

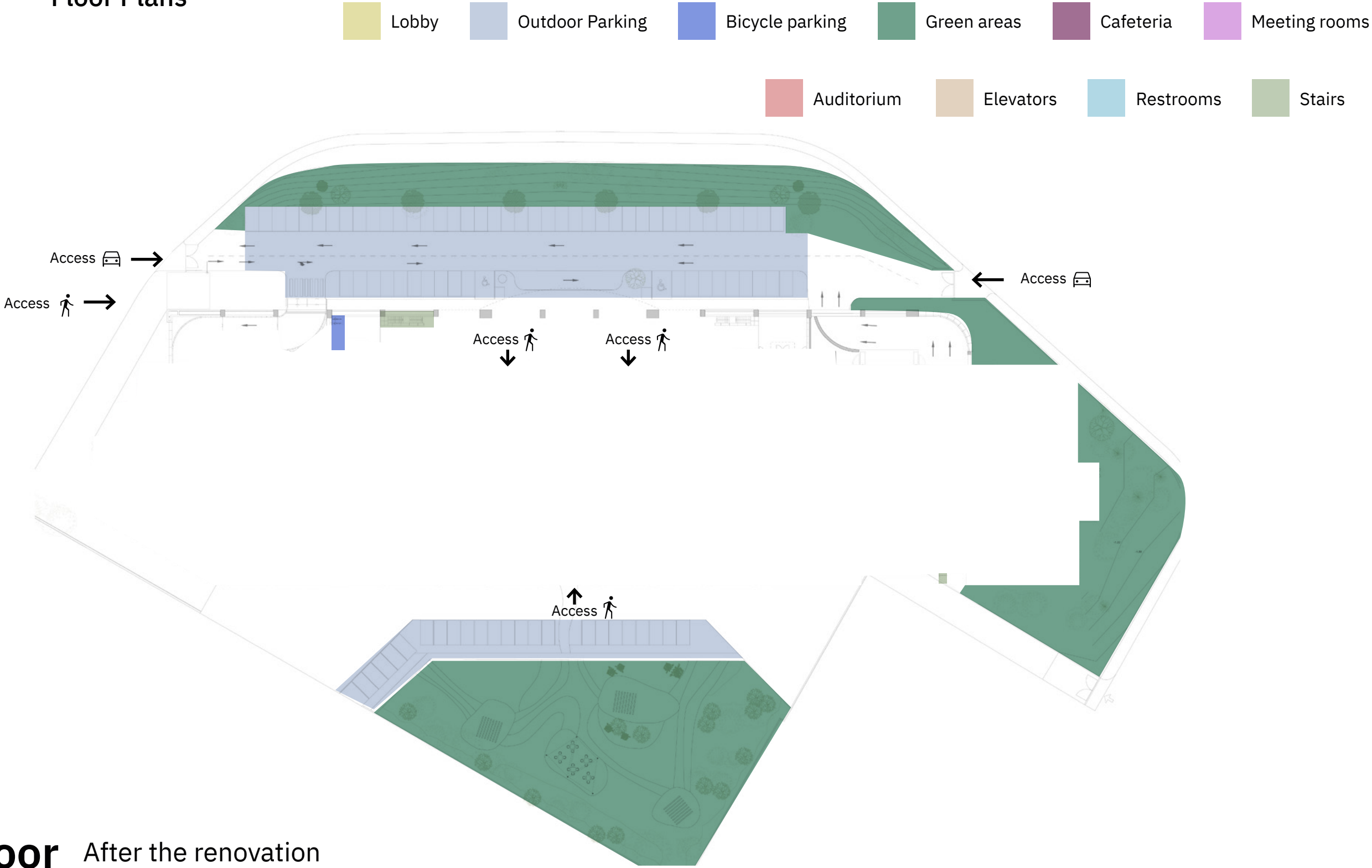


Plans & Tech Specs

Where businesses **prosper**




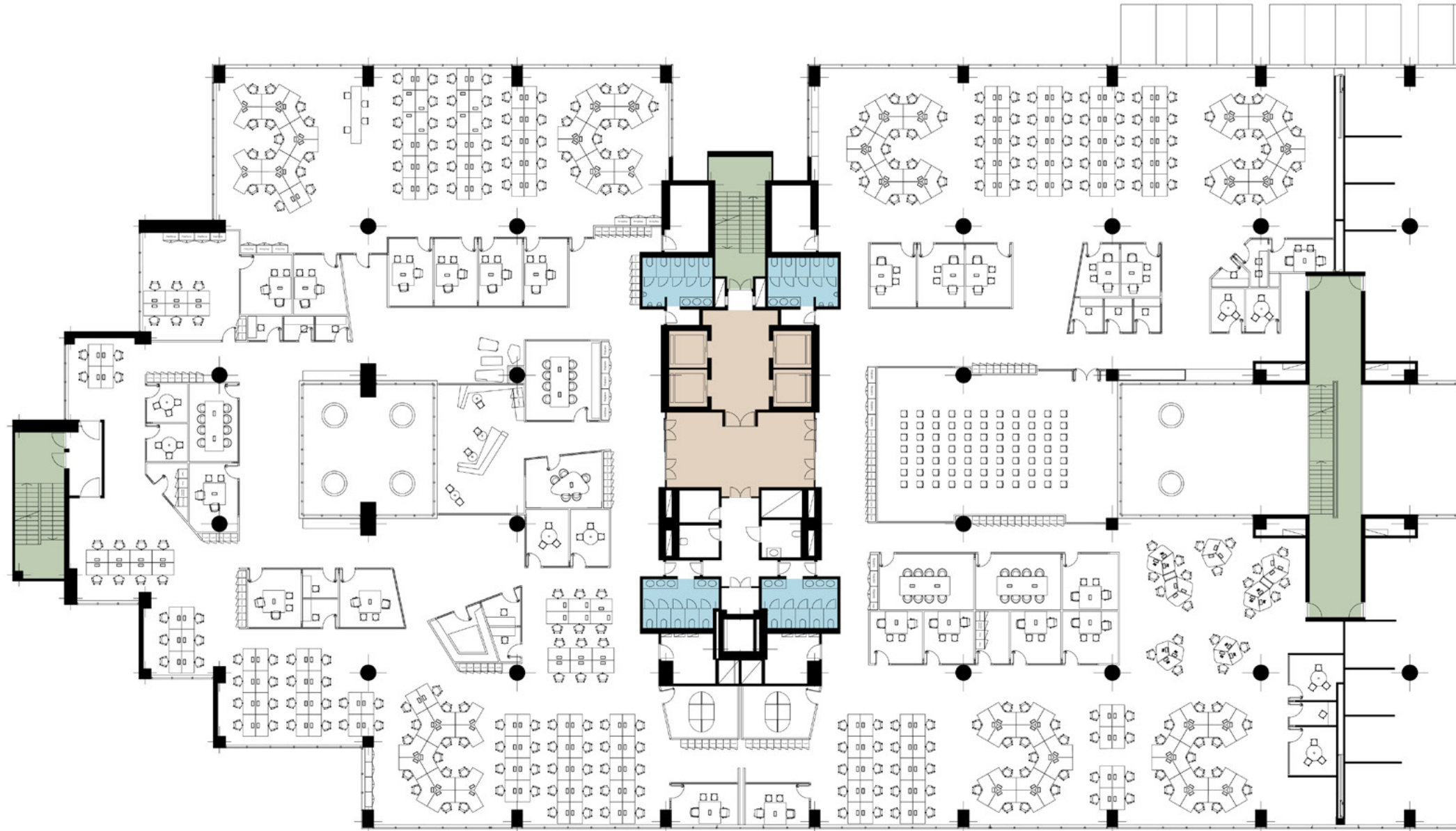
Floor Plans



Ground Floor After the renovation

Floor Plans

 Elevators  Restrooms  Stairs



Floor 2 3,782 sqm

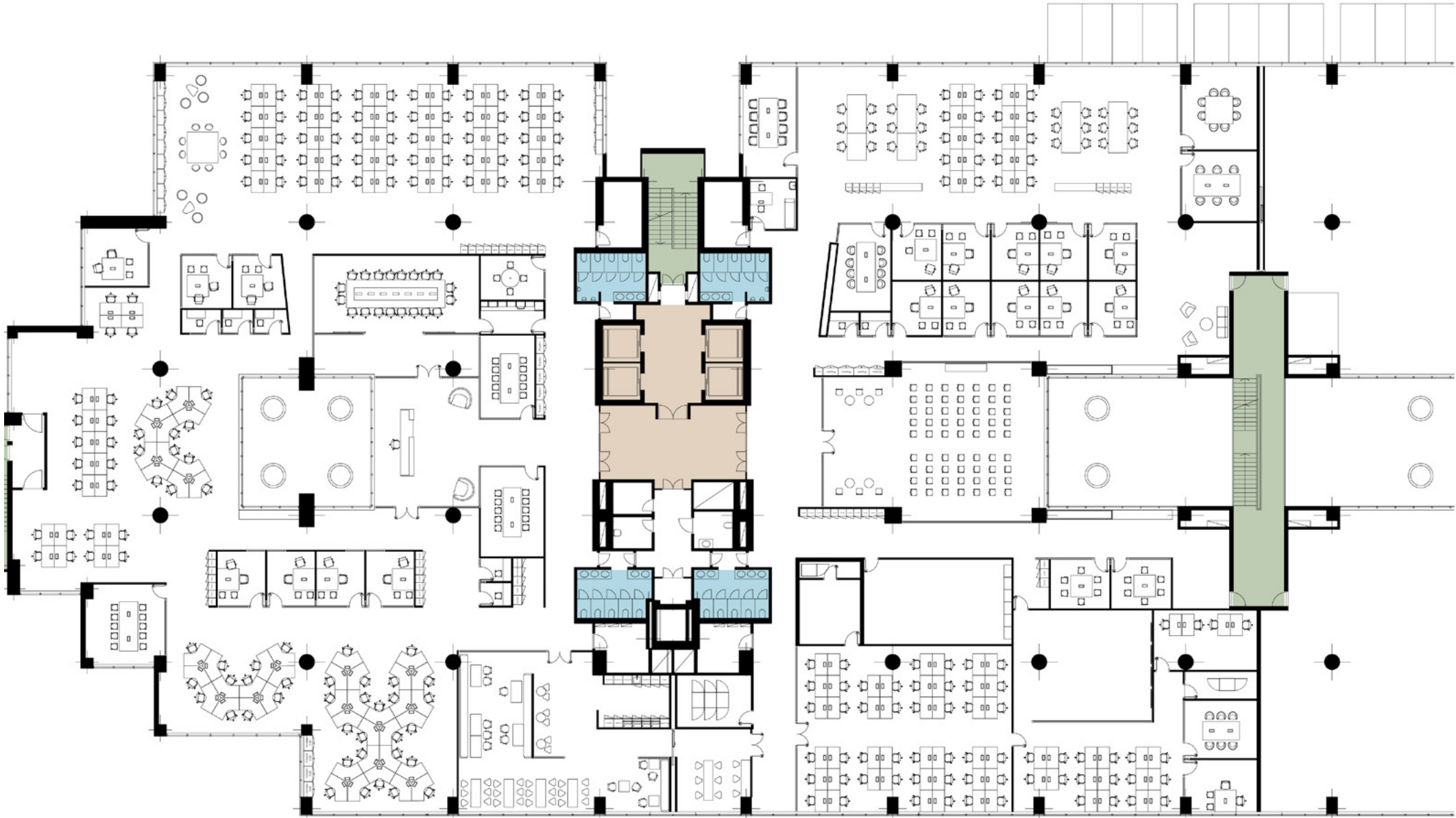
Workstations: 355 | Rooms: 48 (from 1 to 20 people)

Floor Plans

Elevators

Restrooms

Stairs



Floor 4 3,782 sqm

Workstations: 346 | Rooms: 39 (from 2 to 60 people)

Floor Plans

 Elevators  Restrooms  Stairs



Floor 5 3,782 sqm

Workstations: 353 | Rooms: 40 (from 1 to 24 people)

Technical Specifications

FACADE

The building features a ventilated facade with exposed natural stone, and the exterior carpentry is resolved with a curtain wall to maximize natural light and the views from the office areas.



SECURITY

Interior Security

The building includes a computerized access control system for people in the lobby, as well as vehicle access control through barriers and license plate reading equipment. A CCTV surveillance system is installed at all building access points, with fixed cameras, monitors, and digital video recorders.

Fire Protection

The existing detection and extinguishing systems include optical detectors, fire doors to maintain sectorization, and a system of fire extinguishers and cabinets with equipped fire hoses throughout the building, ensuring distances are maintained as per regulations.

PARKING

The parking area is distributed over two underground floors with a total of 476 spaces, including spaces for electric cars, motorcycles, and accessible parking spaces.

Vehicle access to the underground levels is through the main road situated along the south facade via two ramp cores with independent entry and exit lanes. Pedestrian access to the underground parking is provided through elevators that connect to the main lobby on the ground floor and the rest of the building's levels.

Additionally, there are 61 outdoor parking spaces near the building's main entrance, 24 spaces in the dock area, and 15 bicycle racks.



LIGHTING

Common areas are equipped with high-energy-efficiency luminaires featuring low-consumption LED technology, enabling significant cost savings. The building takes full advantage of natural light with a largely glazed facade covering most of its surface area and offering approximately 3 meters of free height.

ELECTRICAL INSTALLATION

Electrical supplies are distributed through various secondary panels located in each office module, allowing independence for each unit.

The building is equipped with two 500 KVA generators, providing backup power in case of supply failure.

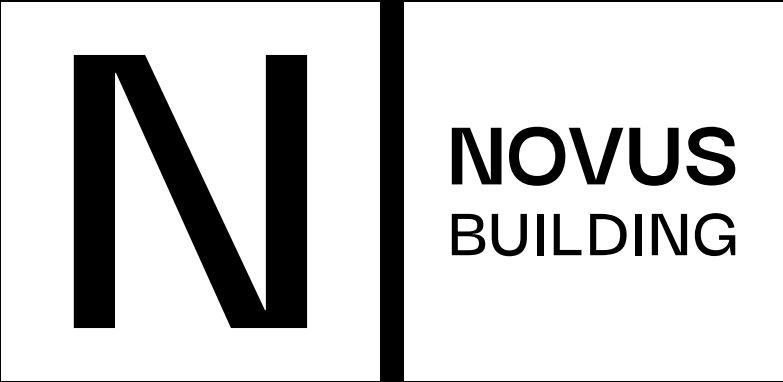


CLIMATE CONTROL

The heating system is modular and versatile, designed to adapt to independent configurations with different users in each module. It uses fan coil units installed in false ceilings, powered by hot water generated by natural gas boilers in the winter and by cold water from cooling units in the summer, both located on the rooftop. Ventilation is provided through individual air handlers for each module, equipped with heat recovery systems, ensuring energy efficiency and sustainability.

TELECOMMUNICATIONS

The telecommunications installation includes reception, adaptation, and distribution of radio and television broadcast signals, terrestrial television, and satellite television. It also provides access to public telephone services and cable telecommunications networks.



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