

# Bendel Center

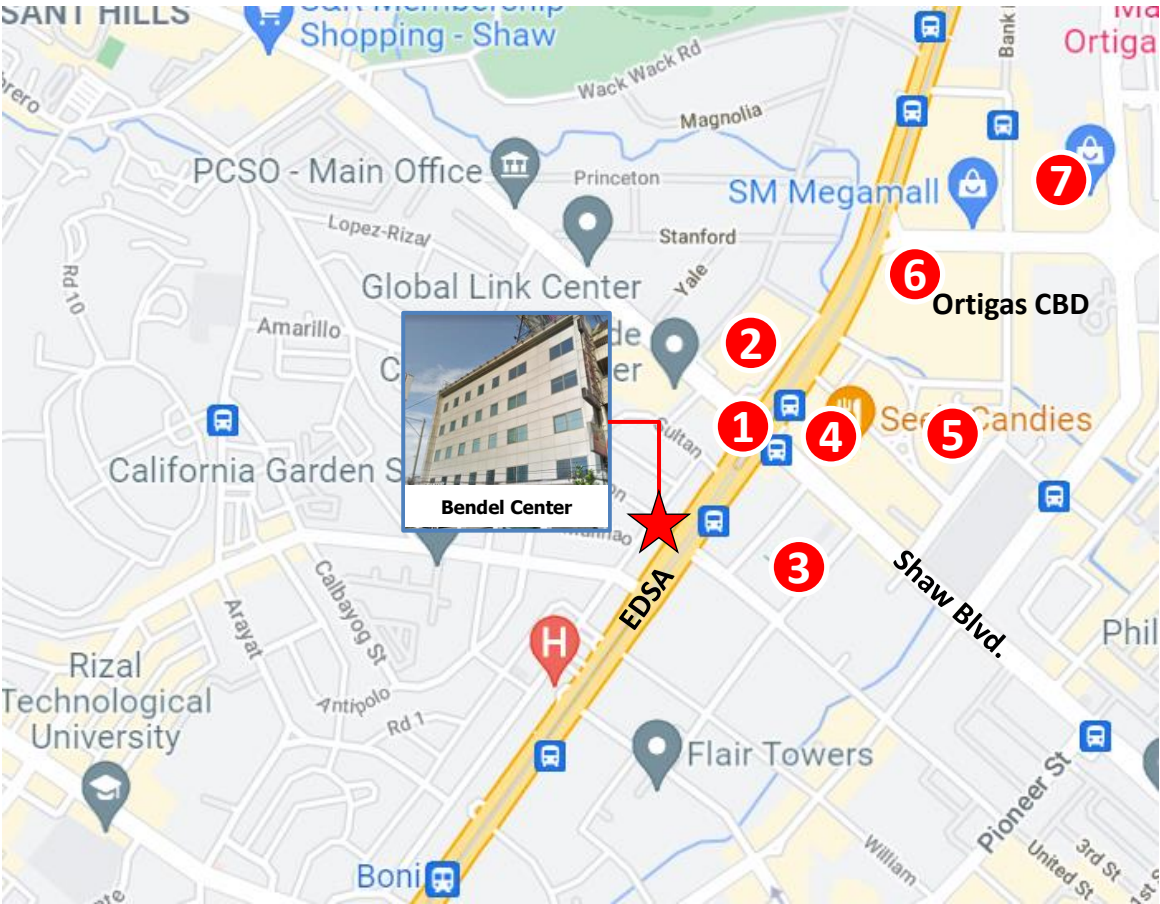
## Office Space Along EDSA-Shaw Open for Lease

Property Overview and Commercial Details

Accelerating success.



# Location



Location Map of Bendel Center

## Accessible Office Address Along EDSA-Shaw

Bendel Center is an office building located along the **southbound lane of EDSA**, the main thoroughfare of Metro Manila.

The building is accessible via buses and the MRT Line 3 which pass through EDSA. Bendel Center is also walking distance from **Shaw Boulevard**, another major thoroughfare traversed by multiple modes of transportation. Furthermore, the building is in a prime commercial location as it is walking distance from several major malls, high-end hotels and various residential developments.

### Proximity to nearby establishments/ landmarks

- |   |                            |              |
|---|----------------------------|--------------|
| 1 | Shaw Boulevard MRT Station | 2 mins. walk |
| 2 | Sarmall EDSA-Shaw          | 5 mins. walk |
| 3 | Greenfield District        | 7 mins. walk |
| 4 | Shangri-La Plaza           | 8 mins walk  |
| 5 | EDSA Shangri-La            | 10 mins walk |
| 6 | SM Megamall                | 10 min. walk |
| 7 | The Podium                 | 12 min. walk |





Shaw Boulevard  
MRT-3 Station

## Accessibility

### Modes of Transportation

Several modes of transportation are walking distance from Bendel Center:

- MRT Line 3
  - Shaw Boulevard Station
- EDSA Carousel
  - Ortigas Bus Stop
- UV Express Taxis/Jeepneys
  - Various routes (e.g., Shaw Boulevard) and terminals (e.g., Starmall UV Express/Jeepney terminals)

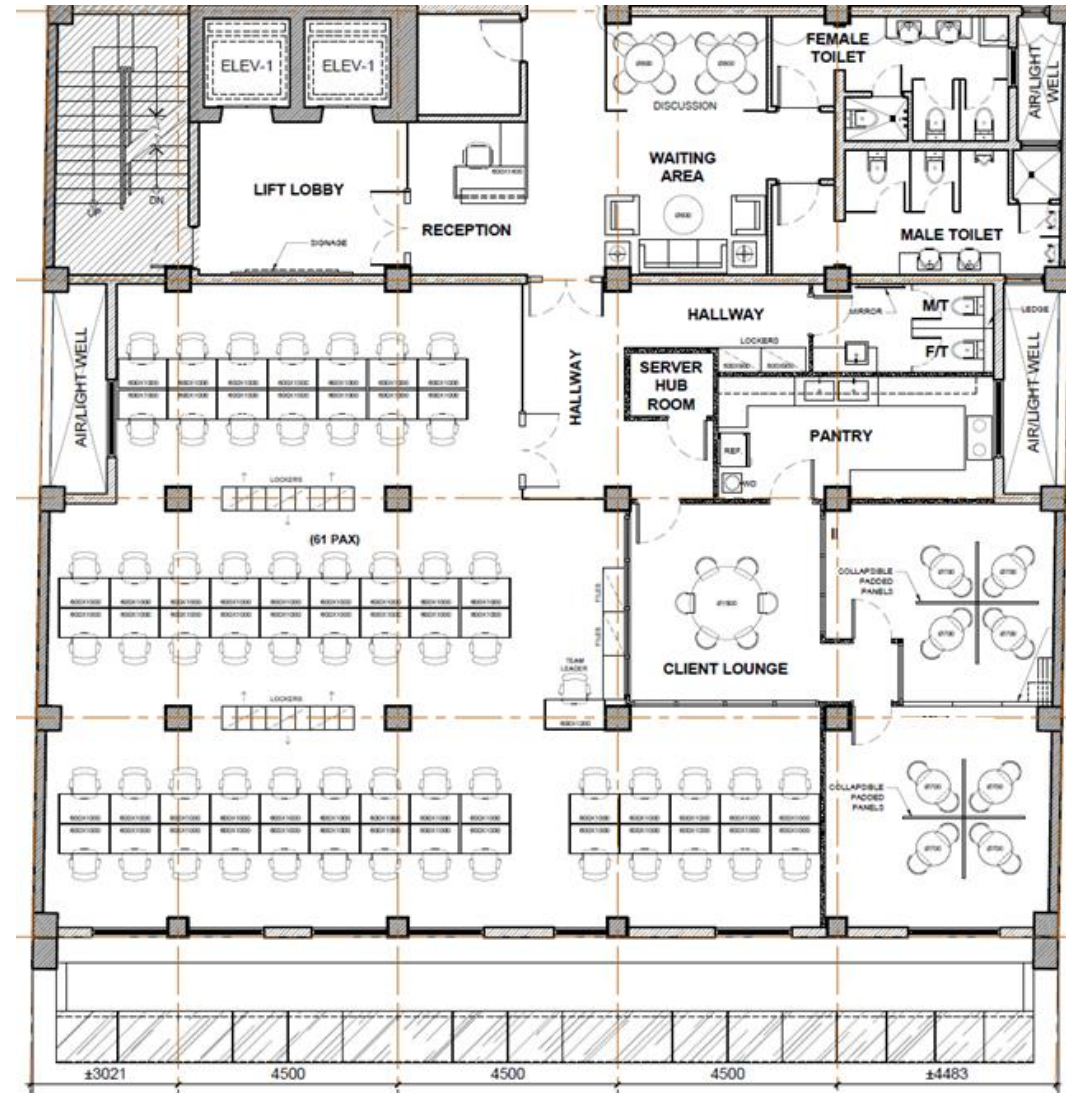
View of EDSA, MRT-3 and Shaw Boulevard Station from the outside of Bendel Center



Bendel Center Building Specifications	
No. of Floors	5 floors
Typical Leasable Area per Floor	880 sqm
Access	2 Passenger lifts
Commercial Terms	
Available Space	4F – 880 sqm
Date of Availability	Open for negotiation
Rental Rate	Open for negotiation
Handover Condition	<div>Space is currently fully-fitted based on a traditional office setup. Handover inclusions can be open for negotiations:</div> <ul style="list-style-type: none"><li>- Fully functional ceiling with acoustic boards, lighting fixtures, t-runners and smoke detectors</li><li>- Several rooms/partitions</li><li>- Split-type Air-conditioning Units</li></ul>

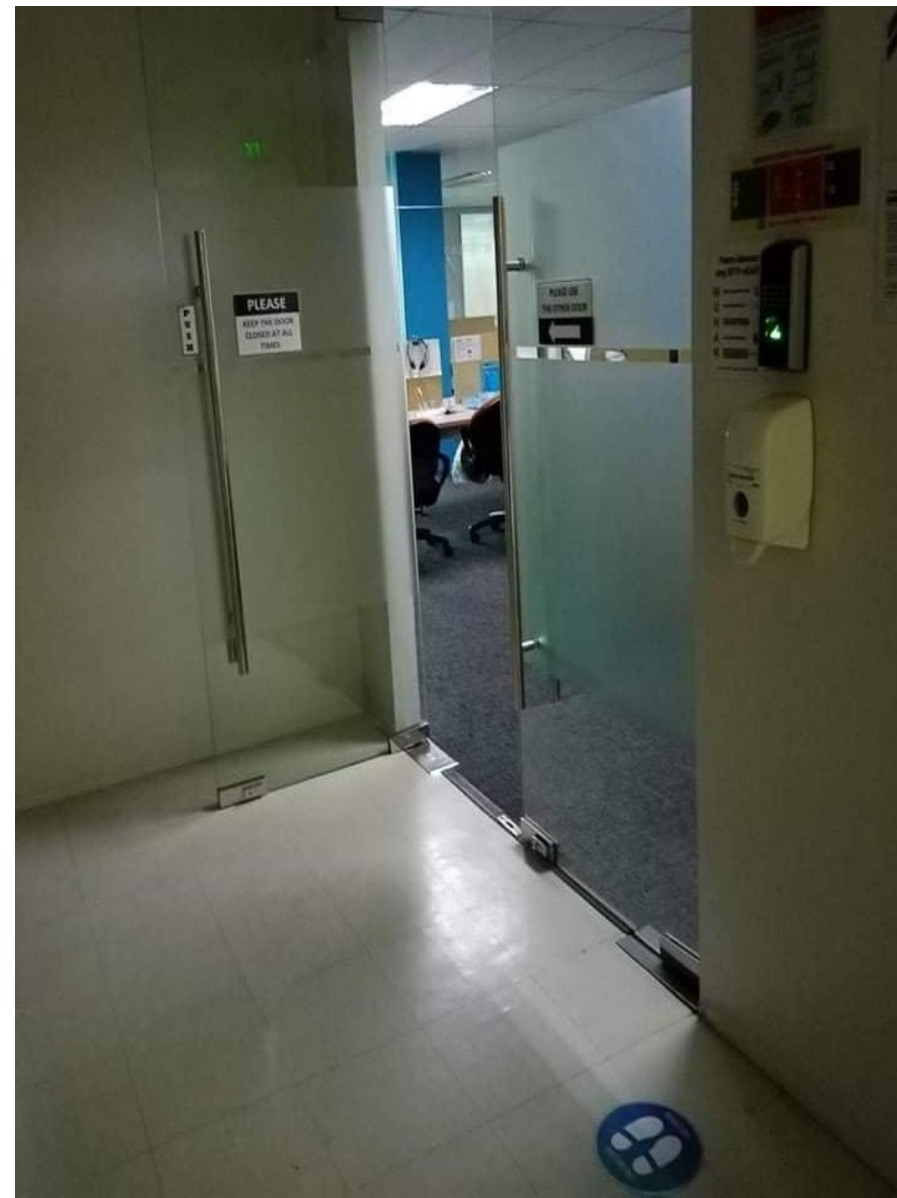


## 4<sup>th</sup> Floor EDSA Side – Floor Layout



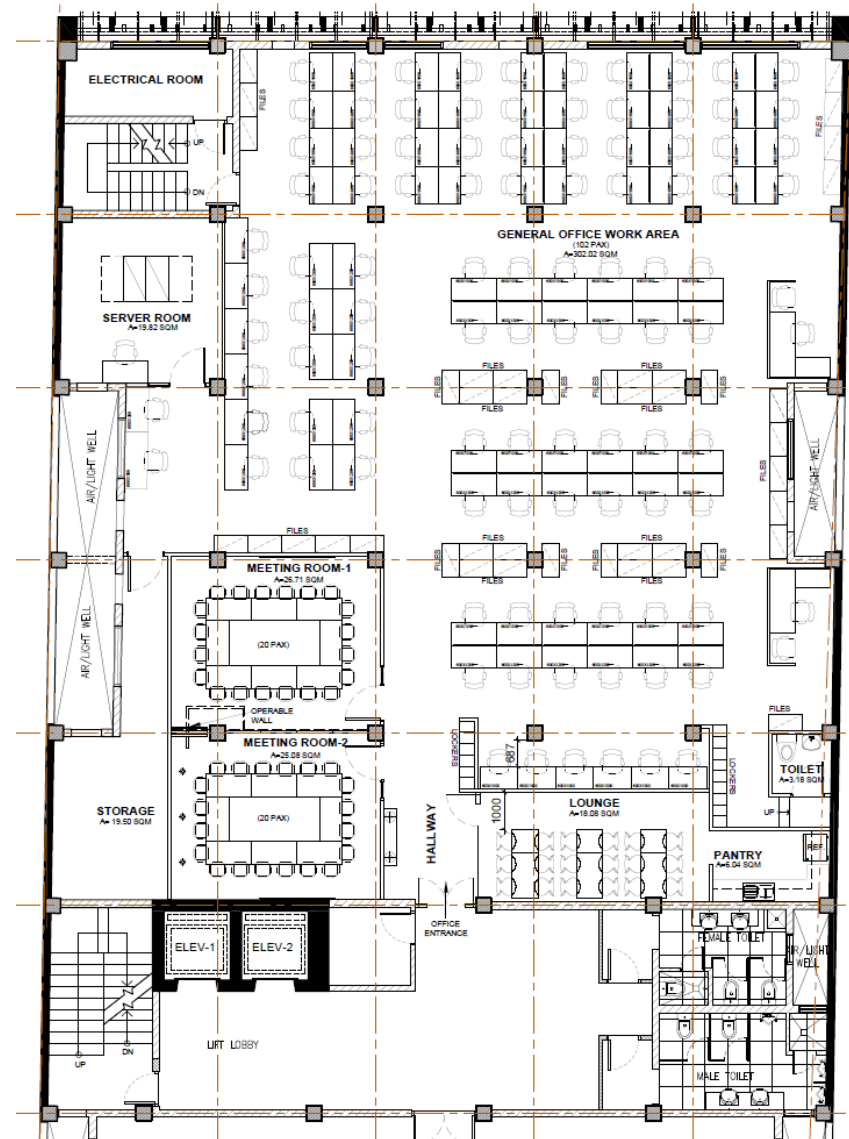
EDSA

## 4<sup>th</sup> Floor EDSA Side – Office Photos



# 4<sup>th</sup> Floor Sierra Madre Side – Floor Layout

## Sierra Madre Street



## 4<sup>th</sup> Floor Sierra Madre Side – Office Photos





## 4<sup>th</sup> Floor Sierra Madre Side – Office Photos



## 4<sup>th</sup> Floor Sierra Madre Side – Pantry Photos



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