



AUGUST 31, 2025

# INVENTORY OF AVAILABLE SPACES FOR LEASE



FOR FURTHER DETAILS, CONTACT:  
**GING / TINA / ROSE**

☎ **0928-5165078**

☎ **8894-9000 loc. 9099 / 3387**

✉ **glparcon@rcbc.com, mclucatin@rcbc.com,  
rddaliva@rcbc.com**



Muntinlupa City

## Available spaces FOR LEASE

### RCBC ALABANG BUSINESS CENTER BLDG.

Tierra Nueva Subd., Alabang–Zapote Road,  
Alabang, Muntinlupa City



All furniture is not included.

NO.	UNIT/FLOOR	LEASE AREA (SQM)	STATUS OF THE UNIT	HANDOVER CONDITION
1	Unit 104, G/F	87.00	VACANT	For renovation to Bare Shell Condition.
2	Unit 105, G/F	101.64	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.
3	Unit 203, 2/F	138.15	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.
4	Unit 204, 2/F	414.71	VACANT	For renovation to Bare Shell Condition.
5	3/F	714.00	Tenanted until September 30, 2025	For renovation to Bare Shell Condition.
6	Roof Deck	344.54	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.

Note: Lease area is subject to actual measurement.

- **CUSA rate (Php/sqm/month):** to be confirmed with PMO
- **Minimum Lease Term:** 3 years, with an option to renew subject to mutually agreed terms and conditions.
- **Security Deposit:** Equivalent to three (3) months rental, based on last year's rate, payable upon signing of the lease contract
- **Advance Rental:** Equivalent to three (3) months rental, based on last year's rate, applicable at the end of the lease term and payable upon signing of the lease contract
- **Mode of Payment:** Monthly basis via issuance of the postdated checks payable to Frame Properties, Inc.
- **Documentary Stamp Tax:** For Lessee's account
- **E-VAT:** For Lessee's account
- **Utilities:** Electrical, water and telephone bills shall be for the account of the lessee, including application of the individual meter for utilities.
- **Renovations:** All fit-outs/renovations/alterations for the use of the premises shall be for the account of the Lessee
- **Late payment fees of 5% per month** reckoned from due date up to payment date

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Manila City

## Available space FOR LEASE

### RCBC TAFT REMEDIOS BUSINESS CENTER BLDG.

Taft Ave., Malate, Manila



All furniture is not included.

NO.	UNIT/FLOOR	LEASE AREA (SQM)	STATUS OF THE UNIT	HANDOVER CONDITION
1	Unit 201, /2F	124	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.

Note: Lease area is subject to actual measurement.

- **CUSA rate (Php/sqm/month):** to be confirmed with PMO
- **Minimum Lease Term:** 3 years, with an option to renew subject to mutually agreed terms and conditions.
- **Security Deposit:** Equivalent to three (3) months rental, based on last year's rate, payable upon signing of the lease contract
- **Advance Rental:** Equivalent to three (3) months rental, based on last year's rate, applicable at the end of the lease term and payable upon signing of the lease contract
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## Available spaces FOR LEASE

# PACIFIC PLACE CONDOMINIUM

Amethyst St. corner Pearl Drive,  
Ortigas Center, Pasig City



All furniture is not included.

NO.	UNIT/FLOOR	LEASE AREA (SQM)	STATUS OF THE UNIT	HANDOVER CONDITION
1	Unit 206, 2/F	580.15	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.
2	Unit 204, 2/F	162.67	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.

Note: Lease area is subject to actual measurement.

- **CUSA rate (Php/sqm/month):** to be confirmed with PMO
- **Minimum Lease Term:** 3 years, with an option to renew subject to mutually agreed terms and conditions.
- **Security Deposit:** Equivalent to three (3) months rental, based on last year's rate, payable upon signing of the lease contract
- **Advance Rental:** Equivalent to three (3) months rental, based on last year's rate, applicable at the end of the lease term and payable upon signing of the lease contract
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- **E-VAT:** For Lessee's account
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Quezon City

Available space  
**FOR LEASE**

## RCBC VISAYAS AVE. BUSINESS CENTER

**BLDG.**  
No. 6 Visayas Ave.,  
Bahay Toro , Quezon City



NO.	UNIT/FLOOR	LEASE AREA (SQM)	STATUS OF THE UNIT	HANDOVER CONDITION
1	Unit 201, /2F	120	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.

Note: Lease area is subject to actual measurement.

- **CUSA rate (Php/sqm/month):** to be confirmed with PMO
- **Minimum Lease Term:** 3 years, with an option to renew subject to mutually agreed terms and conditions.
- **Security Deposit:** Equivalent to three (3) months rental, based on last year's rate, payable upon signing of the lease contract
- **Advance Rental:** Equivalent to three (3) months rental, based on last year's rate, applicable at the end of the lease term and payable upon signing of the lease contract
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- **E-VAT:** For Lessee's account
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Caloocan City

Available space  
**FOR LEASE**

## RCBC CALOOCAN BUSINESS CENTER BLDG.

No. 259 Rizal Avenue Ext.  
Grace Park, Caloocan City



NO.	UNIT/FLOOR	LEASE AREA (SQM)	STATUS OF THE UNIT	HANDOVER CONDITION
1	3F	452	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.

Note: Lease area is subject to actual measurement.

- **CUSA rate (Php/sqm/month):** to be confirmed with PMO
- **Minimum Lease Term:** 3 years, with an option to renew subject to mutually agreed terms and conditions.
- **Security Deposit:** Equivalent to three (3) months rental, based on last year's rate, payable upon signing of the lease contract
- **Advance Rental:** Equivalent to three (3) months rental, based on last year's rate, applicable at the end of the lease term and payable upon signing of the lease contract
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- **Late payment fees of 5% per month** reckoned from due date up to payment date

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Calamba, Laguna

## Available spaces FOR LEASE

### RCBC CALAMBA BUSINESS CENTER BLDG.

RCBC Calamba BC Bldg., corner  
National Highway and Dolor St.,  
Crossing, Calamba, Laguna



All furniture is not included.

NO.	UNIT/FLOOR	LEASE AREA (SQM)	STATUS OF THE UNIT	HANDOVER CONDITION
1	Unit 102, G/F	86	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.
2	Unit 201, 2/F	67.37	VACANT	Bare shell on an "As is, where is" basis.
3	Unit 202, 2/F	74.32	VACANT	Bare shell on an "As is, where is" basis.
4	Unit 203, 2/F	81.65	VACANT	Bare shell on an "As is, where is" basis.
5	Unit 204, 2/F	82.49	VACANT	Bare shell on an "As is, where is" basis.
6	Unit 205, 2/F	75.16	VACANT	Bare shell on an "As is, where is" basis.
7	Unit 206, 2/F	50	VACANT	Bare shell on an "As is, where is" basis.

Note: Lease area is subject to actual measurement.

- **CUSA rate (Php/sqm/month):** to be confirmed with PMO
- **Minimum Lease Term:** 3 years, with an option to renew subject to mutually agreed terms and conditions.
- **Security Deposit:** Equivalent to three (3) months rental, based on last year's rate, payable upon signing of the lease contract
- **Advance Rental:** Equivalent to three (3) months rental, based on last year's rate, applicable at the end of the lease term and payable upon signing of the lease contract
- **Mode of Payment:** Monthly basis via issuance of the postdated checks payable to Frame Properties, Inc.
- **Documentary Stamp Tax:** For Lessee's account
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## Properties for LEASE as of August 31, 2025

NO	LEASE AREA (SQM)	ADDRESS	CLASS	USE
METRO MANILA PROPERTIES				
Alabang				
1	87	Unit 104, G/F RCBC Alabang Building, Tierra Nueva Subd.,Alabang-Zapote Road, Alabang, Muntinlupa City	Commercial	Office
	101.64	Unit 105, G/F RCBC Alabang Building, Tierra Nueva Subd.,Alabang-Zapote Road, Alabang, Muntinlupa City		
	138.15	Unit 203, 2/F RCBC Alabang Building, Tierra Nueva Subd.,Alabang-Zapote Road, Alabang, Muntinlupa City		
	414.71	Unit 204, 2/F RCBC Alabang Building, Tierra Nueva Subd.,Alabang-Zapote Road, Alabang, Muntinlupa City (For renovation)		
	714.00	Unit 301 and 302, 3/F RCBC Alabang Building, Tierra Nueva Subd.,Alabang-Zapote Road, Alabang, Muntinlupa City		
	344.54	Roof Deck, RCBC Alabang Building, Tierra Nueva Subd.,Alabang-Zapote Road, Alabang, Muntinlupa City		
Manila				
2	124.00	Unit 201, 2/F RCBC Taft Remedios Business Center Bldg., Taft Avenue, Malate, Manila,	Commercial	Office
Ortigas Center				
3	162.67	Unit 204, 2/F Pacific Place Condominium, Amethyst corner Pearl Drive, Ortigas Center, Pasig City	Commercial	Office
	580.15	Unit 206, 2/F Pacific Place Condominium, Amethyst corner Pearl Drive, Ortigas Center, Pasig City		
Quezon City				
4	120.00	2/F, RCBC Visayas Avenue Business Center Bldg., No. 6 Visayas Avenue, Bahay Toro, Quezon City	Commercial	Office
Caloocan City				
5	452.00	3/F, RCBC Caloocan Business Center Bldg., No 259 Rizal Avenue Ext. Grace Park, Caloocan City	Commercial	Office
*Note: Lease area is subject to actual measurement.				
PROVINCIAL PROPERTIES				
NO.	LEASE AREA (SQM)	ADDRESS	CLASS	USE
LUZON				
Baguio				
6	52.46	Unit 202, 2/F RCBC Baguio Business Center, No. 20 Session Road, Baguio City, Benguet	Commercial	Office
	75.11	Unit 301, 3/F RCBC Baguio Business Center, No. 20 Session Road, Baguio City, Benguet		
	19.18	Unit 302, 3/F RCBC Baguio Business Center, No. 20 Session Road, Baguio City, Benguet		
Batangas				
7	43.16	G/F, RCBC Lima Business Center Bldg., Hotel Drive corner Business Loop, Lima Technology Center, Brgy. Santiago, Malvar, Batangas	Commercial	Office
Calamba, Laguna				
8	86.00	Unit 102 G/F RCBC Calamba Business Center Bldg., corner National Highway and Dolor Streets, Crossing, Calamba, Laguna	Commercial	Office
	67.37	Unit 201, 2/F RCBC Calamba Business Center Bldg., corner National Highway and Dolor Streets, Crossing, Calamba, Laguna		
	74.32	Unit 202, 2/F RCBC Calamba Business Center Bldg., corner National Highway and Dolor Streets, Crossing, Calamba, Laguna		
	81.65	Unit 203, 2/F RCBC Calamba Business Center Bldg., corner National Highway and Dolor Streets, Crossing, Calamba, Laguna		
	82.49	Unit 204, 2/F RCBC Calamba Business Center Bldg., corner National Highway and Dolor Streets, Crossing, Calamba, Laguna		
	75.16	Unit 205, 2/F RCBC Calamba Business Center Bldg., corner National Highway and Dolor Streets, Crossing, Calamba, Laguna		
	50.00	Unit 206, 2/F RCBC Calamba Business Center Bldg., corner National Highway and Dolor Streets, Crossing, Calamba, Laguna		
Dasmariñas, Cavite				
9	46.09	Unit 201 2/F RCBC Dasmariñas Business Center Building FCIE Compound, Governor Drive, Dasmariñas, Cavite	Commercial	Office



Sheet1

9	16.67	Unit 202 2/F RCBC Dasmariñas Business Center Building FCIE Compound, Governor Drive, Dasmariñas, Cavite	Commercial	Office
Palawan				
10	30.69	Unit 203, 2/F RCBC Palawan Business Center, 257 Rizal Avenue, Puerto Princesa City, Palawan	Commercial	Office
	28.70	Unit 204 2/F RCBC Palawan Business Center, 257 Rizal Avenue, Puerto Princesa City, Palawan		
	31.60	Unit 201 2/F RCBC Palawan Business Center, 257 Rizal Avenue, Puerto Princesa City, Palawan		
VISAYAS				
Cebu City				
11	119.76	4 <sup>th</sup> Floor RCBC P. Del Rosario Business Center Bldg., along P. del Rosario St., Brgy. Camagayan, Cebu City	Commercial	Office
Iloilo				
12	119.49	Unit 201, 2 <sup>nd</sup> Floor, RCBC Iloilo Main (J.M. Basa) Business Center, cor. J.M. Basa and Arsenal Sts., Brgy. Arsenal-Aduana, Iloilo City (Building 2)		
	121.15	Unit 202, 2 <sup>nd</sup> Floor, RCBC Iloilo Main (J.M. Basa) Business Center, cor. J.M. Basa and Arsenal Sts., Brgy. Arsenal-Aduana, Iloilo City (Building 2)		
Roxas City, Capiz				
13	53.75	Unit 201 2/F RCBC Roxas Business Center, Plaridel Street, Roxas City, Capiz	Commercial	Office
	50.00	Unit 204 2/F RCBC Roxas Business Center, Plaridel Street, Roxas City, Capiz		
MINDANAO				
Cagayan De Oro City, Misamis Oriental				
14	81.50	Unit 201, RCBC Lapasan Business Center, Along National Highway, Lapasan, Cagayan De Oro City, Misamis Oriental	Commercial	Office
Davao				
15	38.00	Unit 201 2/F RCBC Digos Business Center, Rizal Avenue corner Roxas Street, Digos, Davao Del Sur	Commercial	Office
General Santos				
16	43.00	Unit 102 G/F RCBC Dadiangas Business Center Building, Pioneer Avenue, General Santos City (Dadiangas), South Cotabato	Commercial	Office
Pagadian				
17	16.50	Unit 201, 2/F RCBC Pagadian Business Center, Along Rizal Avenue, Pagadian City, Zamboanga Del Sur	Commercial	Office
	64.00	Unit 202, 2/F RCBC Pagadian Business Center, Along Rizal Avenue, Pagadian City, Zamboanga Del Sur		
	64.88	Unit 203, 2/F RCBC Pagadian Business Center, Along Rizal Avenue, Pagadian City, Zamboanga Del Sur		
Tagbilaran City				
18	56.45	Unit 201 2/F RCBC Tagbilaran Bldg., C.P. Garcia St., Tagbilaran City	Commercial	Office
Note: Lease area is subject to actual measurement.				

NOTES:

1. Lease of the properties are on an "As is, where is" basis.
2. Viewings must be requested at least a day before the intended schedule.
3. Interested Lessees are required to submit their letter of intent and submit the applicable requirements.
4. Frame Properties Inc. reserves the right to pull out any properties from the list, as it deem necessary.
5. Lease area is subject to actual measurement.

If you have any questions or need clarification, please don't hesitate to contact us at 8894-9000 LOCAL 9099 / 3387 or 0928-516-5078. Our office hours are Monday to Friday from 9:00 a.m. to 5:00 p.m.