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CENTURY 21.

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Offices for Rent

Av. Uruguay 872 Centro, Montevideo



Rent: 17,000

Maintenance : 5,475

Property type: Offices

Operation: Rent

- **Land:** 228.0 sqm
- **Building:** 68.0 sqm
- **Half Baths:** 1
- **Stories:** 8
- **Condition:** Good
- **Number of Elevators:** 1
- **Floor number:** 7
- **Construction Quality:** Middle - High
- **environments:** 4

- | | | | |
|------------|----------------------------------|-------------------------------|-------------------------|
| • Water | • Cable | • Sewer | • Electricity |
| • Internet | • Pavement | • Phone | • Desk |
| • Office | • Toilette | • Individual air conditioning | • Suitable professional |
| • Security | • Tipo de Padrón del inmueble: 2 | • Cubicles | • Air heating |
| | | • Natural lighting | • Blinds |

Property status

State: Good

Age: 1965

Without Mortgage: Yes

Description

The offer is about a 68 square meters studio office, located in Centro neighborhood of Montevideo, on a 7th floor, on Uruguay avenue between Andes street and Convención street, in a nine floor building that can be used for commercial purposes, ideal for installation of a dentist's office, any kind of offices, and any type of professional services or service company, that takes advantage of its large surface.

The 7th floor is one of the largest floors in this building.

It is close to the old colonial urbanization, the Old City, a place with a great concentration of services, public and private offices and shops of all kinds.

The studio does not have any single internal division or columns, the environments are defined, from floor to ceiling, by wood and glass light structures which offers complete freedom to divide it as desired and allows the good passage of natural light and air, in all environments.

It has windows that face East, West and North, presenting natural light throughout the day and a privileged view of the Montevideo bay, through large aluminum windows. The place has parquet floors in good condition, a safe deposit box, three defined offices, a spacious room, filing cabinets and a comfortable vintage toilet.

The property in general is in very good condition.

The very good entrance of natural light in all environments and the very good passage of air and ventilation, stand out.

Regarding security, the building has a doorman from 9:00 a.m. to 6:00 p.m. from Monday to Friday, video surveillance cameras, and main access to the building with an electronic tag, as well as a key.

Taxes and expenses:

Expenses: 5.475 \$U (monthly)

Real estate service fee: 20.740 \$U

Do not hesitate to consult and schedule a visit to this magnificent office.

Location

Av. Uruguay 872 , Centro, Montevideo

References

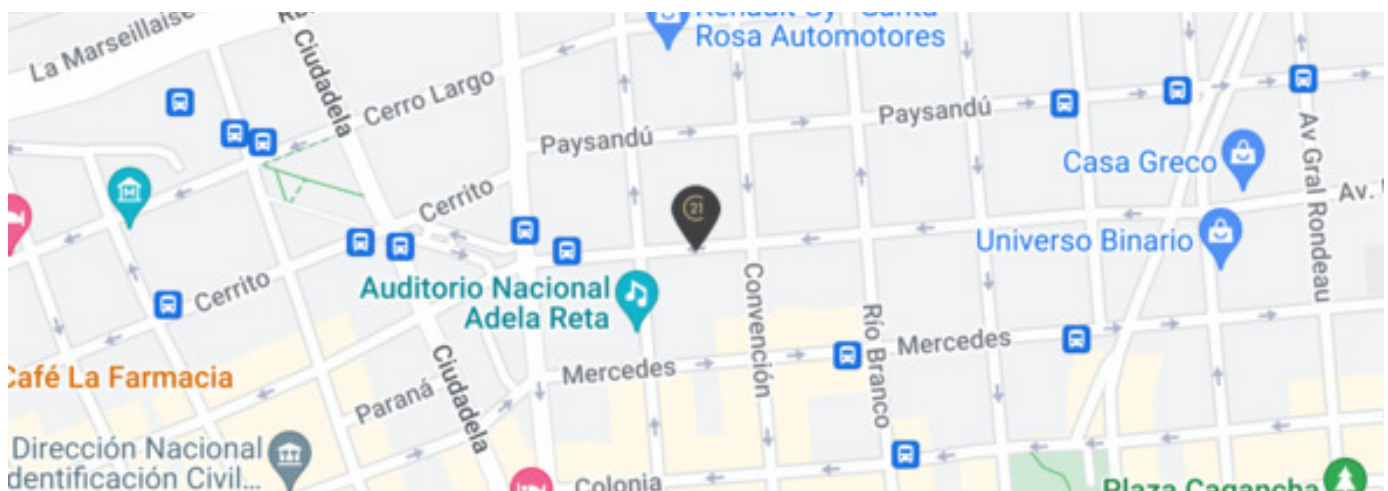
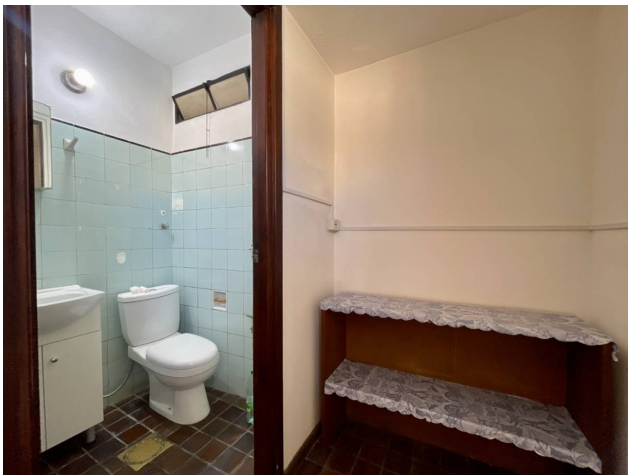


Photo Catalog









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Property subject to availability.

Price subject to change without notice.

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