

## Office for sale on Calle 50, Obarrio Evolution Tower, 1,011m<sup>2</sup>

### Descripción



Location: Calle 50, Bella Vista

Building: Evolution Tower

Size: 1,011m<sup>2</sup>

Property Features:

- Delivered in shell condition
- 25 assigned single parking spaces
- Maintenance: \$1.50 per m<sup>2</sup>
- Additional parking spaces available for \$250 per month each
- Concrete floor
- Provision for restrooms only
- Floor-to-ceiling height of approximately 3.20 meters

Building Features:

- 48-story tower
- 4 basement levels, including visitor parking
- 11 levels of office parking
- 24 floors of exclusive office space
- Spacious and luxurious lobby
- 8 high-speed luxury elevators
- Full backup generator
- Cooling tower air conditioning system
- Reflective glass
- Automatic fire suppression system in common areas
- Hydropneumatic potable water system
- Smart security systems throughout the building
- Internet ready and fiber optic connection
- Integrated with the W Hotel on the first 20 floors

Hotel amenities:

- 3 restaurants
- Full-service spa
- Gym
- Hair salon
- Ballroom

- Meeting and event rooms

Area amenities:

- Strategic location on Calle 50
- Close to banks, restaurants, and hotels
- Easy access to the Corredor Sur highway
- High-traffic corporate and commercial area
- Near Obarrio and San Francisco
- Quick access to Metro stations

Sale price: \$3,305,000

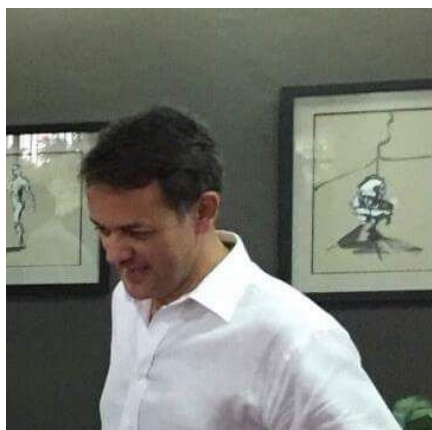
Price per m<sup>2</sup>: \$3,270

<b>ID de Propiedad</b>	<a href="#">OPANS12.5.26.4</a>
<b>Área de Terreno</b>	mt <sup>2</sup>
<b>Área de Construcción</b>	1011 mt <sup>2</sup>
<b>Precio</b>	3,305,000.00
<b>Precio por Área</b>	3,270.00
<b>Estacionamientos</b>	25

## Ubicación



## Agente



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**Fotos**



































