# Corporate floors in an office tower

San Pedro Garza García / For lease / Price: Upon request



## Description

Two adjoining floors for a corporate headquarters, with a double-height lobby and visitor parking.

## Location

San Pedro Garza García, Nuevo León

View location on the map

## Specifications

### Areas

| | |
|---|---|
| Built area | 2,400 m² |
| Leasable area | 2,250 m² |

### Building

| | |
|---|---|
| Levels | 2 |
| Clear height | 2.8 m |
| Elevators | 6 |
| Age | 7 years |

### Capacity and operations

| | |
|---|---|
| Parking | 80 |
| Occupancy | 220 people |

### Power

| | |
|---|---|
| Power | 300 kVA |

### Location and market

| | |
|---|---|
| Distance to airport | 35 km |

## Features

### Building and facilities

- Lobby with reception
- Central air conditioning
- Backup generator
- Fiber optic
- Raised floor / drop ceiling
- Meeting rooms
- Kitchenette / break room

### Accessibility and compliance

- Wheelchair accessible
- Approved commercial zoning
- Fire protection system
- Marked emergency exits

### Security and parking

- 24-hour security
- Controlled access
- CCTV
- Covered or underground parking
- Valet parking

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