



OCTOBER 30, 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	687.67	Tenanted until October 31, 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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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 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
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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.

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- **Minimum Lease Term:** 3 years, with an option to renew subject to mutually agreed terms and conditions.
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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 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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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	3/F	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
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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.
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- Late payment fees of 5% per month reckoned from due date up to payment date

FOR FURTHER DETAILS, CONTACT:

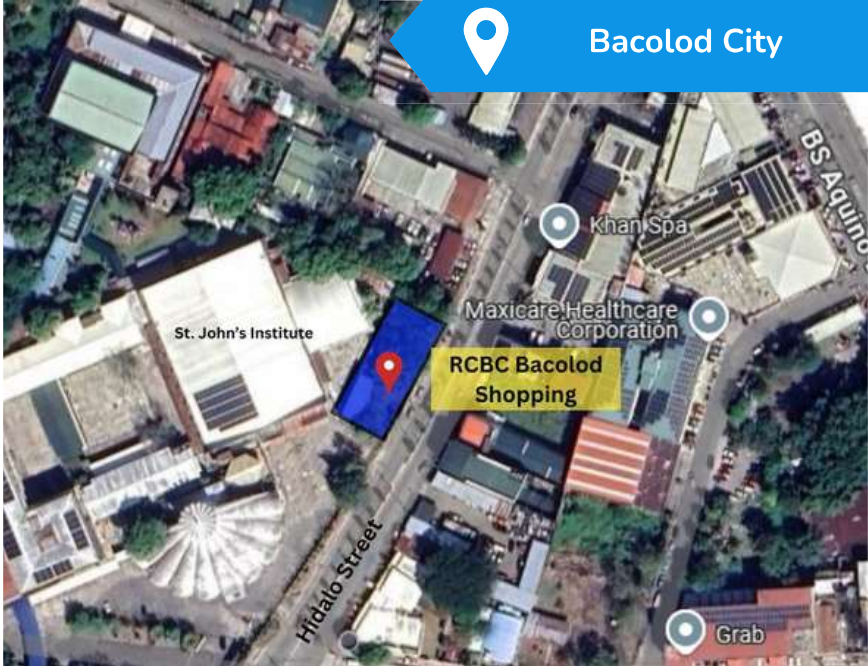
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Available space
FOR LEASE

**RCBC BACOLOD
SHOPPING**

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



TOTAL LEASE AREA (SQM)	HANDOVER CONDITION
987	"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
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- **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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Properties for LEASE as of October 30, 2025

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

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

E-mail: glparcon@rcbc.com / mclucatin@rcbc.com / rddaliva@rcbc.com

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)		
	687.67	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
Pasig City				
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.				

Properties for LEASE as of October 30, 2025

PROVINCIAL PROPERTIES				
NO.	LEASE AREA (SQM)	ADDRESS	CLASS	USE
Bacolod				
6	987.00	RCBC Bacolod Shopping, Along Hilado St., Brgy. 7 (Poblacion), Bacolod City, Negros Occidental	Commercial	Office
Baguio				
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		
Batangas				
8	43.16	G/F, RCBC Lima Business Center Bldg., Hotel Drive corner Business Loop, Lima Technology Center, Brgy. Santiago, Malvar, Batangas	Commercial	Office
Cagayan De Oro City, Misamis Oriental				
9	81.50	Unit 201, RCBC Lapasan Business Center, Along National Highway, Lapasan, Cagayan De Oro City, Misamis Oriental	Commercial	Office
Calamba, Laguna				
10	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		
Cebu City				
11	119.76	4 th Floor RCBC P. Del Rosario Business Center Bldg., along P. del Rosario St., Brgy. Camagayan, Cebu City	Commercial	Office
12	89.61	4 th Floor RCBC Escario Business Center Bldg., N. Escario St., Capitol Site, Cebu City	Commercial	Office
	186.41	5 th Floor RCBC Escario Business Center Bldg., N. Escario St., Capitol Site, Cebu City		
Dasmariñas, Cavite				
13	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		
Davao Del Sur				
14	38.00	Unit 201 2/F RCBC Digos Business Center, Rizal Avenue corner Roxas Street, Digos, Davao Del Sur	Commercial	Office

Properties for LEASE as of October 30, 2025

General Santos				
15	43.00	Unit 102 G/F RCBC Dadiangas Business Center Building, Pioneer Avenue, General Santos City (Dadiangas), South Cotabato	Commercial	Office
Iloilo				
16	173.75	Unit 203, 2 nd Floor, RCBC Iloilo Main (J.M. Basa) Business Center, cor. J.M. Basa and Arsenal Sts., Brgy. Arsenal-Aduana, Iloilo City (Building 1)	Commercial	Office
	119.49	Unit 201, 2 nd 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 nd Floor, RCBC Iloilo Main (J.M. Basa) Business Center, cor. J.M. Basa and Arsenal Sts., Brgy. Arsenal-Aduana, Iloilo City (Building 2)		
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		
Palawan				
18	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	Commercial	Office
	28.70	Unit 204 2/F RCBC Palawan Business Center, 257 Rizal Avenue, Puerto Princesa City, Palawan	Commercial	Office
Roxas City, Capiz				
19	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		
Tagbilaran City				
20	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.
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.