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# RCBC PLAZA

Absolutely Nothing Comes Close

Office Spaces for Lease  
September 2023

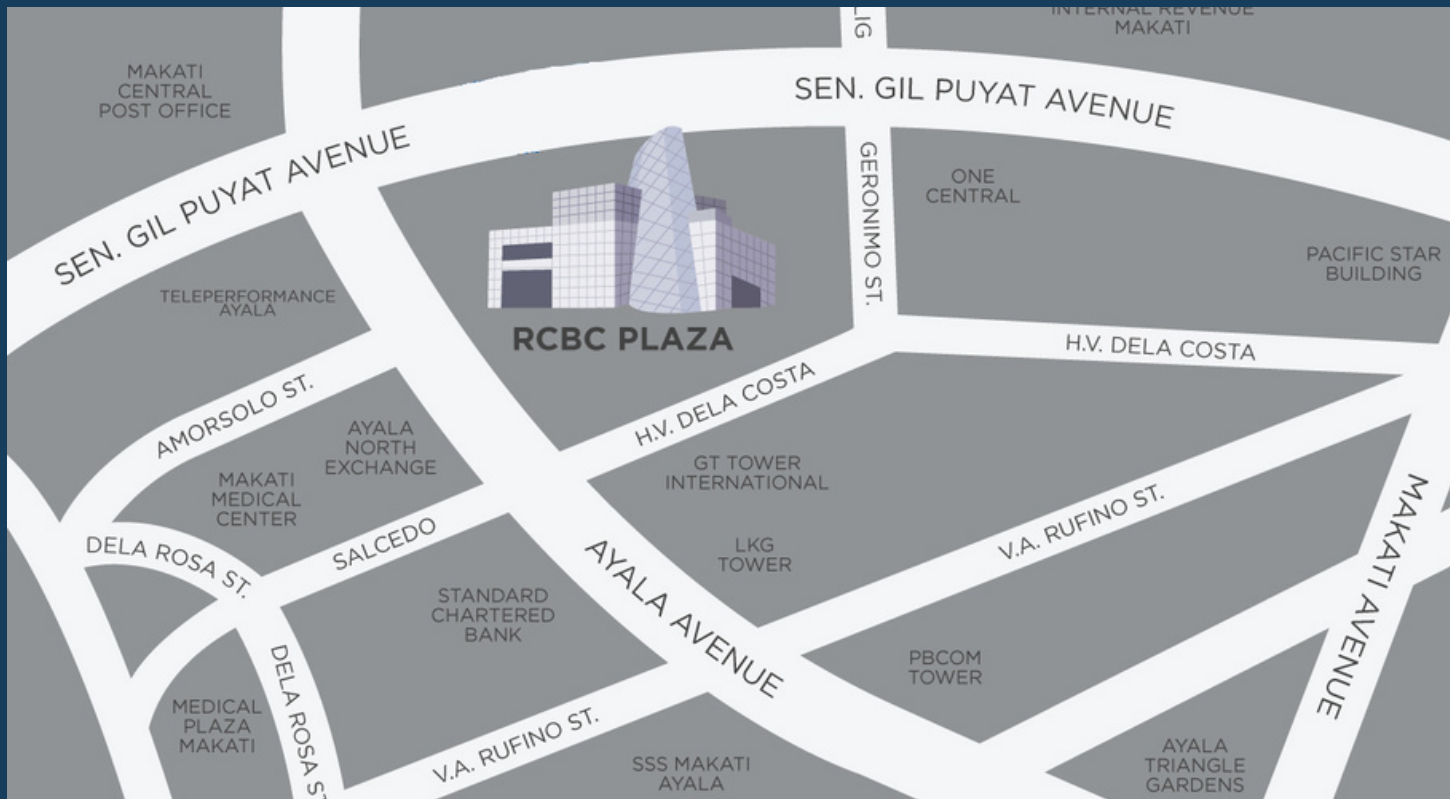






RCBC PLAZA is the preferred address for corporations who would like to be part of an environment rather than just within another office building.

The biggest office development in the Philippines, RCBC Plaza consists of two towers - the Yuchengco Tower and Tower 2 - a 3-level podium that features a chapel that can seat 150 people, banking chambers in both towers, convenience and service shops, retail outlets, clinic, gym and health spa, the Yuchengco Museum, Yuchengco Institute for Advanced Studies - DLSU, function rooms, the 450-seat Carlos P. Romulo Auditorium, an open-air courtyard and seven levels of basement parking.



# STRATEGIC LOCATION

• A prestigious address at 6819 Ayala Avenue, Makati City, RCBC Plaza stands on an immense island site of 10,451 sq.m. bounded by major thoroughfares in the Makati Central Business District. To its north runs Senator Gil Puyat Avenue (Buendia) and to its west, Ayala Avenue.



# BUILDING INFORMATION



6819 Ayala Avenue corner Gil Puyat Avenue  
Makati City



46 Floors - Yuchengco Tower, 40 Floors - Tower II  
Density 1:9 sq.m.

Gross Rentable Area per floor - 1,600-1,850 sq.m.

Floor Efficiency - 87% - 90%

Floor to Ceiling Height of 2.75 m (Yuchengco Tower  
with provision for raised flooring)

Central chiller-type air-conditioning system



PEZA Accredited

LEED EB:OM Gold Certified

24/7 Operations

100% Back-up Power

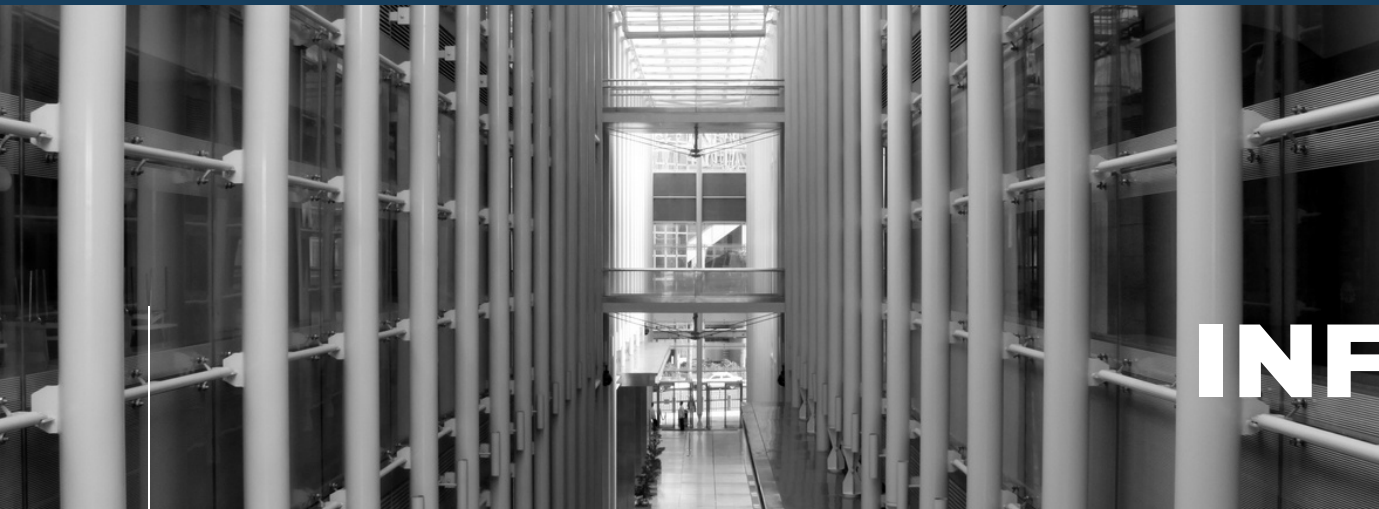


7-Level Basement accommodating

1,670 cars

1 slot per 100 sq.m. of leased space  
allocated per tenant





# BUILDING INFORMATION



2 Fire Escapes per floor

Fire Protection System with sprinklers, smoke detectors and pressurized stairwells



7 units of 2,000Kw generator sets controlled by an Automatic Transfer Switch (5 active, 2 stand-by)

Capable of 24-hour continuous operation at full load



Fiber Optic Telecommunication Backbone carrying telephone, data, security and building management signals



39 High-Speed Passenger Elevators and 3 Service Elevators with an average waiting time of 45 seconds

6-8 elevators per zone of each tower (low rise, mid rise, and high rise zones)

4 Car park elevators from the basement to main lobby and the commercial area at podium levels



# BUILDING AMENITIES



Yuchengco Museum / YSpace



450-seat Carlos P. Romulo Auditorium



DLSU - YIAS Function Rooms



TGY Chapel



Medical and Diagnostic Clinic



Food Retail Area & Convenience Store

*Cafe France, Starbucks, Pancake House, KrispyKreme  
David's Tea House, Ramen Kuroda,  
Red Table, Kyushu Curry House, Mary Grace, HenLin,  
The Sandwich Guy, The Big Chill, Hexagon Lounge,  
7-Eleven*



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# **AVAILABLE OFFICE SPACES**

as of September 2023

# YUCHENGCO TOWER - HIGH RISE ZONE

Floor	Area (sq.m.)	Handover Condition	Photos
42nd	1719.52	<i>currently semi fitted</i>	<i>Available Q1 2024</i>
39th	1791.55	Warm Shell	<a href="#"><u>Click for Photos</u></a>
38th	1787.26	<i>currently fully fitted with internal staircase, for reinstatement by existing tenant to warm shell</i>	<i>Available Q1 2024</i>
37th	1786.63		
36th	1786.29		
35th	1782.91		
34th	1734.85		
33rd	1750.74		
32nd	1753.39		



# YUCHENGCO TOWER - MID RISE ZONE

Floor	Area (sq.m.)	Handover Condition	Photos
28th	1705.56	Warm Shell	<a href="#">Click for Photos</a>
26th	339.64	Semi Fitted	<a href="#">Click for Photos</a>
26th	251.11	Semi Fitted	<a href="#">Click for Photos</a>
26th	241.60	Warm Shell	<a href="#">Click for Photos</a>
25th	619.67	Semi Fitted	<a href="#">Click for Photos</a>
24th	512.19	Semi Fitted	<a href="#">Click for Photos</a>
23rd	1697.93	Semi Fitted	<a href="#">Click for Photos</a>
22nd	1696.66	Warm Shell	<a href="#">Click for Photos</a>
20th	1325.15	Semi Fitted	<a href="#">Click for Photos</a>
19th	147.64	Warm Shell	<a href="#">Click for Photos</a>

# YUCHENGCO TOWER - LOW RISE ZONE

Floor	Area (sq.m.)	Handover Condition	Photos
17th	1251.40	Warm Shell	<a href="#">Click for Photos</a>
15th	1637.98	Warm Shell	<a href="#">Click for Photos</a>
14th	1638.27	Warm Shell	<a href="#">Click for Photos</a>

# TOWER II - HIGH RISE ZONE

Floor	Area (sq.m.)	Handover Condition	Photos
41st	1833.55	Semi Fitted	<a href="#">Click for Photos</a>
40th	1833.55	Semi Fitted	<a href="#">Click for Photos</a>

# TOWER II - MID RISE ZONE

Floor	Area (sq.m.)	Handover Condition	Photos
29th	1773.64	<i>currently fully fitted, for reinstatement by existing tenant to warm shell</i>	<i>Available Q4 2023</i>
28th	1773.81		
20th	1764.44	Semi Fitted	<a href="#"><u>Click for Photos</u></a>
19th	1675.51	Semi Fitted	<a href="#"><u>Click for Photos</u></a>
18th	634.38	Warm Shell	<a href="#"><u>Click for Photos</u></a>
18th	589.20	Warm Shell	<a href="#"><u>Click for Photos</u></a>



# TOWER II - LOW RISE ZONE

Floor	Area (sq.m.)	Handover Condition	Photos
17th	792.76	Semi Fitted	<a href="#"><u>Click for Photos</u></a>
17th	922.67	Semi Fitted	<a href="#"><u>Click for Photos</u></a>
16th	977.79	Warm Shell	<a href="#"><u>Click for Photos</u></a>
16th	289.43	Semi Fitted	<a href="#"><u>Click for Photos</u></a>
15th	448.87	Warm Shell	<a href="#"><u>Click for Photos</u></a>
15th	399.09	Semi Fitted	<a href="#"><u>Click for Photos</u></a>
14th	1716.77	Semi Fitted	<a href="#"><u>Click for Photos</u></a>
12th	1717.91	Semi Fitted	<a href="#"><u>Click for Photos</u></a>
11th	1718.02	Warm Shell	<a href="#"><u>Click for Photos</u></a>
10th	1718.17	Semi Fitted	<a href="#"><u>Click for Photos</u></a>

# **BASIC LEASE TERMS**

*subject to contract*



# BASIC LEASE TERMS

Monthly Rent <i>(negotiable)</i>	<i>Php 1,550 per sq.m. per month, exclusive of EVAT, payable quarterly in advance</i>
Annual Escalation	<i>5% starting on the 2nd year of the term</i>
Lease Term	<i>Three (3) years, minimum</i>
Security Deposit	<i>Equivalent to three (3) months' Rent and three (3) months' Maintenance Fees</i>
Advance Rent	<i>Equivalent to three (3) months' Rent, exclusive of EVAT, to be applied to the first 3 months of the Term</i>
Maintenance Fees	<i>Php 240 per sq.m. per month (subject to changes imposed by Lessor, covers A/C during regular hours i.e. M-F 7:30 a.m. to 6:00 p.m., Sat 7:30 a.m. to 1:00 p.m., excluding Holidays)</i>
Air-Con Extension Charges	<i>Whole Floor - Php 1.55 per sq.m. per hour Partial Floor - Php 2,559.50 per hour</i>
Chilled Water Charges	<i>Php 18.00 per Tr per hour (for tenants with back-up air-con units)</i>



# PARKING INFORMATION

<b>Allocation</b>	<i>1 slot per 100 sq.m. of leased space</i>
<b>Monthly Reserved Rates</b> <i>(subject to changes imposed by the Lessor)</i>	<i>Single Slot - Php 5,000 per month</i>
	<i>Double Slot - Php 8,000 per month</i>
	<i>Triple Slot - Php 10,800 per month</i>
	<i>Motorcycle - Php 750 per month</i>
<b>Visitors Parking</b>	<i>First Two (2) Hours - Php 60.00</i>
	<i>Succeeding Hour or fraction thereof - Php 25.00</i>
	<i>For every hour of stay over four (4) hours - Php 100.00 (for non-tenants and non-visitors)</i>
	<i>Motorcycle - first 2 hours Php 40.00, succeeding hour Php 25.00</i>





# CONTACT DETAILS

For inquiries

## **ONLINE FORM**

<https://rbcplaza.com.ph/contact>

## **MOBILE PHONE**

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