

## Commercial building for rent on Calle 50, 6,214m2 of construction

### Descripción



Location: Corner of Calle 50 and Aquilino de la Guardia, Panama City

Total Construction Area: 6,214.81 m<sup>2</sup>

Building Features:

- Street-level entrance lobby
- Mezzanine
- 5 floors of offices
- 110 parking spaces distributed across 2 basement levels and at street level
- Fully finished building
- Internal partitions, lighting fixtures, and finishes installed
- Elevators
- Generator
- Water reserve tank
- Central air conditioning system
- Security system and emergency stairs

Property Layout:

- Ground Floor
  - Retail space
  - Area: 422.99 m<sup>2</sup>
- Mezzanine
  - Retail space
  - Area: 422.99 m<sup>2</sup>
- First Floor
  - Retail/Office space
  - Area: 968.12 m<sup>2</sup>
- Second Floor
  - Retail/Office space
  - Area: 938.48 m<sup>2</sup> m<sup>2</sup>

- 3rd Floor
  - Retail/Offices
  - Area: 938.48 m<sup>2</sup>
  
- 4th Floor
  - Retail/Offices
  - Area: 938.48 m<sup>2</sup>
  
- 5th Floor
  - Retail/Offices
  - Area: 938.48 m<sup>2</sup>
  
- Rooftop
  - Total Warehouse Area: 646.79 m<sup>2</sup>
  - Warehouse No. 1: 388.97 m<sup>2</sup>
  - Warehouse No. 2: 257.82 m<sup>2</sup>

Ideal for:

- Corporate Headquarters
- Financial Institutions
- Multinational Companies
- Medical or Administrative Centers
- Investors seeking corporate rentals in one of the city's most sought-after areas

Sale Price: \$112,000

Price per m<sup>2</sup>: \$18

<b>ID de Propiedad</b>	<a href="#">EPANJ30.1.26.1</a>
<b>Área de Terreno</b>	mt <sup>2</sup>
<b>Área de Construcción</b>	6214 mt <sup>2</sup>
<b>Precio</b>	80,000.00
<b>Precio por Área</b>	0.00
<b>Estacionamientos</b>	110

## Ubicación



## Agente



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## Fotos





















































