Office for rent on Balboa Avenue, Bicsa Tower, 1,000m2

Descripción

Location: Balboa Avenue and corner of Aquilino de La Guardia Avenue
Building: Bicsa Financial Center
Footage: 1,000m2
Office description:
• Gray work delivered
• Oceanfront view
• 5 bathrooms
• 16 parking spaces
• Maintenance $2,000.00

Building description:
• All office floors have a beautiful oceanfront.
• 8 elevators with high-speed advance destination system exclusive for the use of the office tower. With stops on the hotel amenities floors (restaurant, gym, beauty salon and spa) for easy access from the tower.
• More than +900 parking spaces for owners with independent entrance and 250 parking spaces for visitors to the office tower.
• Access controls for entry to the different points of the office tower, as well as a security booth and a security post in the lobby.
• Sprinkler system in all common areas and provisions for offices, two pressurized emergency stairs.
• Air conditioning system with cooling towers and on-demand controls, which reduces energy consumption. Only the water required by the total consumption of the tower is cooled (DDC System). Variable Frequency Drives in the water pumps, these systems together allow you to use your offices at the time you want without having to have a special permit to turn on your air conditioners, 24 hours a day, 365 days a year.
• Hydronic (or cold water) system for cooling offices, this represents the advantage of low water consumption because it is a closed circuit; in addition to uniformly concentrating the temperature, which reduces energy costs, it does not produce noise or bacteria in the system. With this technology, energy consumption is reduced by 25% vs. direct expansion systems, in addition to being faster and more efficient both in terms of energy and comfort. It is an environmentally friendly system since the fluid that spreads through the building is water, which does not produce a greenhouse effect.
• The entire tower has reflective laminated glass systems on its facades, which reduce the

entry of radiant solar energy and noise. In addition, there is a significant reduction in harmful ultraviolet radiation or UV rays that are responsible for the deterioration of furniture and carpets, among others.
• Water reserve for a minimum of eighteen hours with total demand of the building
• Fine and modern granite finish design in all office lobbies and a majestic main lobby with fine Italian finishes.

Rental price: $16,000.00 + ITBMS + Maintenance
NOTE: photos for reference only

ID de Propiedad	OPANJ18.12.24.2
Área de Terreno	mt^2
Área de Construcción	1000 mt^2
Precio	16,000.00
Precio por Área	16.00
Baños	5
Estacionamientos	16

Ubicación

Agente



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Fotos


















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