



**Office in a modern building with LEED certification 125 m2, surrounded by green areas, lakes and a s**

<i>ID: MLS-DME201</i>	<i>Location: Mérida</i>
<i>Type: Local</i>	<i>Construction: 125 m2 / 1,345.50 ft</i>



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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







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



Areas verdes  
Green areas





## Description

MLS-DME201

Office in a modern building with LEED certification 125 m2, surrounded by green areas, lakes and a shopping center with amenities, for sale in Mérida.

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 m<sup>2</sup> 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

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## Location





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