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### Offices for Rent

ciudadela 1250 Ciudad Vieja, Montevideo



**Rent: US\$ 15,358**

Maintenance : 4 USD/m2 a rendición de cuentas

**Property type: Offices**

**Operation: Rent**

- **Land:** 808.3 sqm
- **Building:** 808.3 sqm
- **Bathrooms:** 6
- **Half Baths:** 6
- **Stories:** 11
- **Kitchen:** Kitchenette

- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 8
- **Number Of Houses:** 11
- **Construction Quality:** High

### Property status

State: New

Age: 2024

Without Mortgage: Yes

## Description

Luxury office rental in the Old City, with a privileged location, meters from Independence Square, the Presidential Executive Tower and the Rambla.

\*\*\*Consult about office options with less footage\*\*\*

With a modern and innovative design, the Alma ET building is an 11-story sustainable building that has a Leed Platinum rating for energy efficiency, reducing energy costs and its ecological footprint. The building has an exterior steel mesh that provides acoustic and thermal insulation to the building.

## BUILDING

- 11 floors of offices with panoramic views of the river that are rented as a complete or partial floor.
- 4 underground parking spaces with electric charging for cars and bicycles. Garages are rented separately.
- Access hall.
- 3 first-class elevators.
- Access control software.
- CCTV in common spaces.
- FIRE SAFETY: Fire protection system governed by international standards. Sprinklers installed.

This particular office is located on the 8th floor, facing west and is developed on a free floor of 808.3 m2, which can be divided as desired and necessary.

It is divided into internal m2 and terrace m2.

- Forecast for technical floor.
- They are delivered with bathrooms and kitchenette made.
- Pre-installation of air conditioners.

G. Common: approx. 4 usd/m2 total area

To accountability. They may vary month to month.

Possibility of contracting construction and equipment services with cash or financed prices in the contract years. Consult for more information.

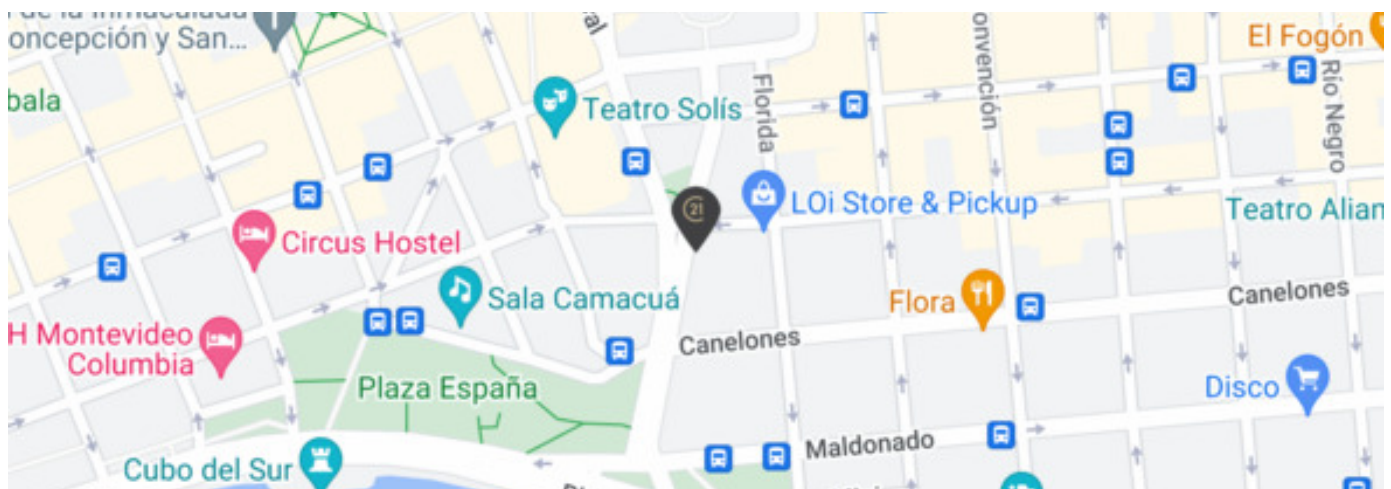
Real estate fees 1 month's rent + VAT

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## Location

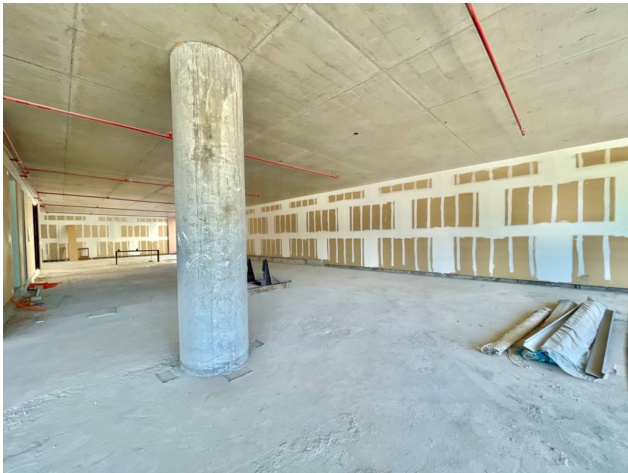
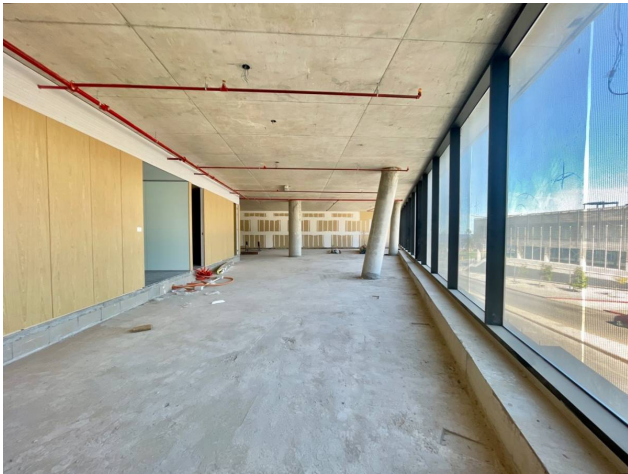
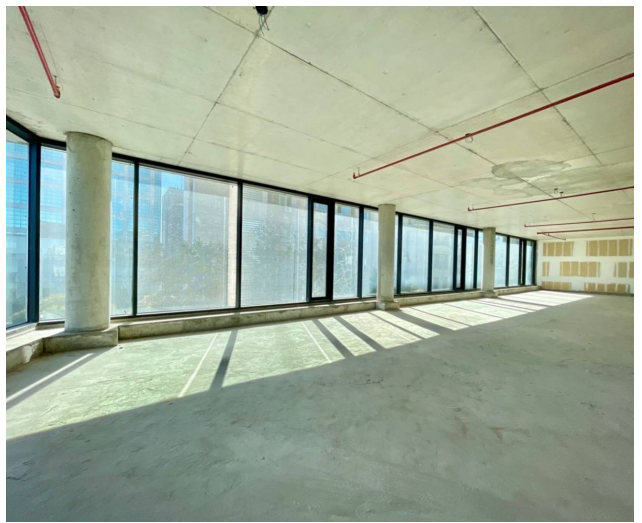
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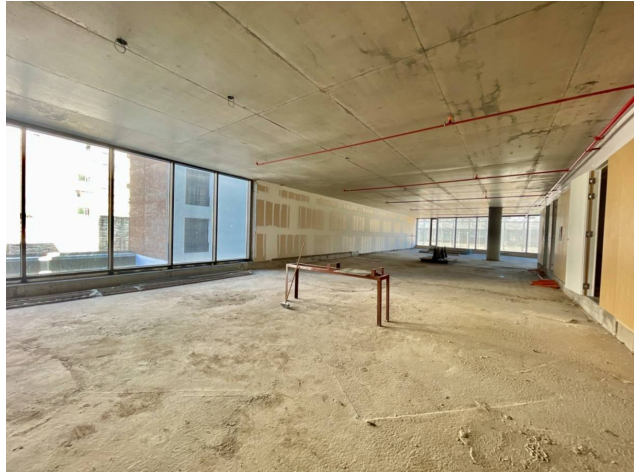
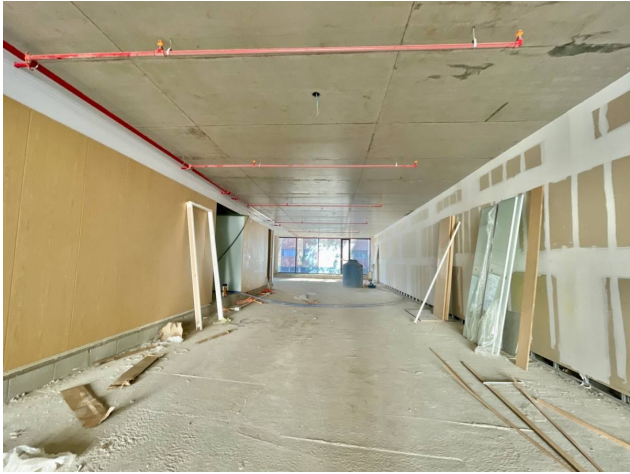
## References



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## Photo Catalog





**FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo**  
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Property subject to availability.

Price subject to change without notice.

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