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### Offices for Rent

ciudadela 1250 Ciudad Vieja, Montevideo



**Rent: US\$ 11,996**

**Property type: Offices**

**Operation: Rent**

- **Land:** 599.8 sqm
- **Building:** 599.8 sqm
- **Bathrooms:** 6
- **Half Baths:** 6
- **Stories:** 11

- **Kitchen:** Kitchenette
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 10
- **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 insulation and thermal 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 3rd floor, facing west and is developed on a free floor of 780.09 m<sup>2</sup>, which can be divided as desired and necessary.

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

G. Common: approx. 4 usd/m<sup>2</sup> total area

To accountability. They may vary month to month.

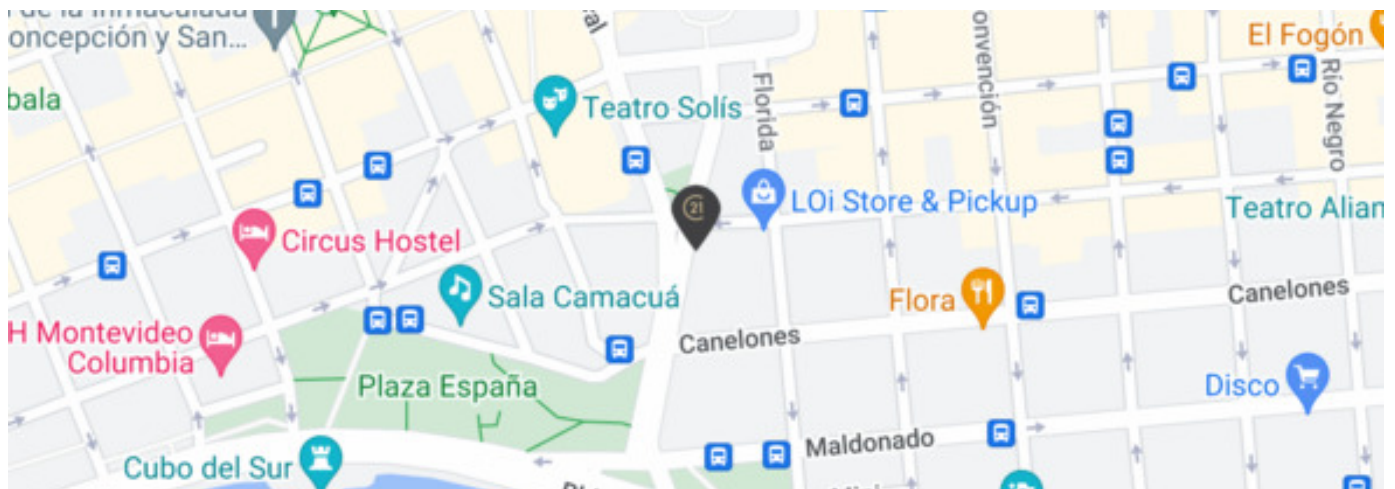
Possibility of contracting construction and equipment services with cash or financed prices in the contract years. Consult for more information.

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## Location

ciudadela 1250 , Ciudad Vieja, Montevideo

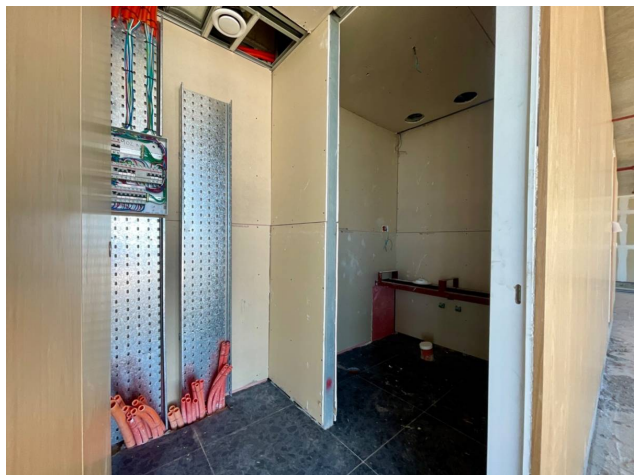
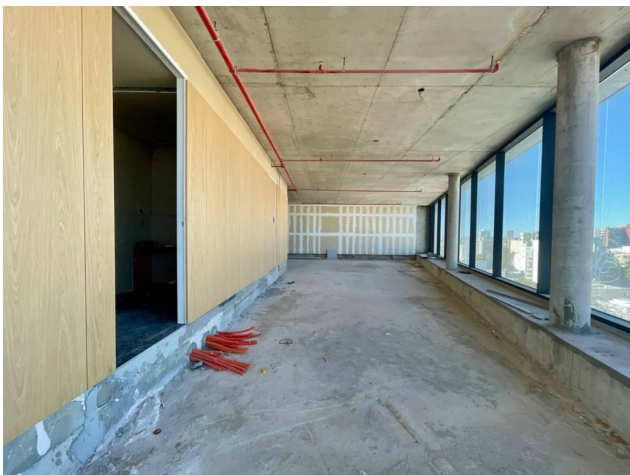
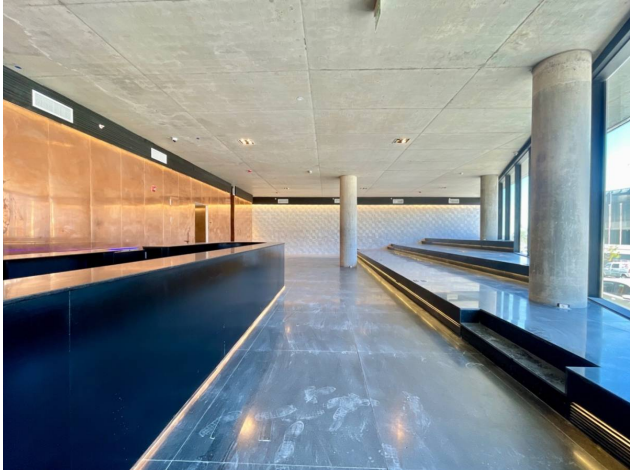
## References



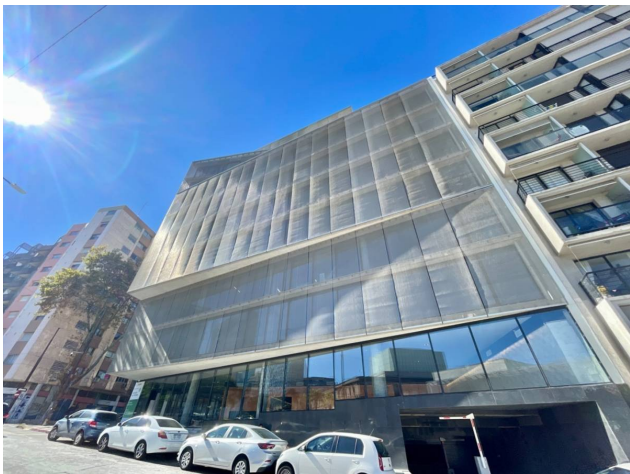
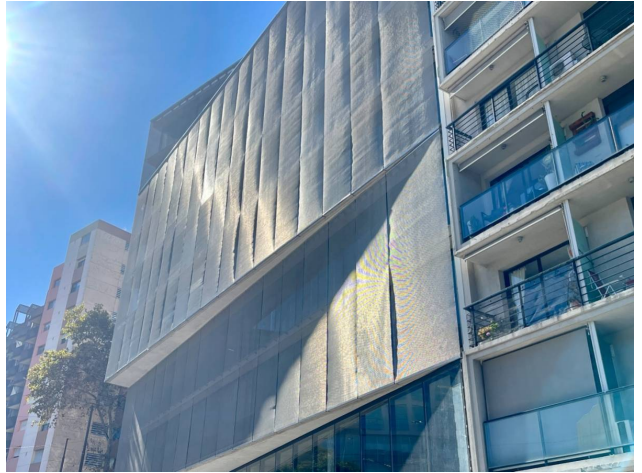
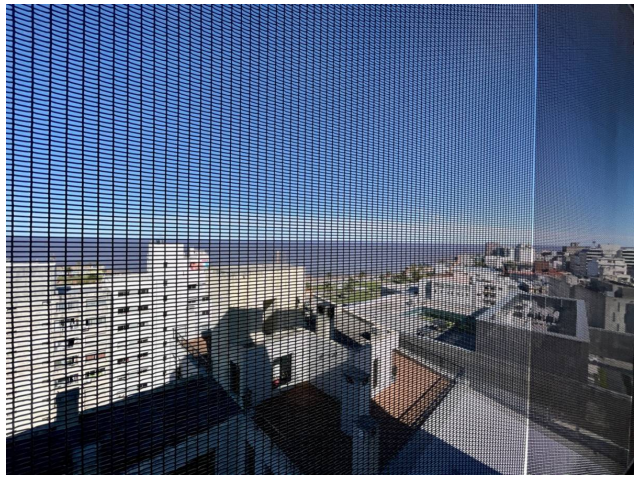
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## Photo Catalog









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Property subject to availability.

Price subject to change without notice.

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