

## Office Space for Rent on Balboa Avenue, Bicsa Tower, 280m2

### Descripción



Location: Balboa Avenue, corner of Aquilino De La Guardia Avenue, Bella Vista

Building: Bicsa

Size: 280m2

Description:

- Bay view
- Finished office with flooring and ceiling
- Open plan
- 2 bathrooms
- Central air conditioning
- Maintenance fee: \$560.00
- 4 parking spaces

Building Description:

- All office floors offer beautiful ocean views.
- 8 high-speed elevators with destination management systems exclusively for the office tower. These elevators stop on the hotel's amenity floors (restaurant, gym, beauty salon, and spa) for easy access from the tower.
- Over 900 parking spaces for building owners with separate entrances and 250 parking spaces for visitors to the office tower. • Access controls for entry to the various points of the office tower, in addition to a security booth and security post in the lobby.
- Sprinkler system in all common areas and provisions for offices, two pressurized emergency stairwells.
- Air conditioning system with cooling towers and demand-controlled operation, which reduces energy consumption. Only the water required for the total consumption of the tower is cooled (DDC System). Variable frequency drives on the water pumps; these systems together allow you to use your offices whenever you want without needing special permission to turn on your air conditioners, 24 hours a day, 365 days a year.
- Hydronic (or chilled water) system for office cooling. This offers the advantage of low water consumption due to its closed-loop system; it also concentrates the temperature uniformly, which reduces energy costs, and does not produce noise or bacteria in the system. This technology reduces energy consumption by 25% compared to direct expansion systems, and is also faster and more efficient in both energy efficiency and comfort. It is an environmentally friendly system since the fluid distributed throughout the building is water, which does not produce a greenhouse effect.

- The entire tower features reflective laminated glass facades that reduce the entry of radiant solar energy and noise. This also significantly reduces harmful ultraviolet (UV) radiation, which is responsible for the deterioration of furniture and carpets, among other things.
- Water reserve for a minimum of eighteen hours of total building demand.
- Elegant and modern granite finishes in all office lobbies and a majestic main lobby with fine Italian finishes.

Rental price: \$5,054.00 (price includes ITBMS and maintenance fee)

<b>ID de Propiedad</b>	<a href="#">OPANJ26.5.26.1</a>
<b>Área de Terreno</b>	mt <sup>2</sup>
<b>Área de Construcción</b>	280 mt <sup>2</sup>
<b>Precio</b>	5,054.00
<b>Precio por Área</b>	0.00
<b>Baños</b>	2
<b>Estacionamientos</b>	4

## Ubicación



## Agente



### Jose Manuel Varela

[+50766150060 \(Llamar\)](tel:+50766150060)

[+50766150060 \(WhatsApp\)](whatsapp://send?text=+50766150060)

[jose@imperial.com.pa](mailto:jose@imperial.com.pa)

+50766150060

+5073965060

**Fotos**















