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**CENTURY 21.**

Radial

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**Retail for Rent**

El Poblado, Medellín, Antioquia



**Rent: \$15,000,000.00**

**Maintenance : \$1,200,000**

**Property type: Locale**

**Operation: Rent**

- **Stratum:** 6
- **Land:** 140.0 sqm
- **Building:** 140.0 sqm
- **Bathrooms:** 1
- **Parking lots:** 3
- **Stories:** 1
- **Kitchen:** Kitchenette
- **Condition:** Excellent
- **Building Classification:** Moderno
- **Number of Elevators:** 2
- **Floor number:** 3
- **Construction Quality:** High
- **Floor Type:** Madera
- **environments:** 5

- |                        |                            |                      |                                     |
|------------------------|----------------------------|----------------------|-------------------------------------|
| • Pets Allowed         | • Disabled access          | • Hot water          | • Private Air Conditioning          |
| • Anti-theft alarm     | • Fire alarm               | • Elevator           | • Panoramic elevator                |
| • Warehouse            | • Electric heating         | • Central heater     | • Surveillance cameras              |
| • Closed circuit TV    | • Automatic Access Control | • Deposit            | • Smoke detector                    |
| • Visitors Parking     | • Electric shutters        | • Fire detector      | • Covered parking                   |
| • Automatic door       | • Security door            | • Manual blinds      | • Air conditioning pre-installation |
| • Surveillance Service | • Yard                     | • Social room        | • Concierge service                 |
| • Internet room        | • Power plant              | • Garaje(s)          | • Business office                   |
| • Hall of Alcoves      | • Panoramic view           | • Auxiliary bathroom | • Study Room                        |
|                        |                            | • Cytophone          | • Installation of gas               |

- On main road
- Residential area
- 24x7 surveillance
- Goal / Surveillance
- Independent bathroom
- In commercial area
- All the services
- Country Zone
- Colleges / Universities
- Exterior parking bay
- Public services
- Public toilets
- In residential area
- Industrial
- Shopping area
- Trans. Close public
- Water tanks
- Shared bathroom
- In shopping center
- On secondary road
- Close to commercial sector
- Kitchenette
- Water sprinklers
- With administrator
- High resistance floor
- Digital access control
- Comfortable access routes
- Air washer
- Outdoor gardens
- Cubicles
- Good access
- Industrial zone
- Supermarkets / C.Ciales
- Paved Access
- Closet
- In Building
- Internet service
- Located in building
- Intelligent building
- Emergency stairs
- Magnetic Cards
- Construction Lic.
- Parking bays
- Thermal control
- Close to shopping center
- Pan one side
- Communal Elevators
- Access control
- Ground level access
- Conference Room
- Fire Cabinet
- Trash Shut
- Administrative office
- 24 \* 7 private surveillanc
- Retail
- Network Cabling
- Wood Floor
- Motion sensor
- Internal parking
- Smart elevator (s)
- Restaurants
- Independent services
- Level Parking
- Terrace
- Blinds
- Wi fi availability
- Underground Parking
- Reception
- Cold Minisplits
- Natural lighting

### Property status

State: Excellent

Age: 2005

Without Mortgage: Yes

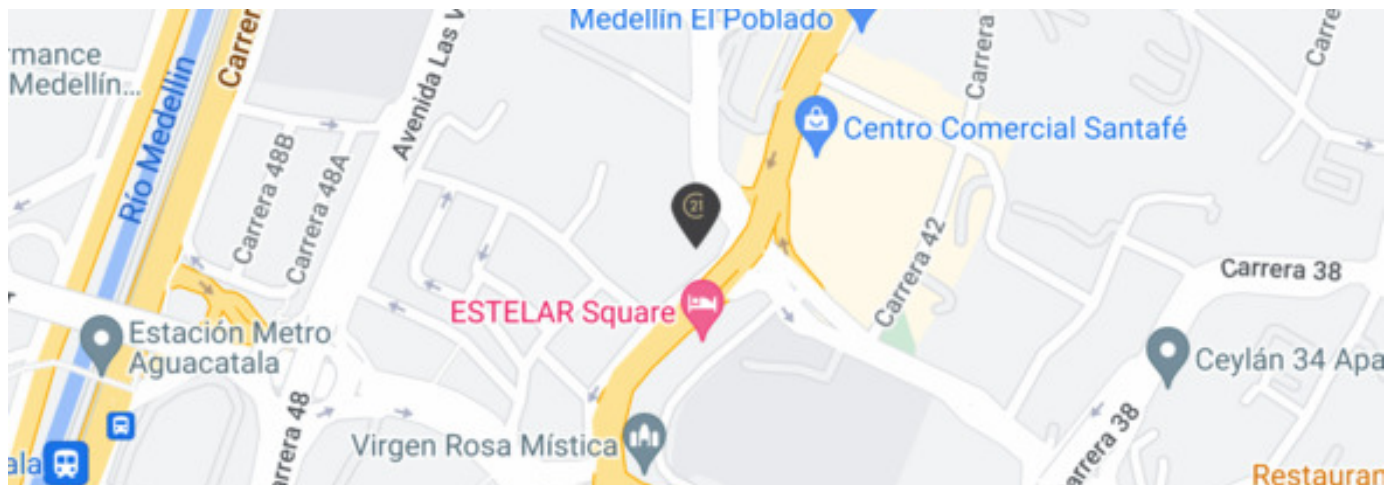
### Description

Rent Office in one of the best sectors of Medellín, located in the AV Business Center Building. Villas de El Poblado, on the Golden Mile, with an area of 140M2, has reception modules, several manager and suggestive office modules, with capacity for more than 20 jobs, a meeting room, with four Chambers and connection internet for the Rack and also has a bathroom, kitchenette, useful room, armored door, 3 parking spaces and has visitor parking spaces. 24/7 security Easy access to public transportation, near the Aguacatala metro station, and shopping centers such as: Oviedo, Santafé, Carulla, EURO, EAFIT University, Hotel Zone, Chamber of Commerce, Clínica el Campestre, Club Campestre Medellin .

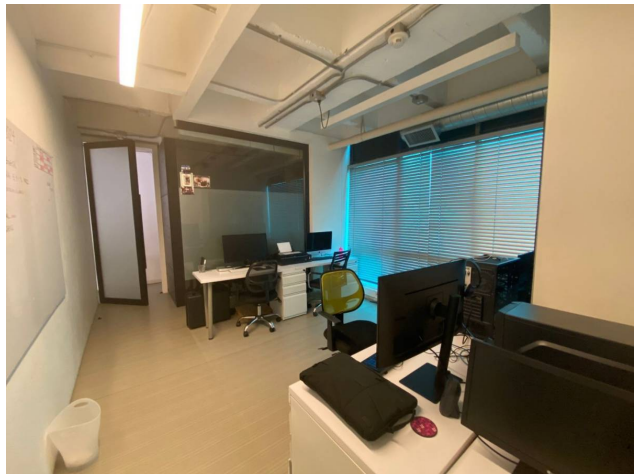
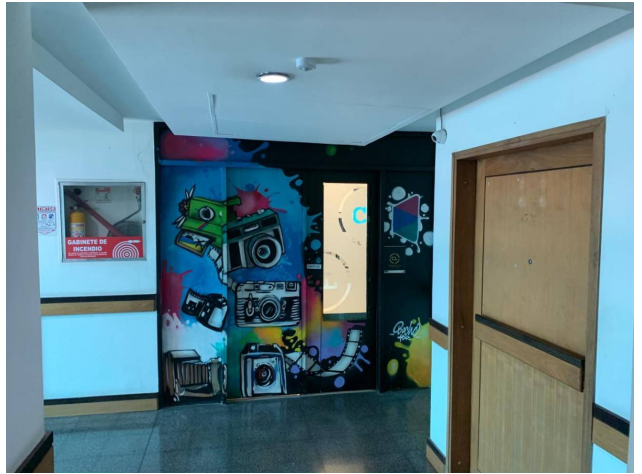
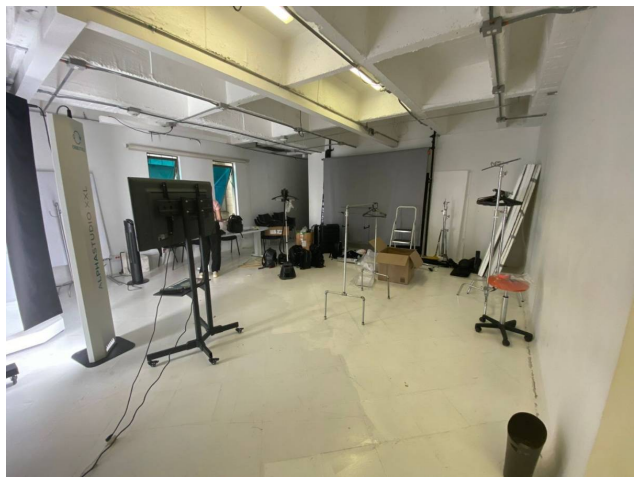
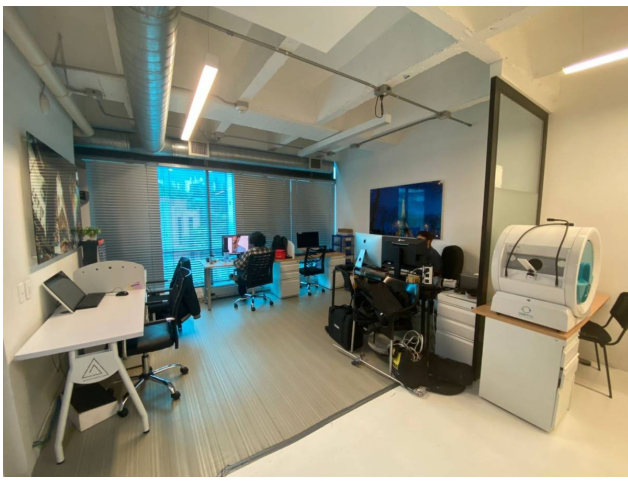
### Location

El Poblado, Medellín, Antioquia

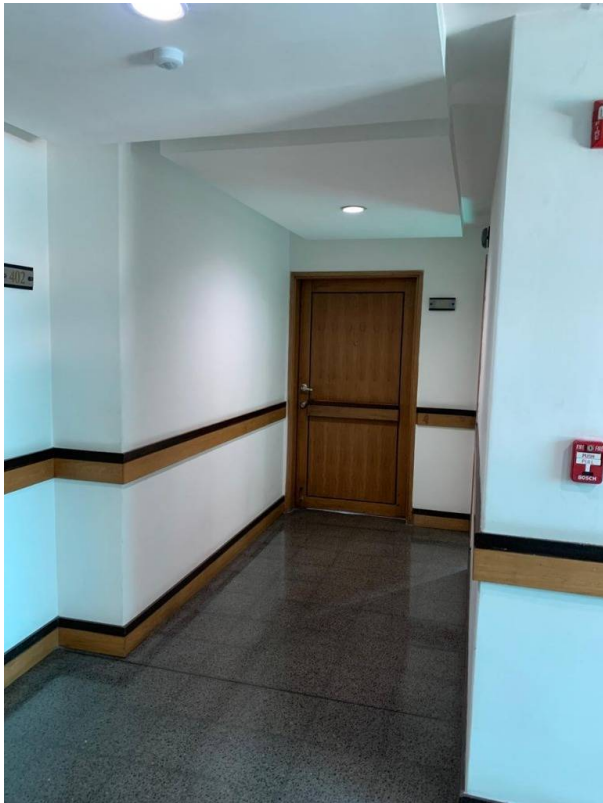
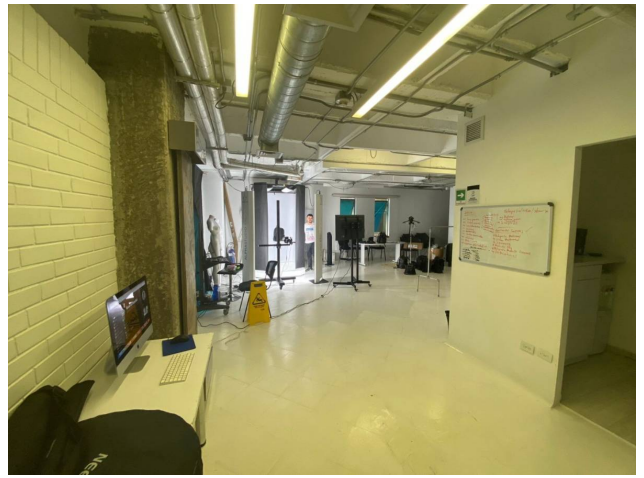
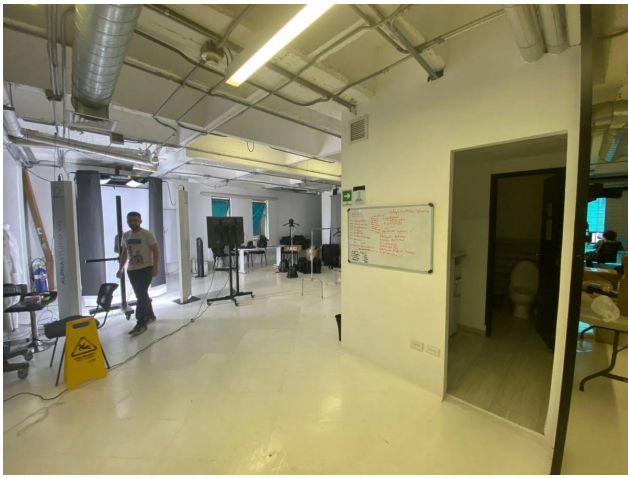
### References



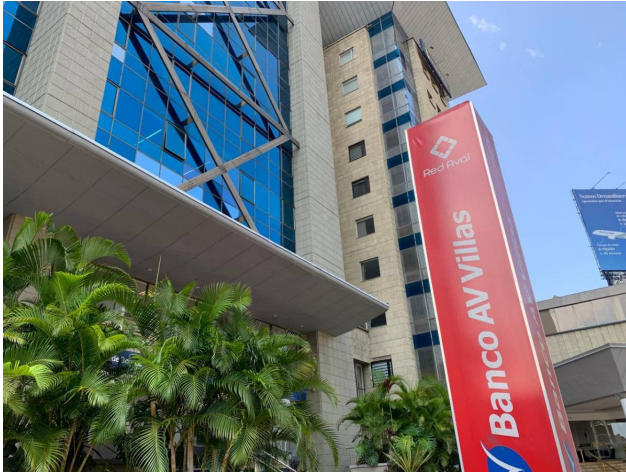
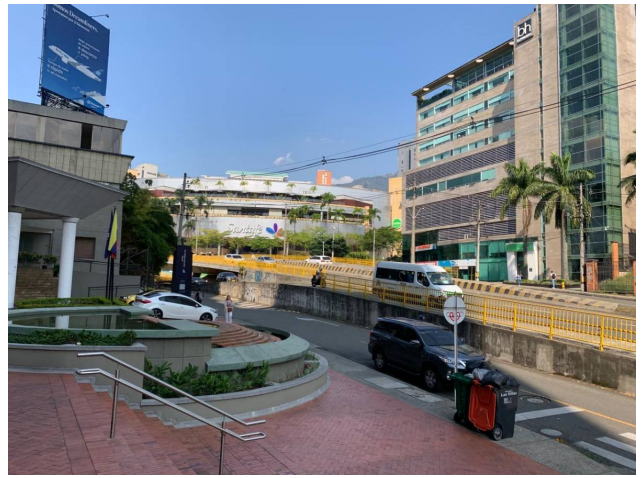
### Photo Catalog











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Property subject to availability.

Price subject to change without notice.

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