



For Lease

Prime Office and Warehouse Facility

JLL presents the opportunity to lease out a Prime Commercial Office Building and Warehouse Facility located along Chino Roces Extension Makati City.

- With excellent exposure along Chino Roces and close proximity to EDSA
- Suitable for a variety of commercial and industrial use
- Ideal for Corporate Headquarters and Central Distribution Facilities

**2266 Central Exchange
Chino Roces Avenue Extension,
Makati City**

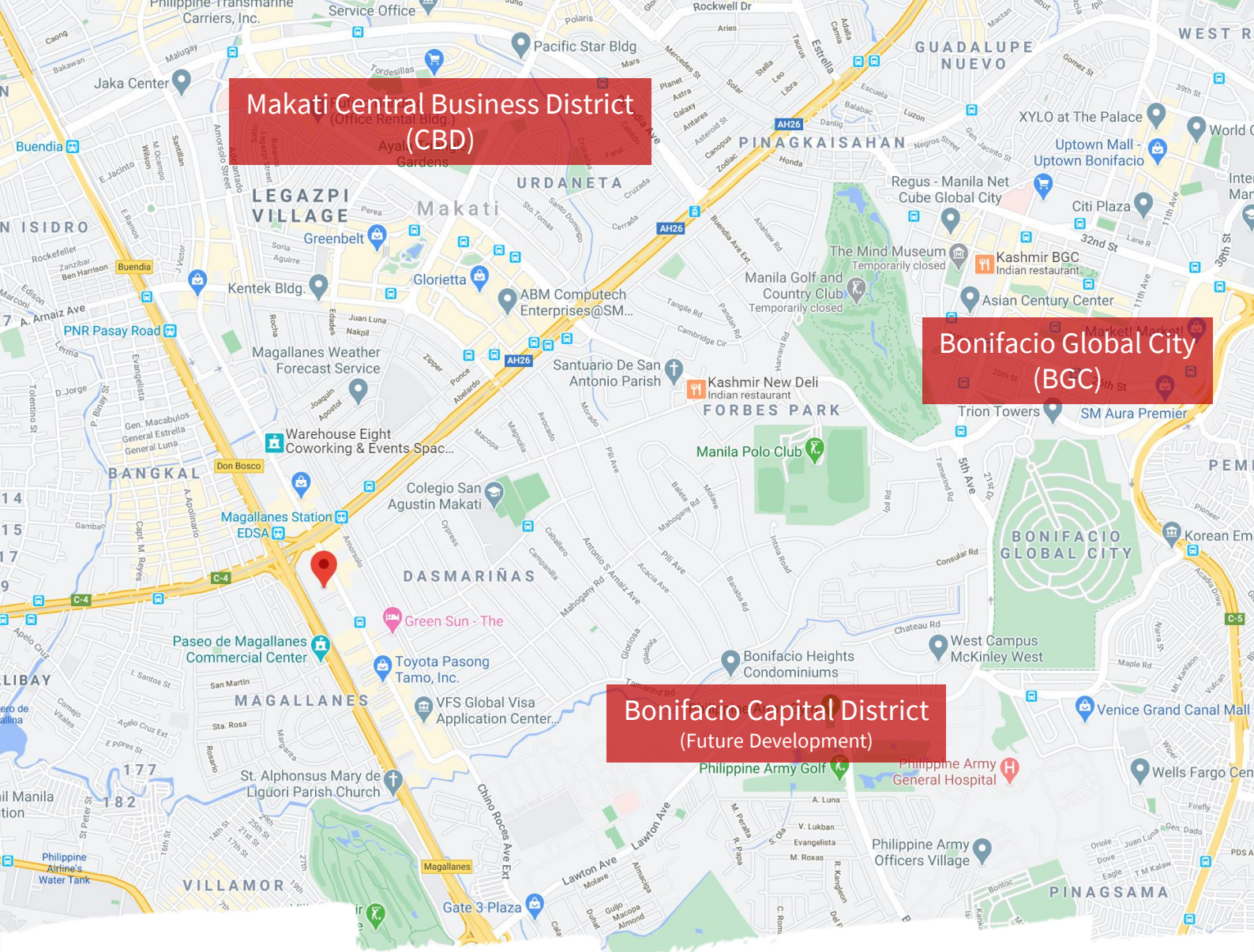
Mark Del Rosario
+63 998 596 43 21
Mark.DelRosario@ap.jll.com

Tom Over
+63 928 506 8187
Tom.Over@ap.jll.com

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.





Superior Location

Located along the busy street of Chino Roces and strategically located in between three Business Districts, this property offers a cost-effective alternative while maintaining a prime business location

- Very Accessible through various modes of public transportation
- In close proximity to Epifanio Delos Santos Avenue (EDSA) and Metro Rail Transit Line 3 (MRT-3) Magallanes Station.
- Close to various commercial and retail establishments

2266 Central Exchange
Chino Roces Avenue Extension,
Makati City

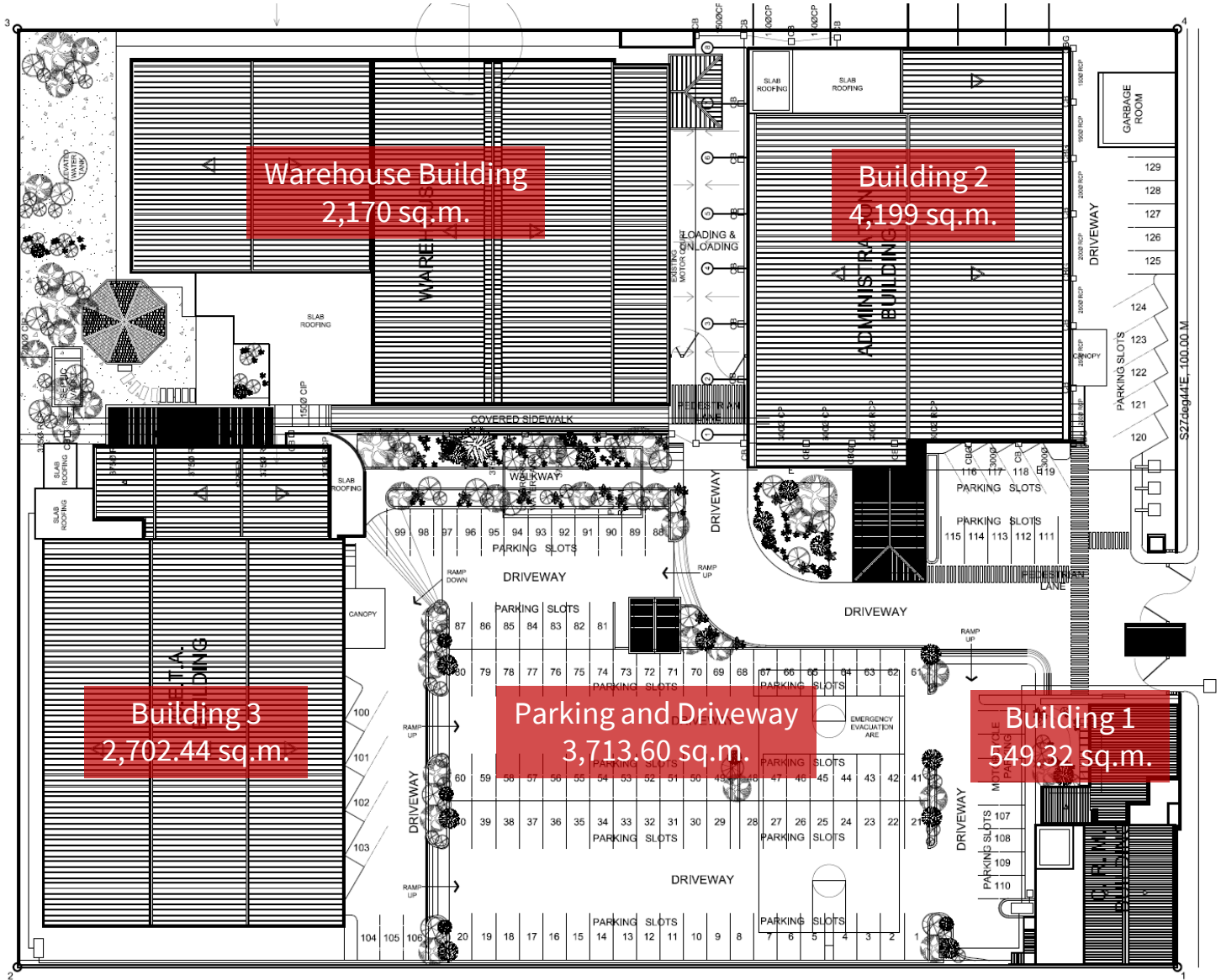
Mark Del Rosario
 +63 998 596 43 21
 Mark.DelRosario@ap.jll.com

Tom Over
 +63 928 506 8187
 Tom.Over@ap.jll.com

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.





Ideal for Commercial and Industrial Use

The site is improved with three (3) Office Buildings, a large warehouse and ample office space making it ideal for both commercial and industrial companies who are looking for a corporate headquarters or a centralized facility.

Improvement	Area
Warehouse Building	2,170 sq.m.
Building 1	549.32 sq.m.
Building 2	4,199 sq.m.
Building 3	2,702.44 sq.m.
Parking and Driveway	3,713.60 sq.m.
TOTAL	13,334.36 sq.m.

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.

