



FEBRUARY 27, 2026

# INVENTORY OF AVAILABLE SPACES

# FOR LEASE



FOR FURTHER DETAILS, CONTACT:  
GING / TINA / ROSE

☎ 0928-5165078

☎ 8894-9000 loc. 9099 / 3387

✉ [glparcon@rcbc.com](mailto:glparcon@rcbc.com), [mclucatin@rcbc.com](mailto:mclucatin@rcbc.com),  
[rddaliva@rcbc.com](mailto:rddaliva@rcbc.com)



## Available spaces FOR LEASE

### RCBC ALABANG BUSINESS CENTER BLDG.

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



NO.	UNIT/FLOOR	LEASE AREA (SQM)	STATUS OF THE UNIT	HANDOVER CONDITION
1	Unit 105, G/F	101.64	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.
2	Unit 203, 2/F	106.16	VACANT	Under renovation to bare shell condition. Target completion Q2 2026. "As is, where is" basis.
3	Unit 204, 2/F	49.19	VACANT	Under renovation to bare shell condition. Target completion Q2 2026. "As is, where is" basis.
4	Unit 205, 2/F	47.90	VACANT	Under renovation to bare shell condition. Target completion Q2 2026. "As is, where is" basis.
5	Unit 206, 2/F	99.45	VACANT	Under renovation to bare shell condition. Target completion Q2 2026. "As is, where is" basis.
6	Unit 207, 2/F	87.04	VACANT	Under renovation to bare shell condition. Target completion Q2 2026. "As is, where is" basis.
7	Unit 208, 2/F	74.11	VACANT	Under renovation to bare shell condition. Target completion Q2 2026. "As is, where is" basis.
8	Unit 301, 3/F	315.83	VACANT BY APRIL 16, 2026	Semi-fitted on an "As is, where is" basis. All furniture is not included.
9	Unit 302, 3/F	112.65	VACANT	Under renovation to bare shell condition. Target completion Q2 2026. "As is, where is" basis.
10	Unit 303, 3/F	115.59	VACANT	Under renovation to bare shell condition. Target completion Q2 2026. "As is, where is" basis.
11	Unit 304, 3/F	156.07	VACANT	Under renovation to bare shell condition. Target completion Q2 2026. "As is, where is" basis.
12	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 change.

- 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

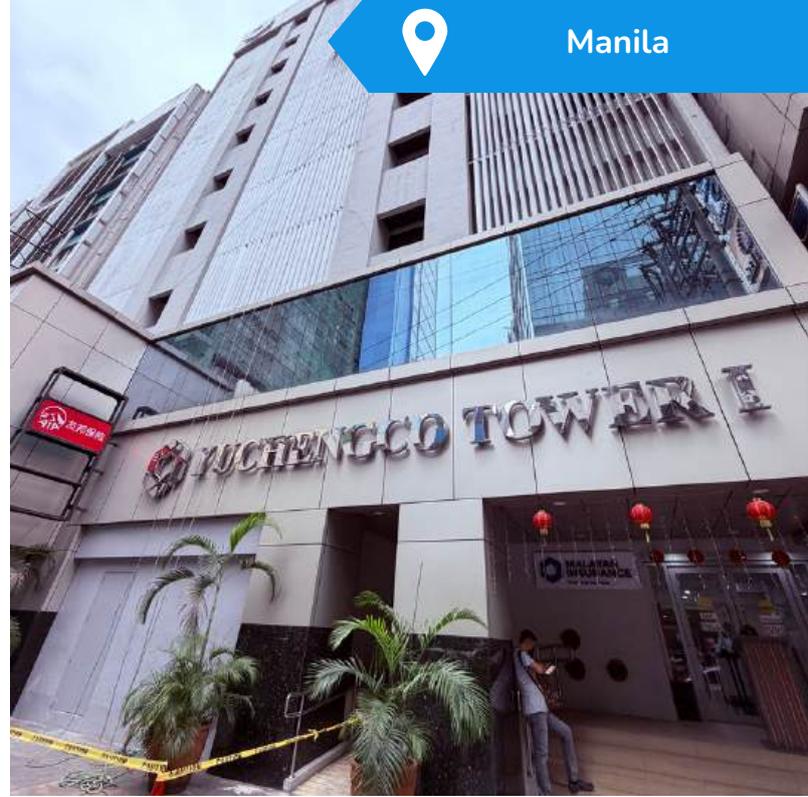
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Manila



# Available space FOR LEASE

## YUCHENGGCO TOWER 1

3<sup>rd</sup> Floor, Yuchengco Tower 1, No. 500  
Quintin Paredes St., Binondo, Manila



All furniture is not included.

NO.	UNIT/FLOOR	LEASE AREA (SQM)	STATUS OF THE UNIT	HANDOVER CONDITION
1	3rd Floor	753.63	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.

Note: Lease area is subject to change.

- 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 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	2/F	124	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.

Note: Lease area is subject to change.

- **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 change.

- **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	2/F	120	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.

Note: Lease area is subject to change.

- **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
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Kalookan City

Available space  
**FOR LEASE**

# RCBC KALOOKAN BUSINESS CENTER BLDG.

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



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

Note: Lease area is subject to change.

- **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.
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- **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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# 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 change.

- **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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Baguio City

# Available spaces FOR LEASE

## RCBC BAGUIO BUSINESS CENTER BLDG.

No. 20 Session Road,  
Baguio City, Benguet



All furniture is not included.

NO.	UNIT/FLOOR	LEASE AREA (SQM)	STATUS OF THE UNIT	HANDOVER CONDITION
1	Unit 202, 2/F	52.46	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.
2	Unit 301, 3/F	75.11	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.
3	Unit 302, 3/F	19.18	VACANT	Semi-fitted on an "As is, where is" basis. All furniture is not included.

Note: Lease area is subject to change.

- **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.
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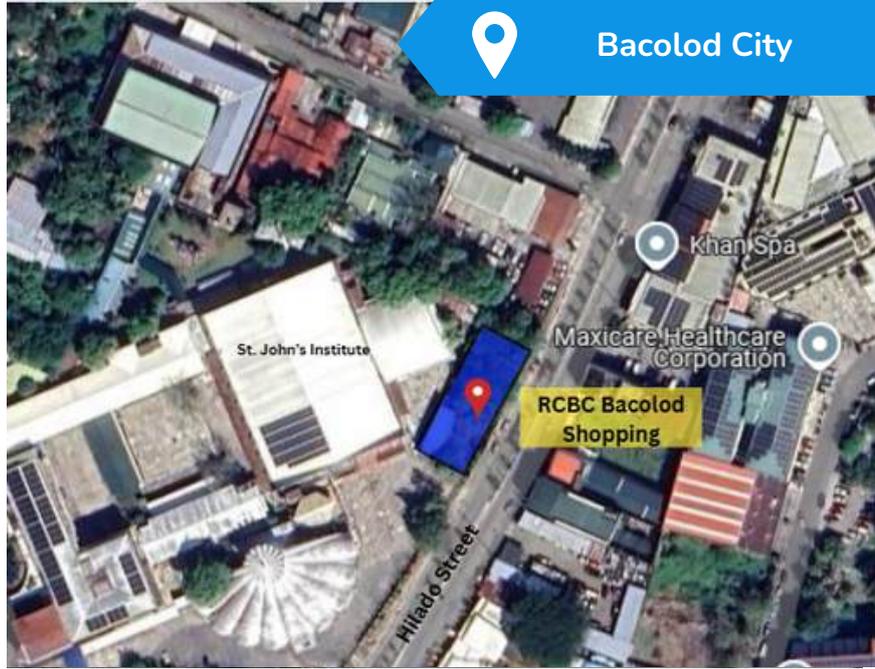


Available property

# FOR LEASE

## RCBC BACOLOD SHOPPING

Along Hilado Street, Barangay 7 (Poblacion), Bacolod City, Province of Negros Occidental



Bacolod City



TOTAL LEASE AREA (SQM)	HANDOVER CONDITION
987	"As is, where is" basis

- **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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## Properties for LEASE as of February 27, 2026

**FOR INQUIRIES PLEASE CALL: GING PARCON / TINA LUCATIN / ROSE DALIVA**

**\* 8894-9000 LOCAL 9099 / 3387 \* 0928-516-5078**

**E-mail: [gparcon@rcbc.com](mailto:gparcon@rcbc.com) / [mlucatin@rcbc.com](mailto:mlucatin@rcbc.com) / [rddaliva@rcbc.com](mailto:rddaliva@rcbc.com)**

NO	LEASE AREA (SQM)	ADDRESS	CLASS	USE
<b>METRO MANILA</b>				
<b>Alabang</b>				
1	101.64	Unit 105, G/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City	Commercial	Office
	106.16	Unit 203, 2/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (Under renovation. Target completion Q2 2026)		
	49.19	Unit 204, 2/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (Under renovation. Target completion Q2 2026)		
	47.90	Unit 205, 2/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (Under renovation. Target completion Q2 2026)		
	99.45	Unit 206, 2/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (Under renovation. Target completion Q2 2026)		
	87.04	Unit 207, 2/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (Under renovation. Target completion Q2 2026)		
	74.11	Unit 208, 2/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (Under renovation. Target completion Q2 2026)		
	315.83	Unit 301, 3/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (Vacant by April 16, 2026)		
	112.65	Unit 302, 3/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (Under renovation. Target completion Q2 2026)		
	115.59	Unit 303, 3/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (Under renovation. Target completion Q2 2026)		
	156.07	Unit 304, 3/F RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City (For renovation)		
344.54	Roof Deck, RCBC Alabang Building, Tierra Nueva Subd., Alabang-Zapote Road, Alabang, Muntinlupa City			
<b>Kalookan City</b>				
2	452.00	3/F RCBC Kalookan Business Center Bldg., No. 259 Rizal Ave. Ext. Grace Park, Kalookan City	Commercial	Office
<b>Pacific Place Condominium, Ortigas Center</b>				
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		
<b>Binondo, Manila City</b>				
4	753.63	3 <sup>rd</sup> Floor, Yuchengco Tower 1, Quintin Paredes St., Binondo, Manila	Commercial	Office
<b>Taft Ave., Manila City</b>				
5	124.00	Unit 201, 2/F RCBC Taft Remedios Business Center Bldg., Taft Avenue, Malate, Manila	Commercial	Office
<b>Visayas Ave., Quezon City</b>				
6	120.00	2/F, RCBC Visayas Avenue Business Center Bldg., No. 6 Visayas Avenue, Bahay Toro, Quezon City	Commercial	Office

## Properties for LEASE as of February 27, 2026

<b>PROVINCIAL PROPERTIES</b>				
NO.	LEASE AREA (SQM)	ADDRESS	CLASS	USE
<b>LUZON</b>				
<b>Baguio City</b>				
7	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		
<b>Calamba, Laguna</b>				
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		
<b>Dasmariñas, Cavite</b>				
9	35.00	Vacant lot, RCBC Dasmariñas Business Center Building FCIE Compound, Governor Drive, Dasmariñas, Cavite	Commercial	Commercial
	46.09	Unit 201 2/F RCBC Dasmariñas Business Center Building FCIE Compound, Governor Drive, Dasmariñas, Cavite	Commercial	Office
	16.67	Unit 202 2/F RCBC Dasmariñas Business Center Building FCIE Compound, Governor Drive, Dasmariñas, Cavite		
<b>Lima Technology Center, Batangas</b>				
10	43.16	G/F, RCBC Lima Business Center Bldg., Hotel Drive corner Business Loop, Lima Technology Center, Brgy. Santiago, Malvar, Batangas	Commercial	Office
<b>Palawan</b>				
11	31.60	Unit 201 2/F RCBC Palawan Business Center, 257 Rizal Avenue, Puerto Princesa City, Palawan	Commercial	Office
	30.69	Unit 203, 2/F RCBC Palawan Business Center, 257 Rizal Avenue, Puerto Princesa City, Palawan		
	28.70	Unit 204 2/F RCBC Palawan Business Center, 257 Rizal Avenue, Puerto Princesa City, Palawan		
<b>VISAYAS</b>				
<b>Bacolod Shopping</b>				
12	987.00	RCBC Bacolod Shopping, Along Hilado St., Brgy. 7 (Poblacion), Bacolod City, Negros Occidental	Residential	Commercial
<b>Escario, Cebu City</b>				
13	89.61	4 <sup>th</sup> Floor RCBC Escario Business Center Bldg., N. Escario St., Capitol Site, Cebu City	Commercial	Office
	186.41	5 <sup>th</sup> Floor RCBC Escario Business Center Bldg., N. Escario St., Capitol Site, Cebu City		

## Properties for LEASE as of February 27, 2026

<b>Iloilo Main (JM Basa)</b>				
14	160.02	Unit 203, 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	Commercial	Office
	53.99	Unit 204, 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		
	51.84	Unit 205, 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		
	50.88	Unit 206, 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		
	52.97	Unit 207, 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		
<b>P. del Rosario, Cebu City</b>				
15	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
<b>Roxas City, Capiz</b>				
16	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		
<b>Tagbilaran City, Bohol</b>				
17	56.45	Unit 201 2/F RCBC Tagbilaran Bldg., C.P. Garcia St., Tagbilaran City, Bohol	Commercial	Office
<b>MINDANAO</b>				
<b>Digos, Davao Del Sur</b>				
18	38.00	Unit 201 2/F RCBC Digos Business Center, Rizal Avenue corner Roxas Street, Digos, Davao Del Sur	Commercial	Office
<b>General Santos City (Dadiangas)</b>				
19	43.00	Unit 102 G/F RCBC Dadiangas Business Center Building, Pioneer Avenue, General Santos City (Dadiangas), South Cotabato	Commercial	Office
<b>Lapasan, Cagayan De Oro City</b>				
20	81.50	Unit 201, RCBC Lapasan Business Center, Along National Highway, Lapasan, Cagayan De Oro City, Misamis Oriental	Commercial	Office
<b>Pagadian City, Zamboanga Del Sur</b>				
21	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		
<b>Note: Lease area is subject to change.</b>				

**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 change.
6. Above terms and conditions are still subject for approval of approving authorities.

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.