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New office in a building with Leadership in Energy and Environmental Design, LEED certification, sur

ID: MLS-DME201-5	*Location: Yucatan*
Zone: North Zone	*Type: Local*
Construction: 71 m2 / 764.24 ft	


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COFFEE SHOP
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Tunel subterraneo

Underground tunnel






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Fotos reales
ventanas de piso a techo

Real pictures
floor to ceiling windows

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Andadores con lagos y fuentes dentro del desarrollo
Walkways with lakes and fountains within the development

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Areas verdes
Green areas


THE HARBOR
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Centro comercial moderno
Modern shopping mall


Centro comercial con areas verdes y lago
Shopping mall with green areas and lake
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Residencial rodeado de areas verdes
Community surrounded by green


Areas verdes y lagos
Green areas & lakes
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Description

MLS-DME201-5
New office in a building with Leadership in Energy and Environmental Design, LEED certification, surrounded by green areas, lakes and a shopping mall with amenities for sale in Merida.

Offices in a high-level corporate park (AAA Class). in an area with urban planning of international quality that meets the most sophisticated expectations of comfort.

The one-of-a-kind corporate master plan in Mérida, is made up of office buildings designed in elegant towers that house the most modern companies in an environment of luxury and innovation.

LOCATION

Modern office in a corporate building in a residential area surrounded by green areas and lakes with a shopping center. 22 minutes from Mérida International Airport and 21 minutes from Progreso, the closest beach town. Interconnection with the 2 most important avenues of the city.

DISTANCE TO MAIN CITIES

CDMX: 1:45 Hours
Monterrey: 2:30 hours
Miami: 1:20 Hours
Houston: 2:10 hours

FEATURES OF THE BUILDING

The only project in the region with redundancy in telecommunications and electricity, with specific lines from three CFE substations.

Accesses to the two main road arteries of the city: Periférico and Paseo Montejo, as well as underground accesses and exits, without obstruction of the road flow of the avenue, through a corporate tunnel.

10 Levels that add up to 10,988 m2 profitable.

Common areas finished.

Lobby with luxury finishes.

Toilets for men and women by level.

Pressurized emergency staircase.

VRV air conditioning system.

Integral facades of SAINT GOBAIN INSULATED CRISTAL.

High speed elevators.

Front and access doors of tempered glass in each of the offices.

AMENITIES IN THE BUILDING

Business center
Lobby with luxury finishes, waiting room and access control.
Fully equipped business center with the best technology for meetings,

presentations and video conferences:

Reception

2 meeting rooms for 4-8 people.

1 meeting room for 16 people.

Working Cafe.

2 Phonebooth

Dining room with capacity for 60 people.

Herman Miller furniture in business center and lobby.

Common bathrooms on each level with luxury finishes.

Women: 3 cubicles and 3 sinks.

Men: 2 cubicles, 3 urinals and 3 sinks.

Garbage room heated in basement.

LEED CERTIFICATION

The LEED (Leadership in Energy and Environmental Design) Certification is an internationally recognized certification system for sustainable buildings, which provide solutions for high energy, environmental, indoor air quality, and water efficiency solutions.

Among the benefits that certification provides are:

- Spaces with better conditions for health and productivity.
- Reduction of greenhouse gas emissions.
- Decrease in operating costs and waste.
- Increase in the value of your assets.
- Energy and resource saving.

LEED certification establishes leadership in the green building industry and in the real estate market.

STRUCTURE AND FACADE

It has a free height of 3.10 m on the mezzanine and 4.80 on the ground floor.

High levels of light transmission allow you to enjoy natural light and beautiful views while avoiding excessive heat.

Energy savings by reducing air conditioning consumption.

BUSINESS WITHIN THE RESIDENTIAL

- American consulate.
- Hotel.
- Residential Park

- Mall.
- Corporate Park class AAA.
- VIP cinemas

AMENITIES AND SERVICES IN THE COMMUNITY

- Kid's play zone.
- Mall
-Gastronomic experiences.
- Medical consultants.
- Recreative areas.
- More than 35,000 m2 of green areas.
- Artificial lake.
- Central Park.
- Social events.

- Hydraulic concrete roads.

If you want to visit this office and know more about the area, contact us, it will be a pleasure to advise you on your new investment in Mérida.

Schedule your appointment or call by clicking on the contact link

#MLSDME201 #Méridacommerciallistings #officesforsaleMérida #selvacomercial #investinMérida #investinMérida #Méridacommercialrealestate #Mérida #commercialrealestatemexico #commercialMérida #commercialrealestateMérida #officeforsaleMérida #Méridacommerciallistings

Location


261
SIN NOMBRE
DE COL 27
Calle 40 Diagonal
RESIDENCIAL
DEL MAYAB
ZONA
INDUSTRIAL
HACIENDA
SODZIL NTE.
261
FRANCISCO DE
MONTEJO II
Galerías Mérida
C. 38
SIN NOMBRE
DE COL 24
Edificio Administrativo
Siglo XXI
CORDEMEX
C. 39
C. 23
C. 58
C. 50
XCUMPICH
Centro de convenciones
y exposiciones Yucatán...
SAN RAMÓN
NTE I
C. 51
C. 5B
CORDEMEX
Google
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