



SEDAVIEN PLACE: PREMIUM 2-STOREY BUILDING FOR LONG-TERM LEASE

Strategically Located Along the National Highway,
Barangay Poblacion, Negros Oriental, Philippines

Sedavien Holdings Corporation | 11 August 2026

PRIME LOCATION NEGROS ORIENTAL



SEDAVIEN PLACE enjoys a commanding position along a major thoroughfare in Negros Oriental, directly beside the (Petro) Gazz fueling station — ensuring maximum visibility and consistent foot traffic.

- High visibility on a key commercial corridor
- Easy access for customers, clients, and tenants
- Complementary proximity to Petro Gazz station
- Surrounded by established businesses and services
- Excellent connectivity to key areas in Negros Oriental



GOOGLE MAP AMLAN, NEGROS ORIENTAL



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 Google map link:

<https://maps.app.goo.gl/efjYntWhgcq4eW7D6>



BUILDING OVERVIEW



Total floor area of 662 square meters, more or less, spans two full storeys with generous lot size of 497 square meters, more or less, offering expansive commercial space. Features modern architectural design with premium finishes, high ceilings, and quality materials throughout — projecting a professional and distinguished business image.



Flexible interior layout easily adaptable to retail, office, or mixed-use business needs. Adequate on-site parking space with accessible entry points, wide corridors, and full accessibility features designed to accommodate tenants and customers comfortably.



KEY FEATURES & AMENITIES



A multi-purpose property in Amlan, Negros Oriental designed for business, retail, and service establishments.



Centrally situated in Poblacion, making it accessible for both locals and visitors.



Houses Junelie Events Hall and other commercial spaces, creating a one-stop destination for events and services.



Built to accommodate enterprises, conventions, and gatherings with modern infrastructure.



Ground Floor - 10 commercial units with own submeters, 4 kiosk spaces, 2 side commercial spaces, Hallway, Common Toilet & Wash Area, Storage Area



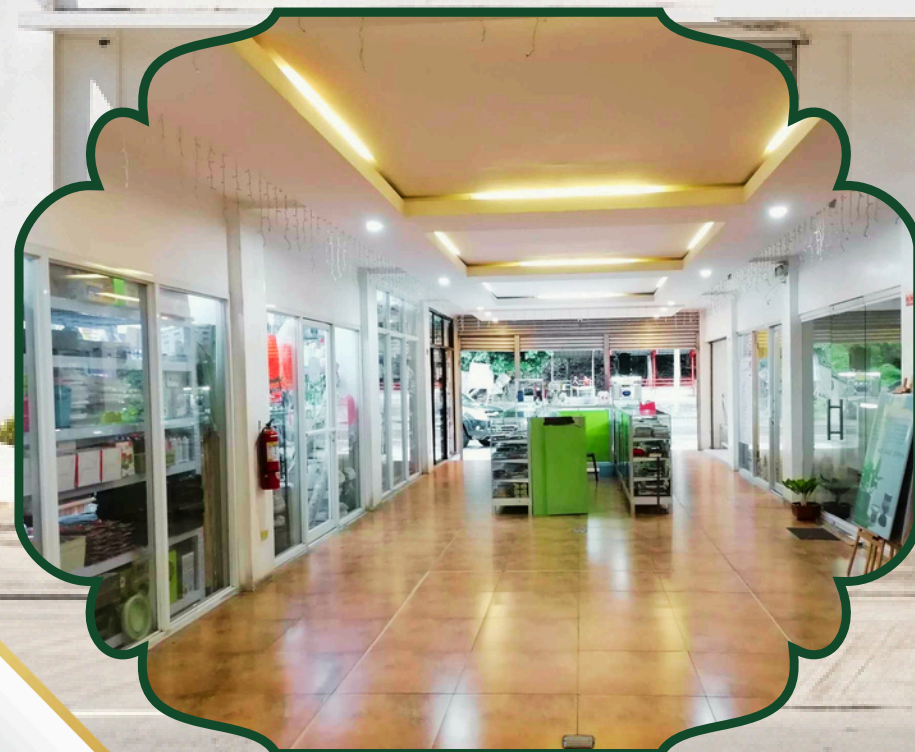
2nd Floor - Events Hall with 6 floor mounted air conditioners & Fire Exit, fully-furnished Bedroom/Dressing Room with own T & B and split-type air conditioner, Hallway, Common Toilet Area, Electrical Room and Storage Area



Property Insurance, Fire Sprinklers, Water Tank with Water Pump and Generator



PHOTO GALLERY



JUNELIE
Events Hall

SEDAVIEN PLACE



PHOTO GALLERY



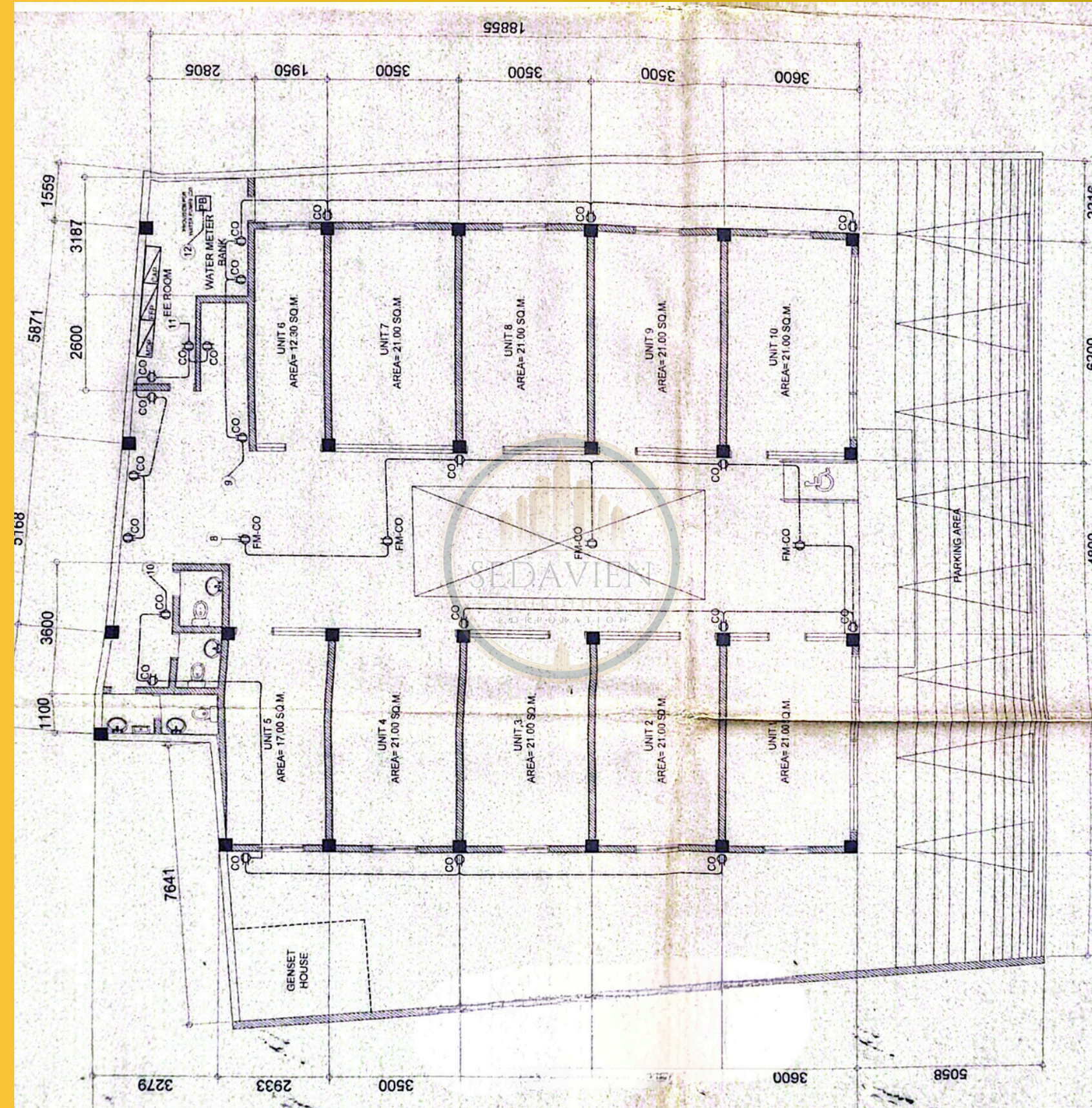


PHOTO GALLERY



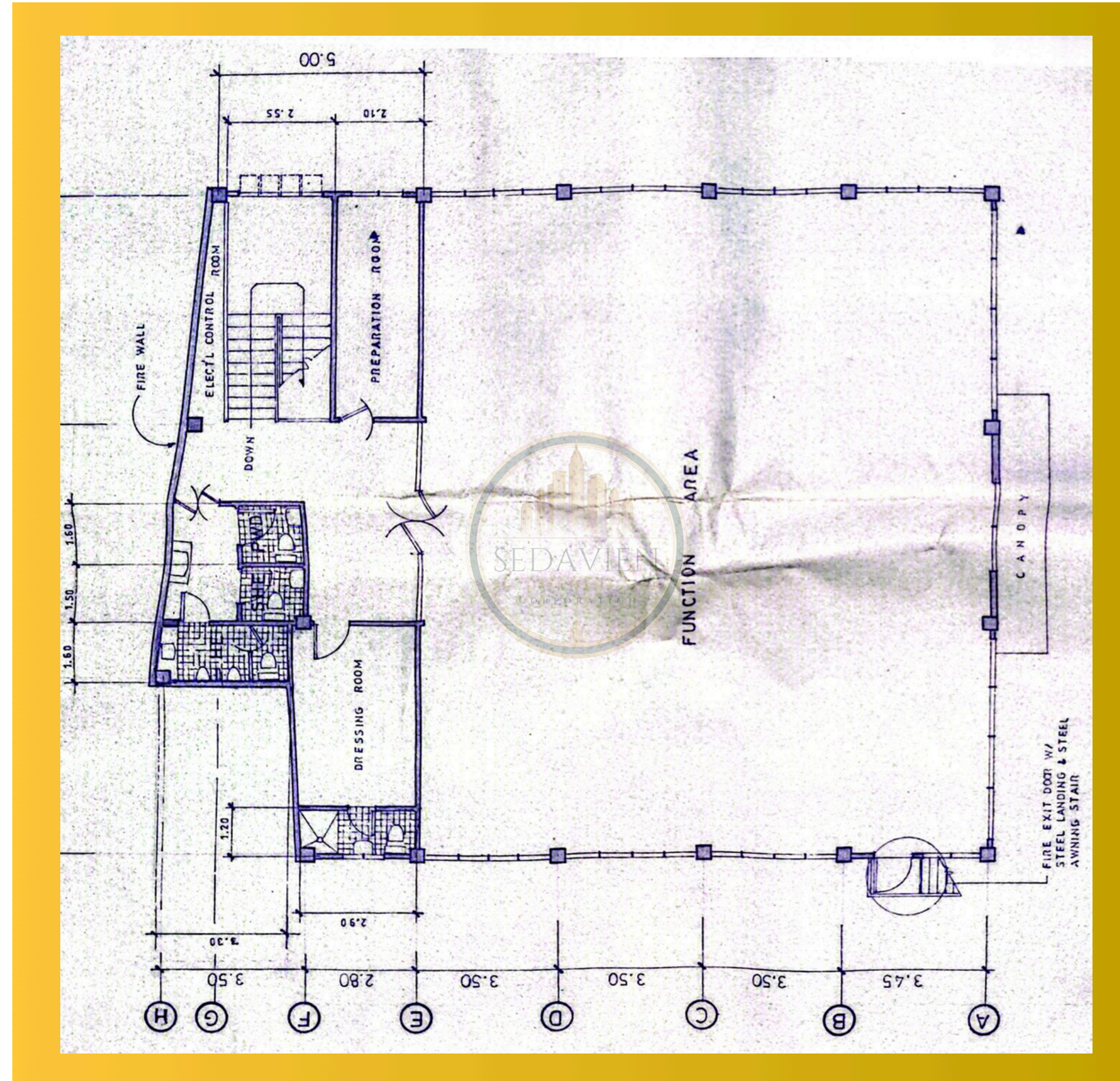


FLOOR PLANS:GROUND FLOOR



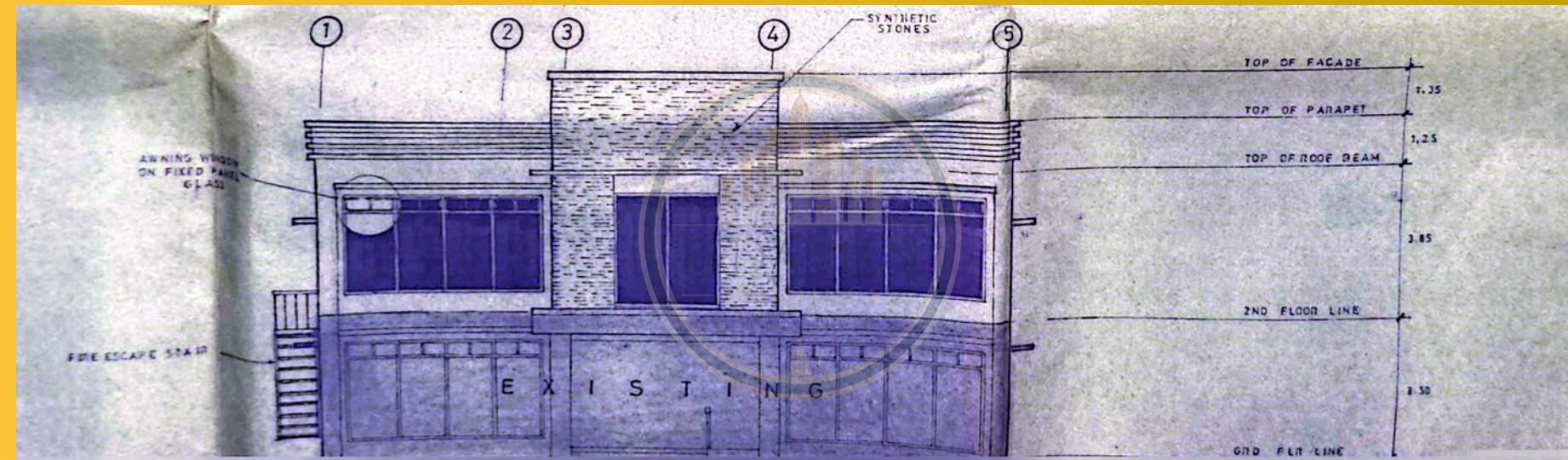


FLOOR PLANS:GROUND FLOOR

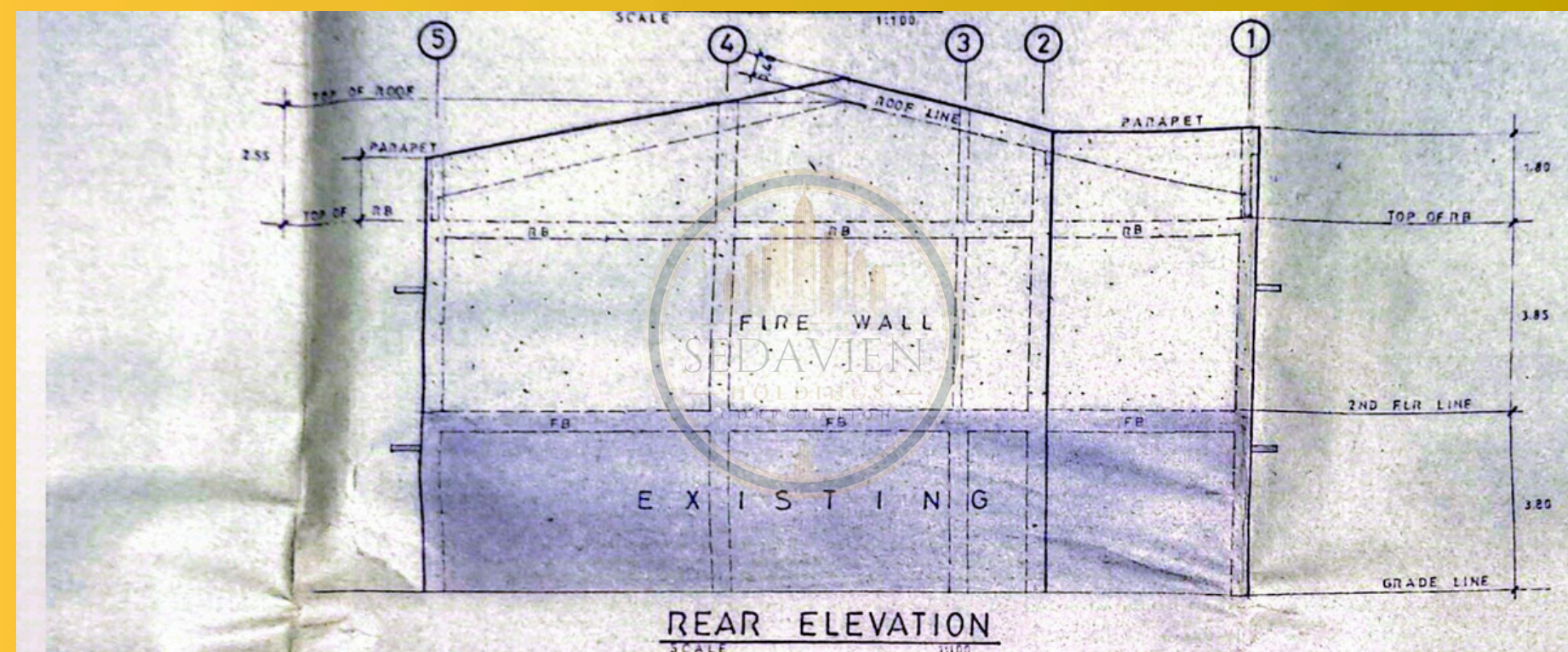




FLOOR PLANS:GROUND FLOOR



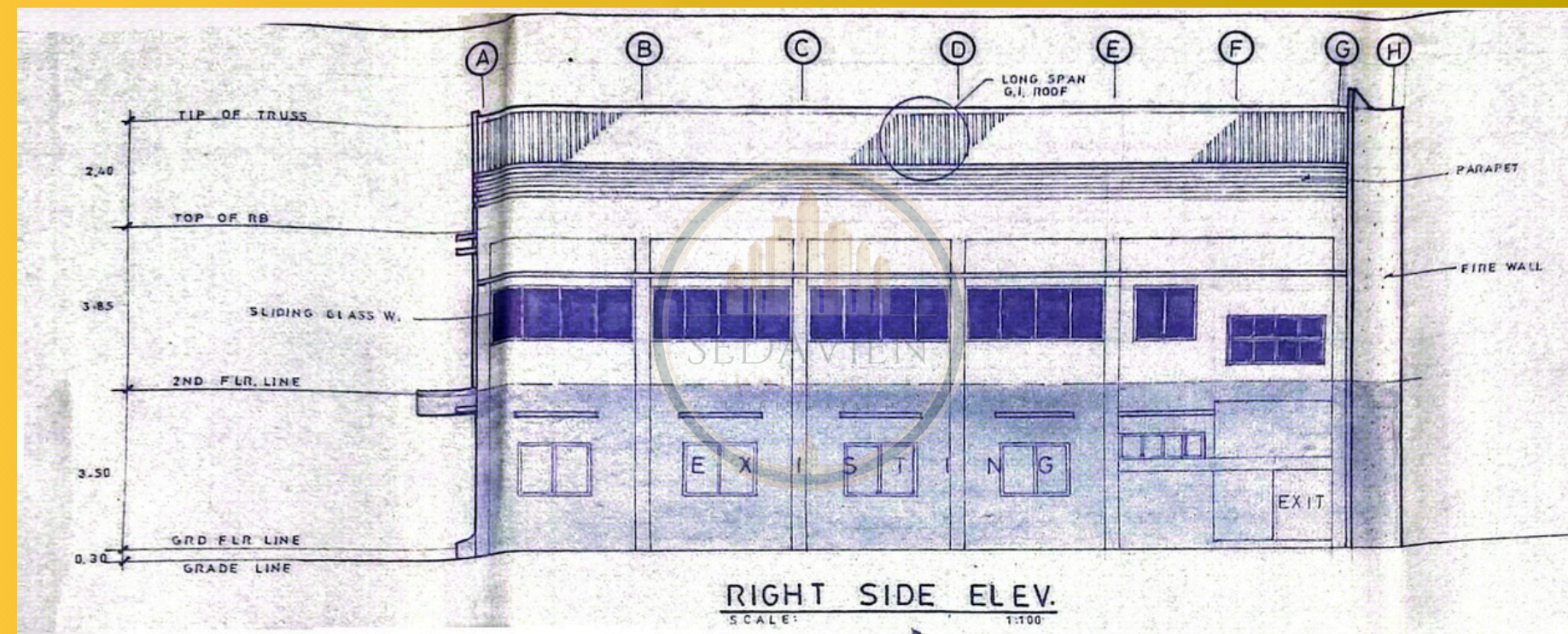
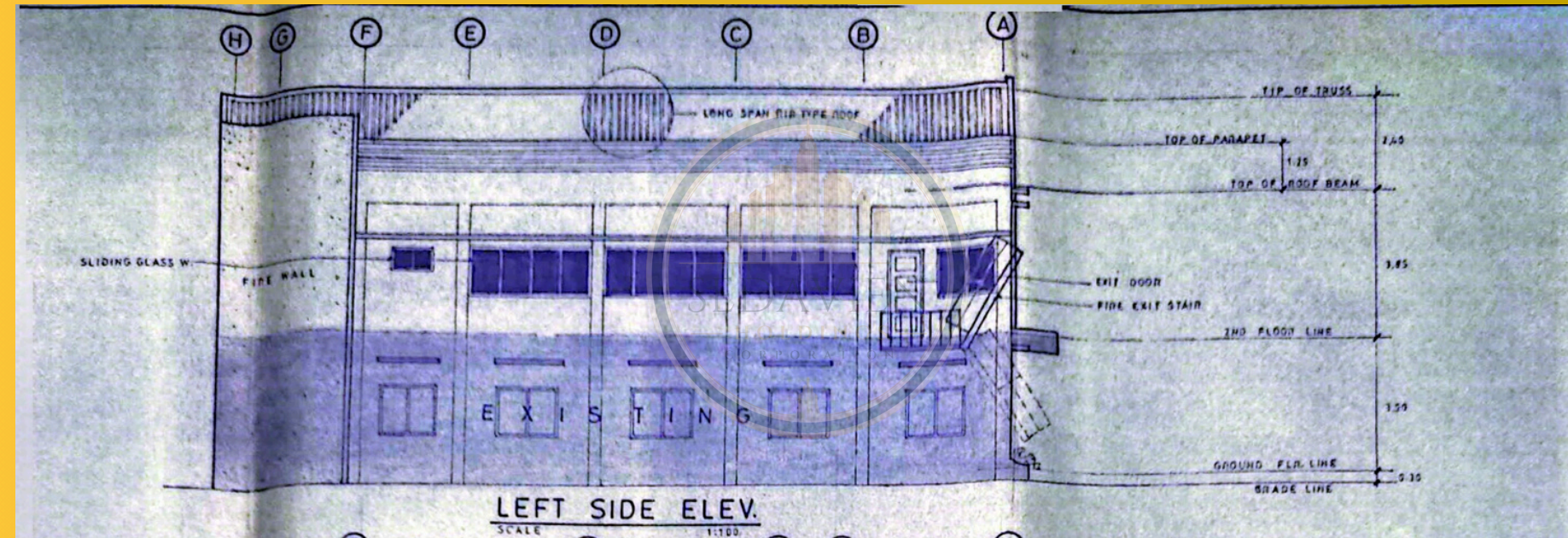
FRONT ELEVATION



REAR ELEVATION



FLOOR PLANS:GROUND FLOOR





LEASE TERMS

Asking Rental Rate: Php 350 per square meter (since the year 2017)
Common Usage Service Area: Php 50 per square meter
Lease Duration Options: Choose from flexible long-term lease of 1, 3, 5, 7, 10, 15 years or more, subject for renewal upon mutual agreement.

Maintenance & Services Included: Building maintenance, common area upkeep, security services is for the account of each Lessee, utilities are for the account of each Lessee, ensuring a hassle-free tenancy experience.

In the event that the Lessee opts to lease the entire building, all costs and responsibilities related to building maintenance, common area upkeep, security services, and utilities shall be solely for the account of the Lessee.

Flexible Lease Customization: Lease terms can be tailored to meet the specific operational and business requirements of each tenant, including fit-out provisions, space partitioning, and phased occupancy arrangements.



INVESTMENT & MARKET OPPORTUNITY

Negros Oriental Commercial Growth

- Rapidly growing commercial corridor along the National Highway
- Rising demand for premium leasable spaces in the region
- Increasing foot traffic driven by fuel stations, transport hubs & retail
- Limited supply of modern 2-storey commercial buildings in the area
- Strong local economy supporting long-term business sustainability

Why Sedavien Place Stands Out

- Superior visibility vs. nearby commercial properties
- Premium finishes & flexible layout — rare in the local market
- Proximity to Petro Gazz drives consistent daily customer flow
- Long-term lease structure offers stable, predictable ROI
- Ideal for retail, office, or mixed-use — maximizing tenant returns



NEXT STEPS & CONTACT



Schedule a Site Visit or Meeting

Contact us to arrange a personalized tour of Sedavien Place. We welcome inquiries for customized leasing proposals tailored to your business needs.

☎ +63 (967) 3628536 | ✉ sedavien.holdings@gmail.com |



Secure Your Prime Space at Sedavien Place Today

Take the next step toward establishing your business in one of Negros Oriental's most strategic commercial locations. Reach out now to receive a personalized leasing proposal from Sedavien Holdings Corporation.



THANK YOU

We appreciate your interest in Sedavien Place.

Sedavien Holdings Corporation