



OFFICE BUILDINGS FOR LEASE

As of February 2025



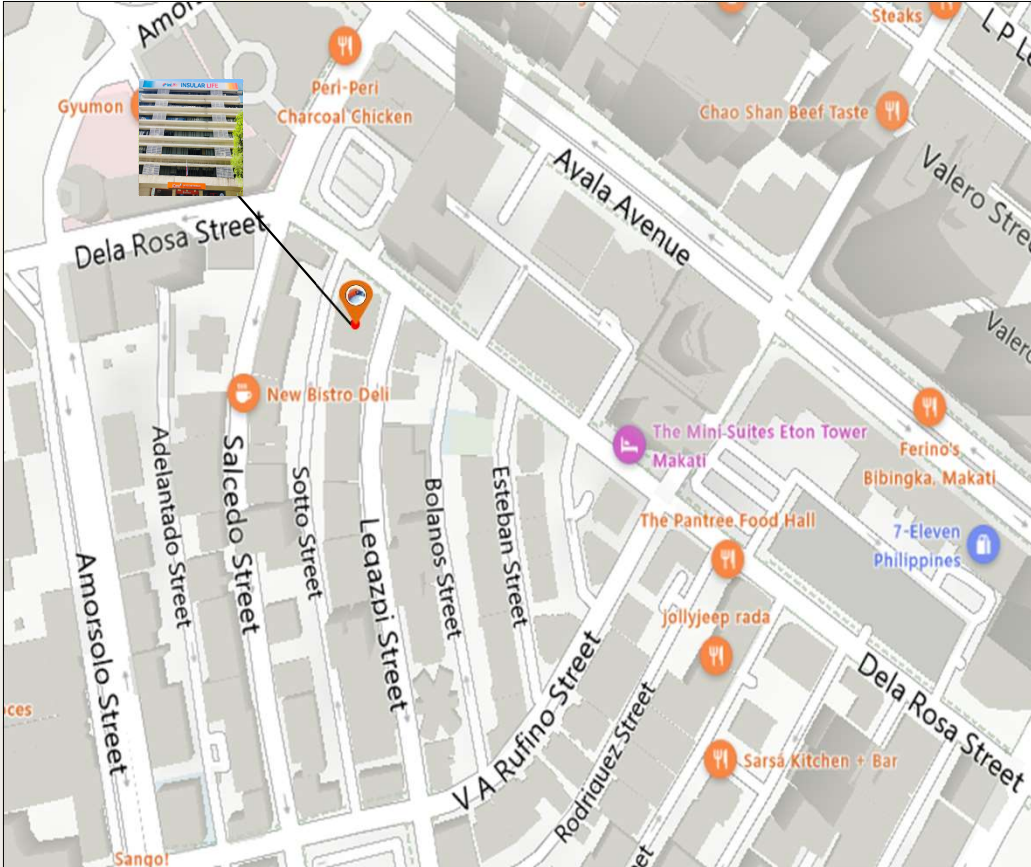
Insular Health Care Building

Dela Rosa cor. Legazpi Street, Legazpi, Makati City



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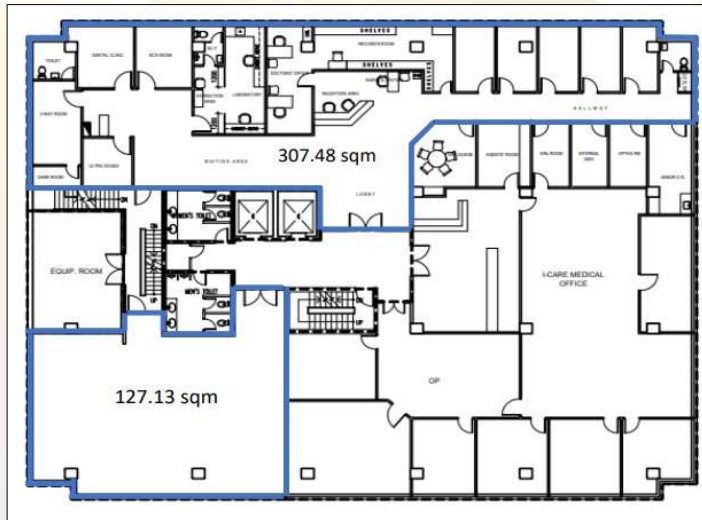


BUILDING SPECIFICATIONS

Building Grade	Grade B
No. of Floors	7-storey + Roof Deck
Floor Plate	Approx. 860 sqm per floor
Floor Efficiency	83 %
Density Ratio	1 : 9
A / C Systems	Centralized Air-conditioning System
A / C Charges	Aircon Extension (after office hours) 500/hr/wing
Back up power	100 %
Floor to Ceiling Height	2.4 Meters
Parking Allocation	1: 200 sqm
Parking Rate	Open Parking – PHP 5,000/slot Basement Parking- PHP 6,000/slot
Telco Providers	PLDT, Converge, Eastern, Globe and Rise
Amenities	Banks, Coffee Shop and Convenience Store

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Typical Floor Plan

Floor	Area (sqm)	Rent (PHP / sqm / Month)	Handover Condition	Availability
Ground Floor	233.96	PHP 2,500.00	Partially Fitted	May 2025
2 nd floor	307.48	PHP 800.00	Partially Fitted	Immediate
6 th Floor	368.00	PHP 800.00	Partially Fitted	Immediate

*CUSA Fee – PHP 104.00 / sqm

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Amenities:

The Lawson logo consists of the word "LAWSON" in white, uppercase, sans-serif font, centered within a blue rounded square.

Convenience Store

The Tim Hortons logo features the brand name "Tim Hortons" in a white, cursive script font, centered on a red rounded rectangular background.

Cafe



Banks



Training / Conference Room

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Ground Floor (233.96 sqm)



2nd Floor (307.48 sqm)



6th Floor (368 sqm)