



Camila Oyhenart

CENTURY 21.

Alpha

ID: 9227
coyhenart@c21alpha.com.uy
+59899836873



Offices for Rent

ciudadela 1250 Ciudad Vieja, Montevideo



Rent: US\$ 3,939

Property type: Offices

Operation: Rent

- **Land:** 780.0 sqm
- **Building:** 780.0 sqm
- **Bathrooms:** 6
- **Half Baths:** 6
- **Stories:** 11

- **Kitchen:** Kitchenette
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 3
- **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 m², 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/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.

Location

ciudadela 1250 , Ciudad Vieja, Montevideo

References

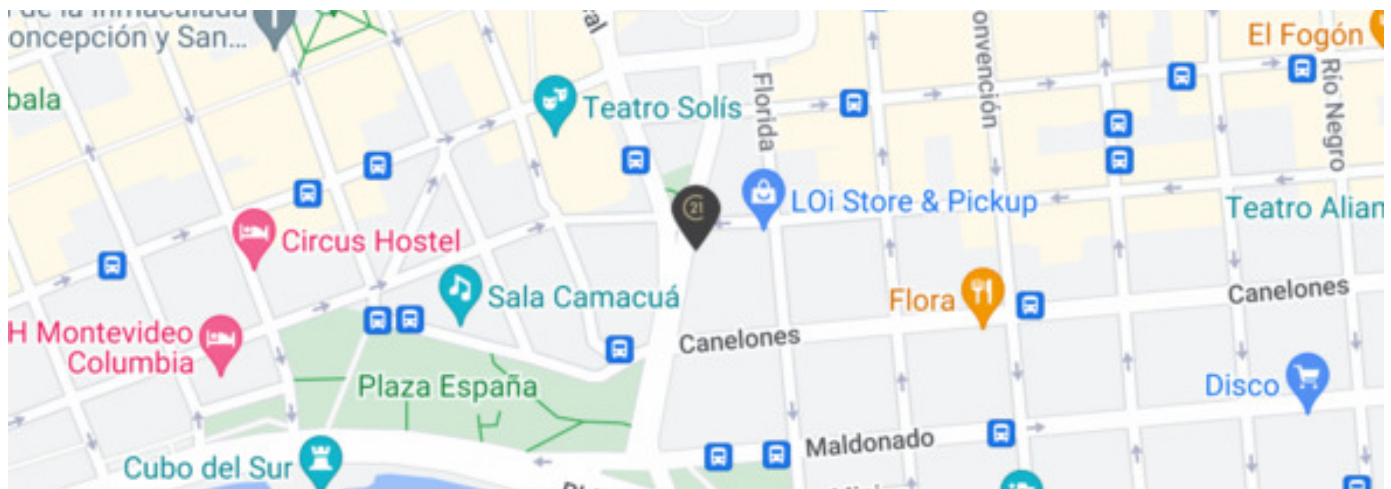
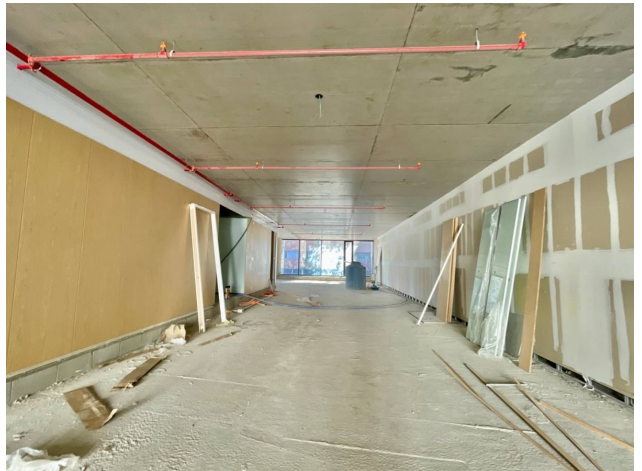
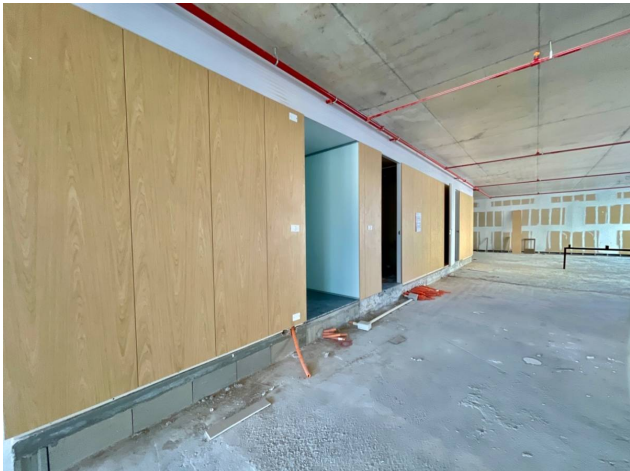
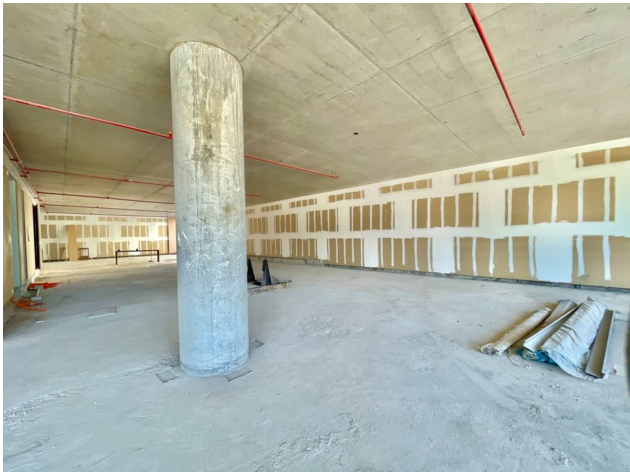
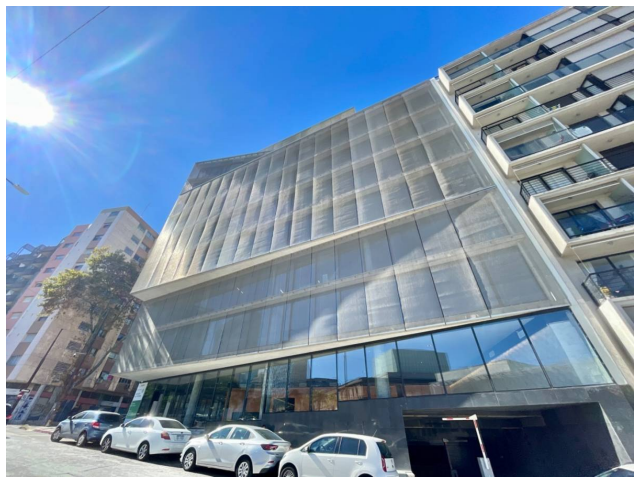
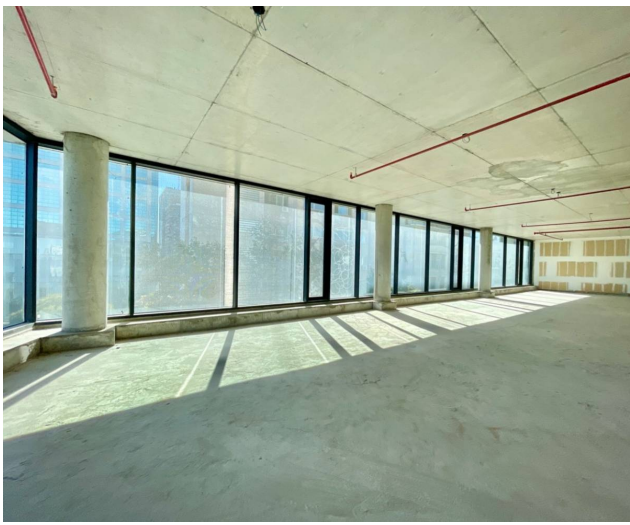
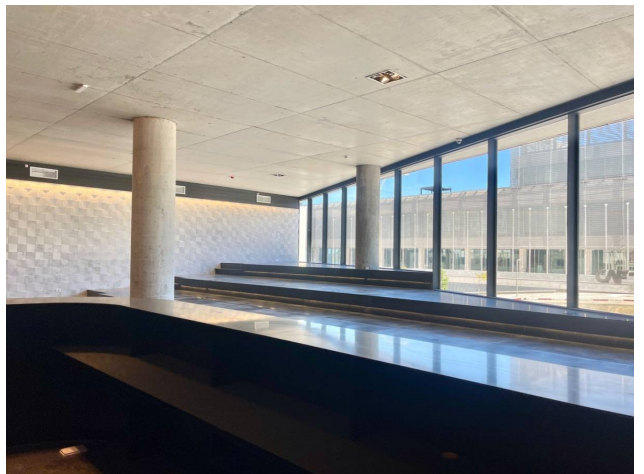
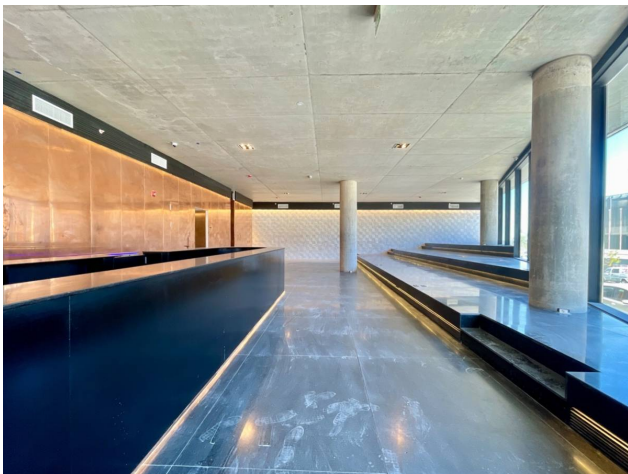
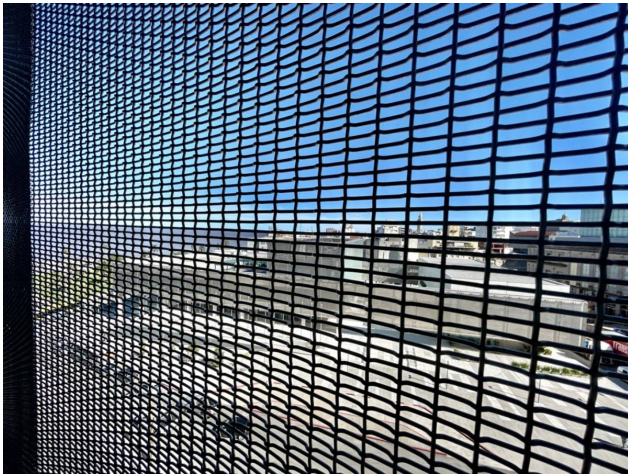
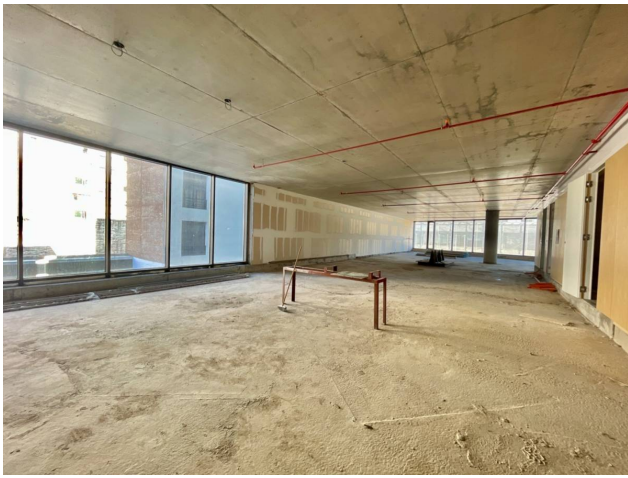
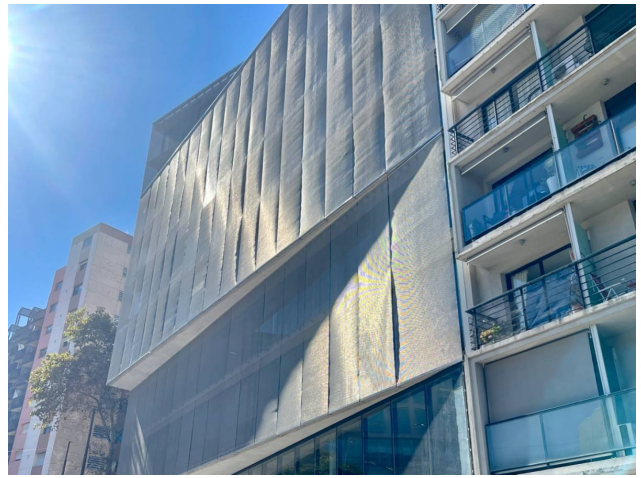


Photo Catalog







FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
T 099170152 | contacto@c21alpha.com.uy | <https://c21alpha.com.uy>

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.