



Eton Properties Philippines, Inc.

# BLAKES TOWER

---

PROJECT PRESENTATION



## ABOUT US



**Eton Properties Philippines, Inc.**

- ✓ The Real Estate Brand of the Lucio Tan Group, One of the Biggest Business Conglomerates in The Philippines.
- ✓ Extensive Landbanks in Strategic Locations Throughout the Country.

# ABOUT US



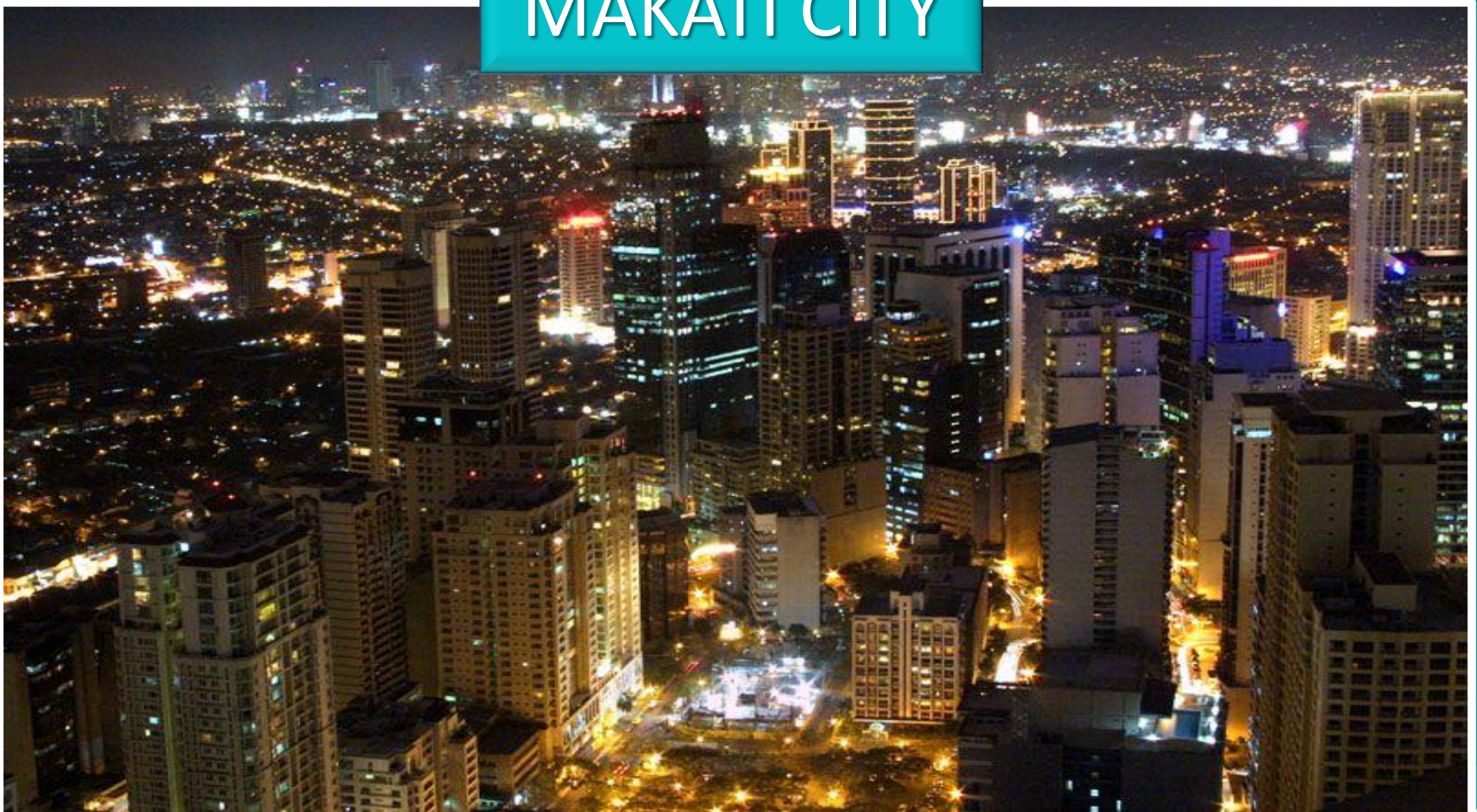
**ETON**

**Eton Properties Philippines, Inc.**

✓ Specialize in:

- Commercial Centers
- Office Projects
- Residential Developments
- Mixed-Use Township Developments

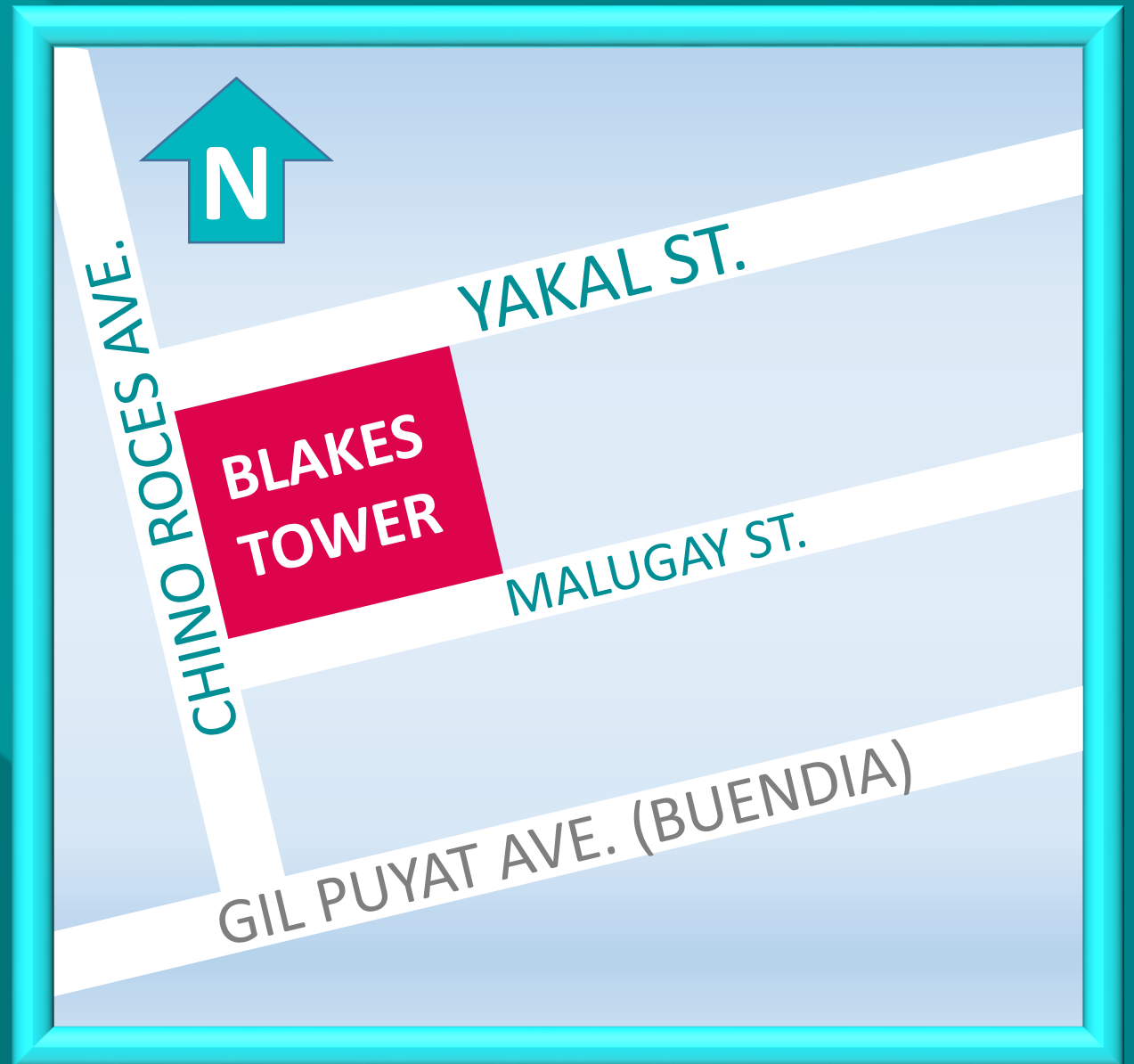
# MAKATI CITY



Location: The Financial Capital of The Philippines

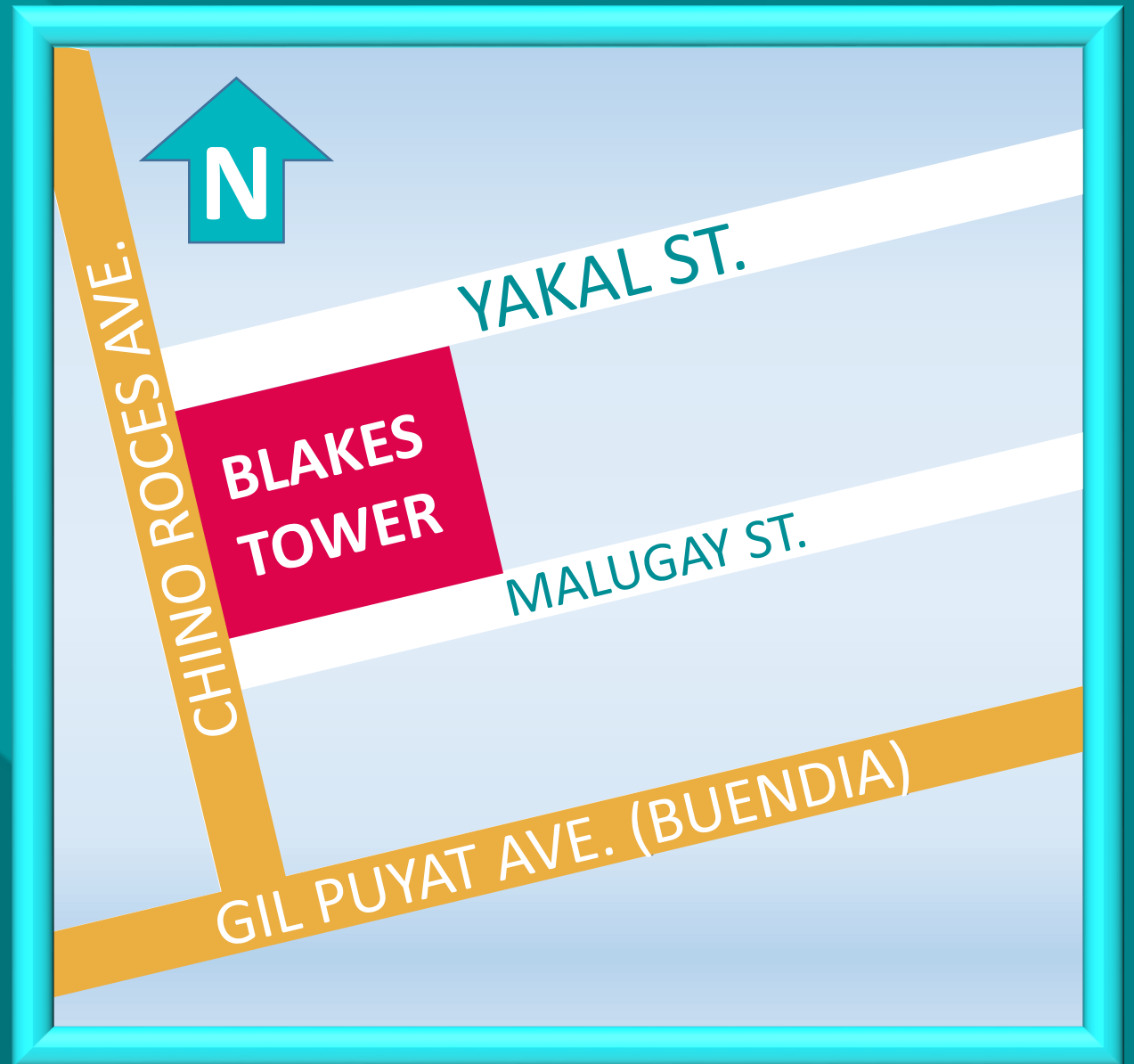
## LOCATION

Chino Roces Ave. cor.  
Yakal & Malugay Sts,  
Brgy. San Antonio,  
Makati City



## ACCESSIBILITY

- ✓ Bus (Leveriza, Ayala)
- ✓ UV Express
- ✓ Taxi / Grab
- ✓ Jeepneys
  - Belair
  - Ayala
  - PRC



# ACCESSIBILITY



## **Metro Manila Skyway**

*Via Arnaiz Ave. and Amorsolo St.*

- It will shorten the travel time between Blakes Tower to NAIA-3
- 14 min. drive

# LEISURE



## **Ayala Triangle**

21 min. walk

1.6 km



## **Yuchengco Museum**

9 min. walk

600 m



# MEDICAL ESTABLISHMENTS



**Makati Medical Center**

7 min. walk  
550 m



**Makati Medical Plaza**

6 min. walk  
450 m

# SAFETY ESTABLISHMENTS



**Makati Fire Station**

5 min. walk  
400 m



**Makati Central Police Headquarters**

7 min. walk  
550 m

# GOVERNMENT OFFICES



**Chino Roces Branch**

12 min. walk

1 km



**Gil Puyat Branch**

12 min. walk

850 m



**Gil Puyat Branch**

19 min. walk

1.4 km

# ACCESSIBILITY TO ESTABLISHMENTS



Shopping  
Mall



Restaurants

All can be found within Blakes Tower!

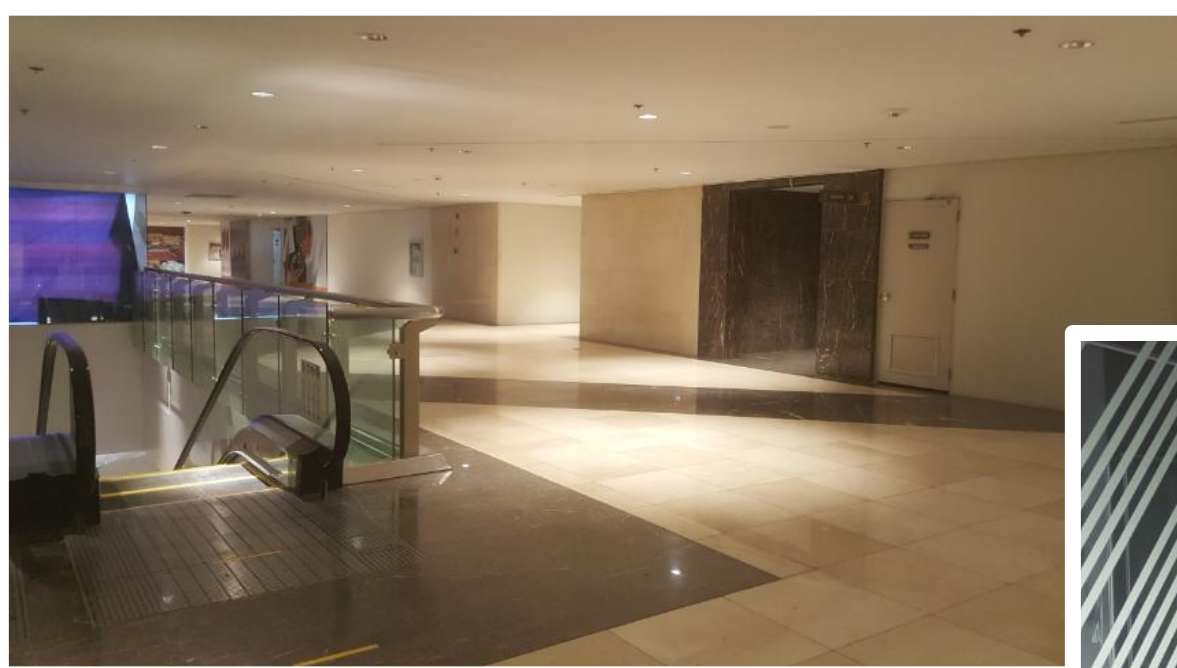
# MALL



## Eton eWestMall

- Two (2) Floors of Commercial Retail
- Cafes, Boutiques & Restaurants

# EwestMall Photos



# eWestMall Restaurants & Establishments



# eWestMall Restaurants & Establishments





# BUILDING COMPOSITION

**BLAKES  
TOWER**

**eWestPod / Mall**

20F to 34F : Residential

8F to 19F: Office Spaces

7F: Amenities

3F to 6F : Parking Area

2F: Admin and Engineering Office

**GROUND FLOOR** : Main Lobbies & Retail Area

# Office Views: North East



# Office Views: East



# Office Views: West



# BUILDING SPECIFICATIONS

## BLAKES OFFICE

- 34– Storey Building
- 11 Office Floors
- Office Floors:  
8<sup>th</sup> – 19<sup>th</sup> Floor



# BUILDING SPECIFICATIONS

## BLAKES OFFICE

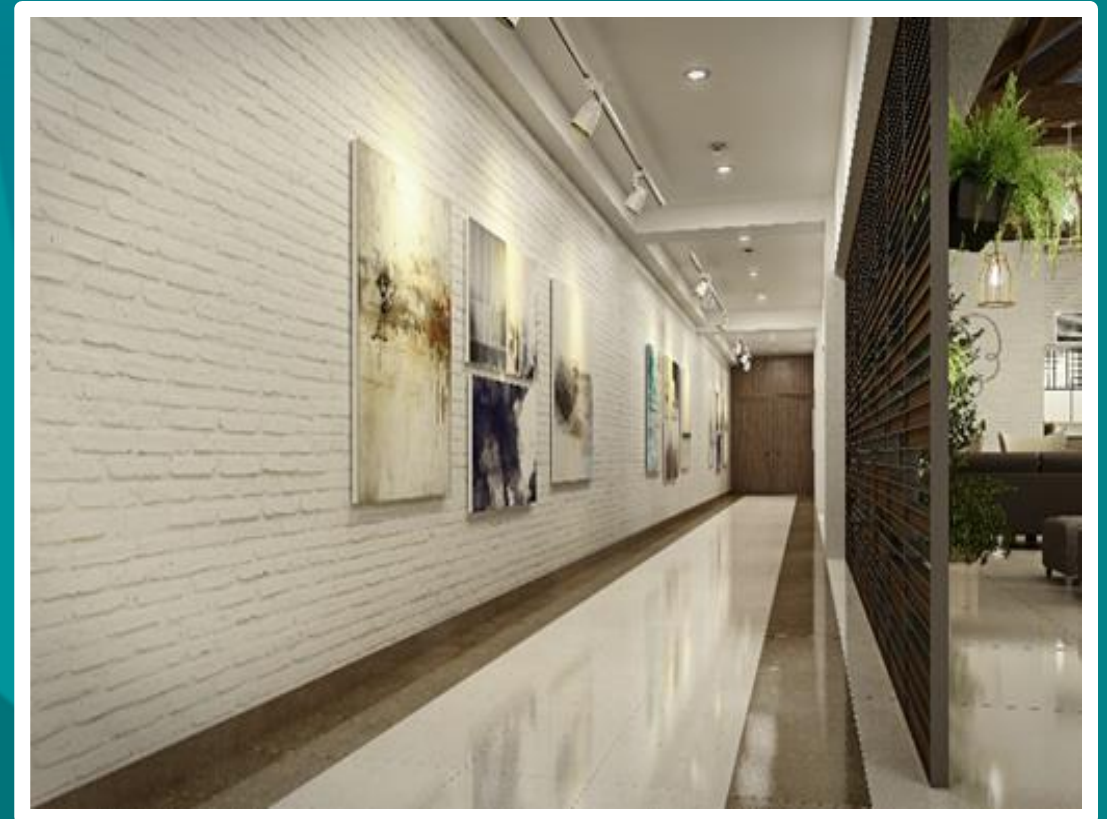
- 11,431.86 sqm Total Leasable Area
- 1,039.26 sqm / Floor
- Total of 191 Parking Slots
- 10 Parking Slots / Floor



# BUILDING SPECIFICATIONS

## BLAKES OFFICE

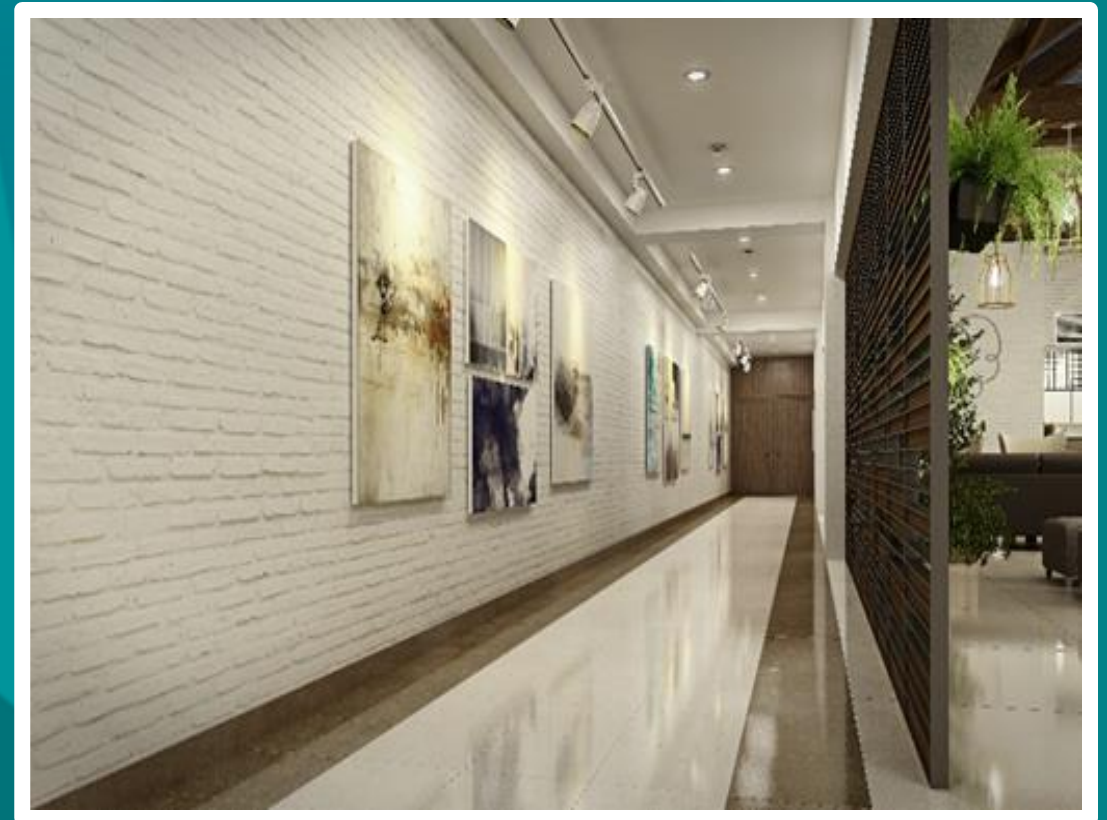
- 4 Elevators (3 PE, 1 SE)
- 20 Persons Elevator  
Capacity (1,350kg)



# BUILDING SPECIFICATIONS

## BLAKES OFFICE

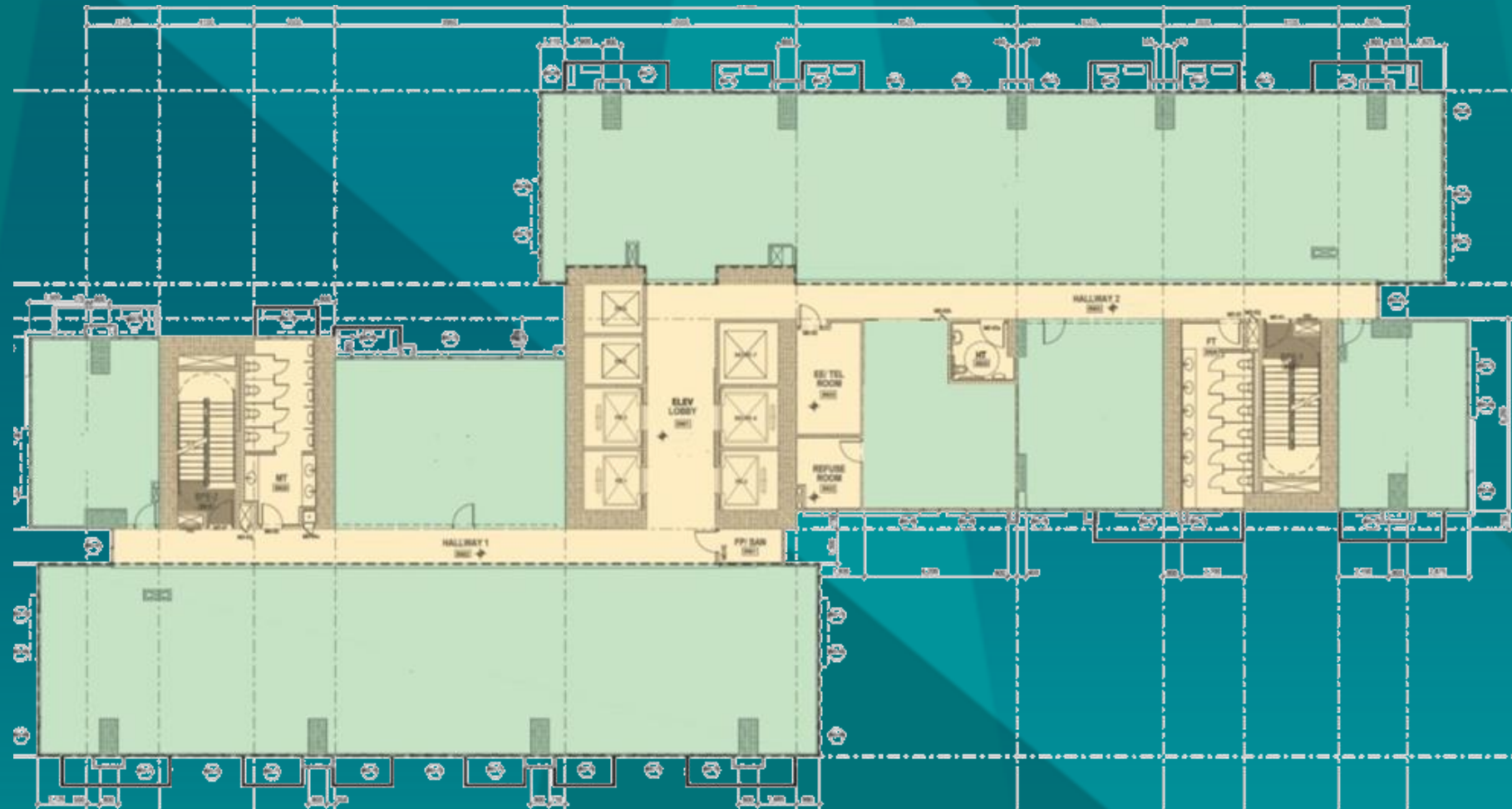
- Fiber Optic Ready
- CCTV in Common Areas
- 24 - Hour Security





# FLOOR LAYOUT

OFFICE (8<sup>th</sup> – 19<sup>th</sup> FLOOR)



\*Actual area upon completion of the building might vary

# HANDOVER CONDITIONS

## BLAKES OFFICE

- FLOOR - Bare, Ready to Receive Finish
- WALLS - Plastered Finish
- CEILING - Exposed Concrete Under-Slab & Beams



# HANDOVER CONDITIONS

## BLAKES OFFICE

- Split-Type Airconditioning Units (Mitsubishi Electric Brand)
- Automatic Fire Sprinkler System
- Fire Detection and Alarm System



# OFFICE RENTAL RATE

Php 1,200.00 / sqm / mo.

VAT Exclusive

Subject to escalation rate of 5% starting on the 2<sup>nd</sup> year

# STANDARD LEASE TERM

TERM	ADVANCE	DEPOSIT
Minimum of 3 years	3 months	3 months

# PARKING RATE

Php 4,500.00 / slot / mo.

# AIRCON CHARGES

Php 120.00 / sqm / mo.

COMMON AREA  
MAINTENANCE COST

Php 120.00 / sqm / mo.

Will Commence on the Hand-over Date



# AVAILABILITY

LOCATION	AREA
19F	1,039.26
18F	1,039.26
17F	1,039.26
16F	1,039.26
15F	1,039.26
14F	1,039.26
13F	1,039.26
12F	1,039.26
11F	1,039.26
10F	1,039.26
9F	1,039.26
8F	1,039.26



**Eton Properties Philippines, Inc.**



ETON

---

WestEnd Square

# PROJECT CONSULTANTS



Architectural : Aidea Philippines, Inc.

Structural : Sy<sup>2</sup> and Associates

Sanitary : NBF Consulting Inc.

Fire Protection : NBF Consulting

# PROJECT CONSULTANTS



Mechanical : Guevarra & Partners, Inc.

Electrical : EB Cruz and Partners

Contractor: DDT Konstruct, Inc.