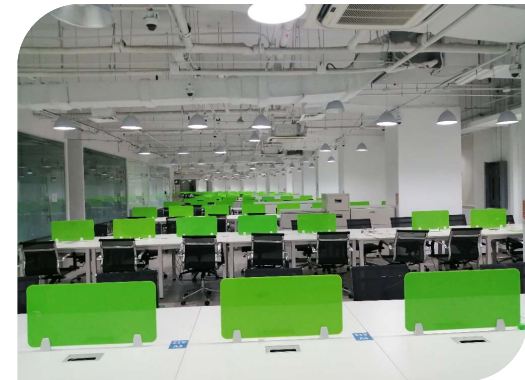
3<sup>rd</sup> Floor



5<sup>th</sup> Floor – Unit 1



5<sup>th</sup> Floor – Units 3-4



6<sup>th</sup> Floor