

# Office Space for Lease

9,477 m<sup>2</sup> | 102,013 sf

HPE | Business Park |  
Multitenant Complex

Periferico Sur No. 6751

Guadalajara Metro Area  
Jalisco, México



*Completely  
Fitted-out*



# PROPERTY HIGHLIGHTS :

## LOCATION

This Property is a unique alternative within the office market in the city of Guadalajara, Jalisco (Mexico). Located within the HPE Business Park | Multitenant Complex; with an unbeatable location; in the area of Periferico Sur; the most important loop in the metropolitan area of Guadalajara. Within a 2-mile radius, We find 3 of the most prestigious private universities: ITESO, Tec Milenio and Universidad del Valle de Mexico; This location is characterized by the high availability of human talent.

## DELIVERY CONDITIONS:

The space is fully FITTED-OUT; furniture, sprinklers, smoke detectors, drop ceiling, normal and backup electrical wiring, structured cabling, modular carpet, open areas, meeting rooms of various sizes, restrooms, coffee stations, canteen areas + a large package of amenities for the employees.



**Hewlett Packard**  
Enterprise







*\*monitors and computer equipment not included*





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# Office Space for Lease



*Ideal for Corporate Offices, Design Centers, Software Development Centers, Back Offices and Call & Contact Centers.*

## FEATURES

- Located in a privileged area of Guadalajara, just a few meters away from the intersection of Avenida 8 de Julio y Av. Periferico Sur.
- Multitenant Building | Total Leasable area of the complex: 457,334 sf (42,487m<sup>2</sup>)
- Total AVAILABLE area: 102,013 sf (9,477 m<sup>2</sup>)
- Feasible to subdivide | Minimum Area: 29,229 sf (2,715 m<sup>2</sup>)
- Up to 102,000 sf (9,476 m<sup>2</sup>) on one floor.
- Workstations included.
- Efficient Building.
- Access Control | Security | Main Cafeteria and Common lobby for all Tenants.
- Immediate access to public transportation.
- Interior finish based on: carpet, wood, drop ceiling, light fixtures, glass partition walls; class A infrastructure.
- Floor-to-ceiling height: 2.9 mts to 3.35 mts
- Spectacular common Dining & Terrace Area; access to the terrace will be subject to area to be leased.
- 1 Parking space for every 30m<sup>2</sup> Included in the base Rent. (Access control TAGS)
- Parking Assignment: all stalls single and independent; first come, first serve basis.
- Extra parking spaces available at \$70USD\*month\*stall. + VAT.

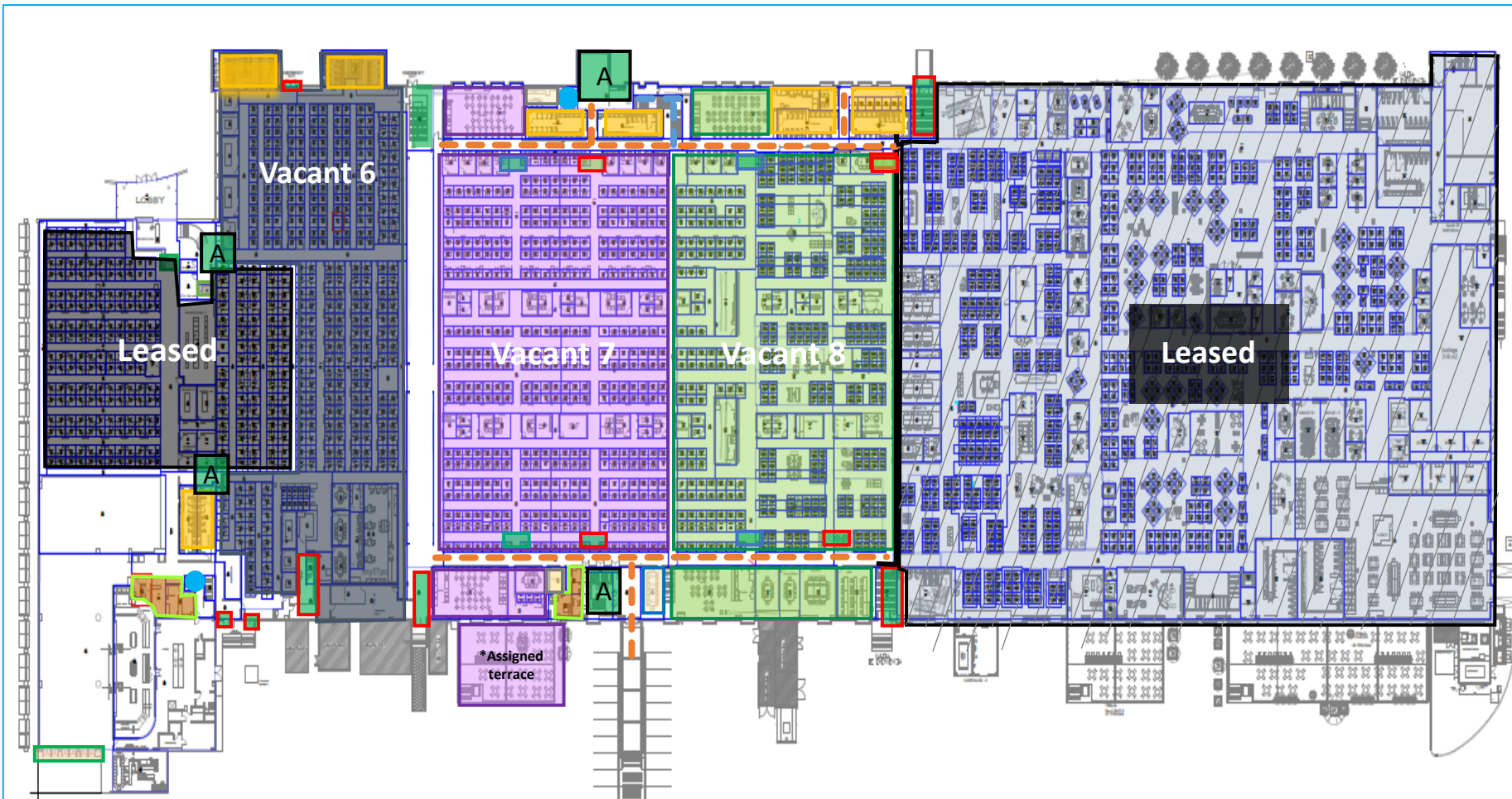
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# SUBDIVISION ALTERNATIVES

## HPE Business Park | Ground Floor | Available Areas

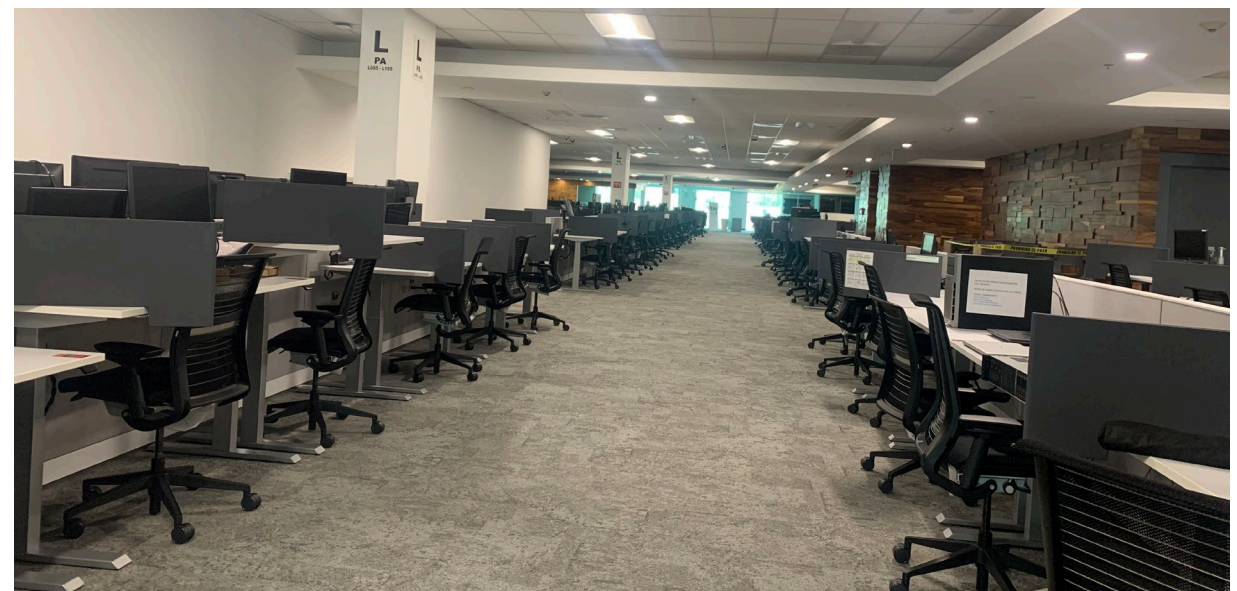
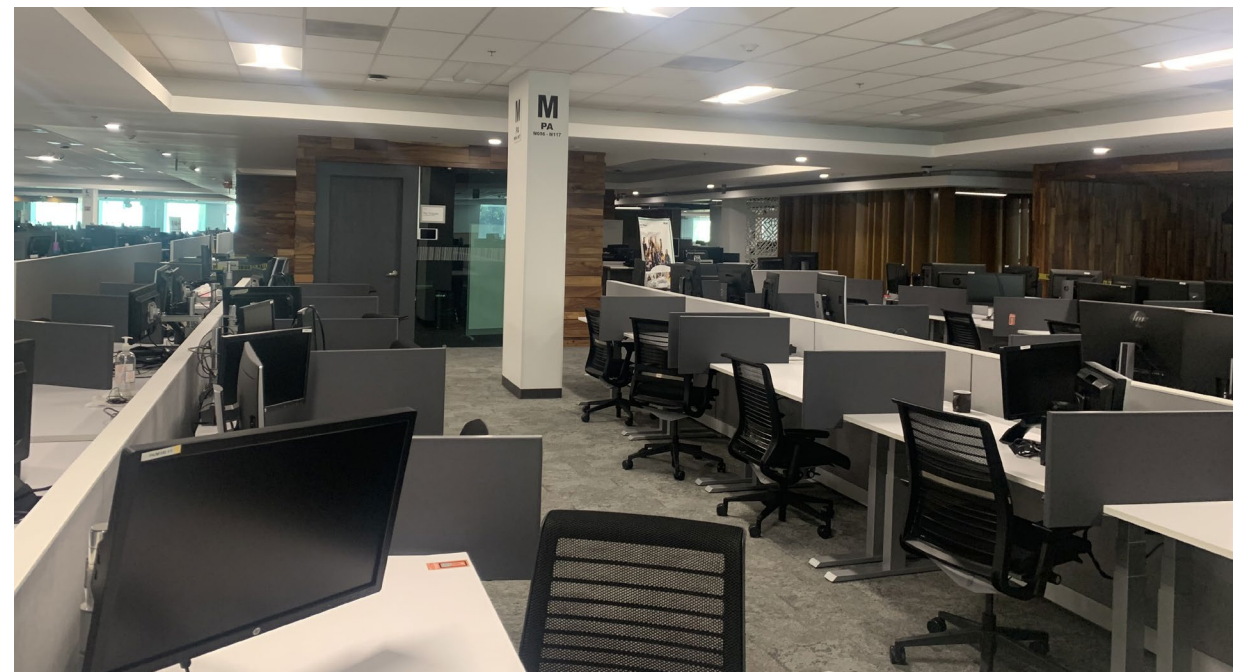


- A Main access
- Emergency exits
- Office access & emergency exits
- Restrooms
- Infirmary & Mail room
- Shared main corridor
- Elevator

Section	TOTAL (m2)	Total (SF)	Work Stations
Vacant 6	2,715	29,229	313
Vacant 7	3,398	36,574	372
Vacant 8	3,364	36,210	269

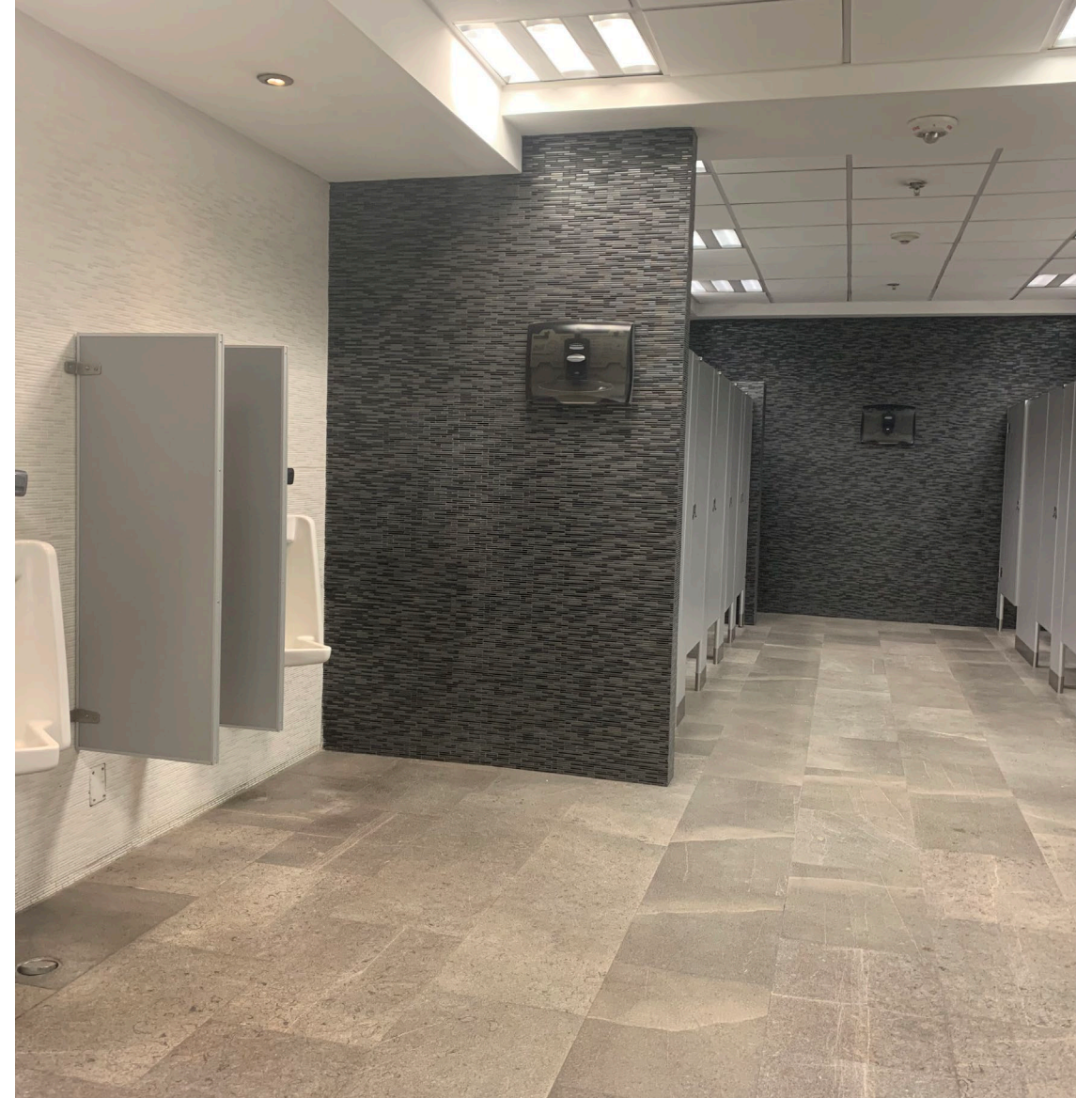
\*Number of Work-stations subject to change.





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## BUILDING FEATURES

- Motor lobby.
- Double-height entrance lobby.
- Storage rooms available
- Bicycle parking station up to 15 bikes.
- Only building in the city with a floor plate of this size; Tenants obtain better horizontal planning, achieving greater integration and communication between human capital.

## TECH SPECS & EQUIPMENT

- Electrical Capacity: 140 watts\* per working station
- 7 Emergency Power plants: 2,125 KVA's as power capacity; supporting 50%
- 4 UPS Equipment; 200 KVA capacity; supporting fire alarm, detection and suppression (sprinklers) CCTV, Access control, IDF & MDF.
- Single electrical substation: 23,000 KVA's
- Air conditioning | Central Chiller.
- MDF and several IDF's distributed on the floor.
- Electricity will be measured for each tenant space at medium voltage for high efficiency in power consumption.
- Emergency Exits in compliance with local codes and NFPA.
- CCTV monitoring system in common areas and on site security staff 24/7.
- Fire sprinkler system; in compliance with local codes and NFPA standards.



## Green Areas and Amenities that improve the quality of life and work

- Acres of Green Areas.
- Basketball Court.
- Soccer Field.
- Fitness Center / Dressing Rooms & Showers.
- Ample Terrace.
- Canteen Areas.
- Dining Room | Serving everyday meals from 8am-3pm.
- Dining Area | Use as a multifunction room for private events | available by reservation only.

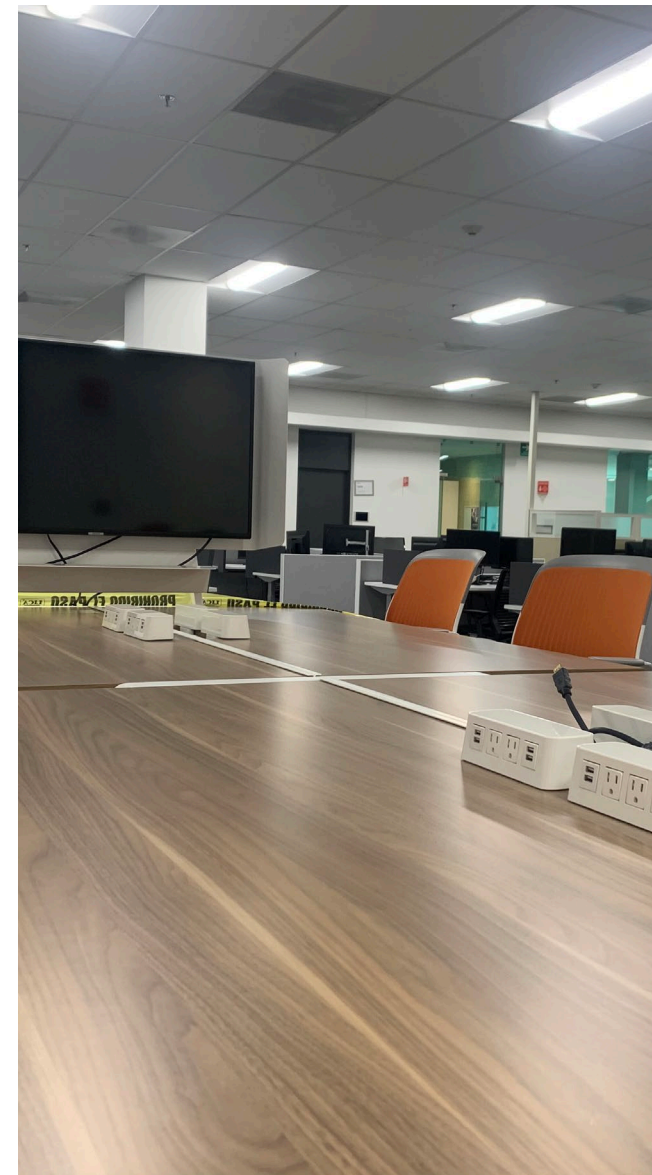


**Monthly Rent:**  
**US\$14\*m<sup>2</sup>**

**(US\$15.60sf\*yr)**

**Operating Expenses Fee:**  
**US\$3.50\*m<sup>2</sup> \* MONTH**









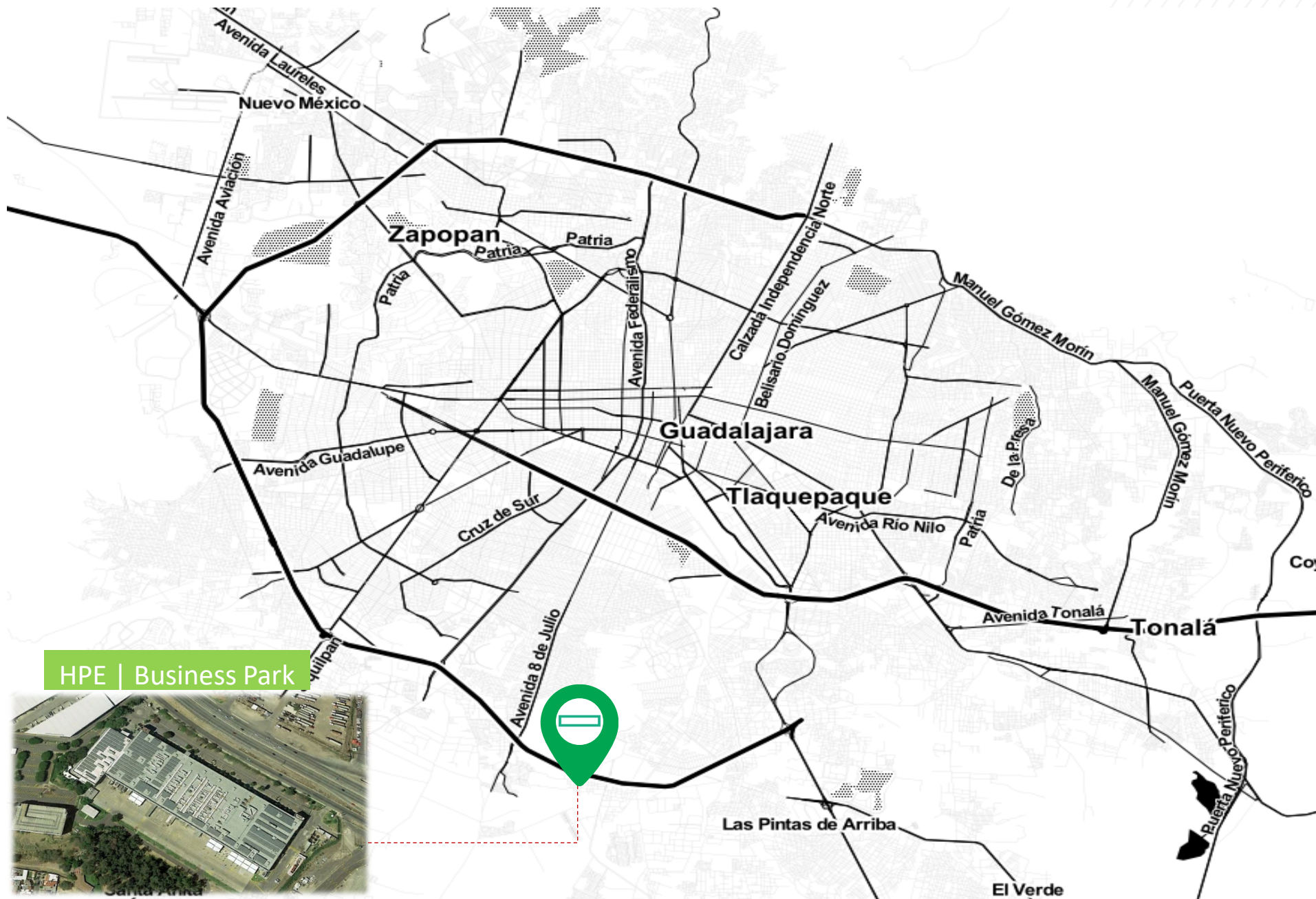












HPE | Business Park



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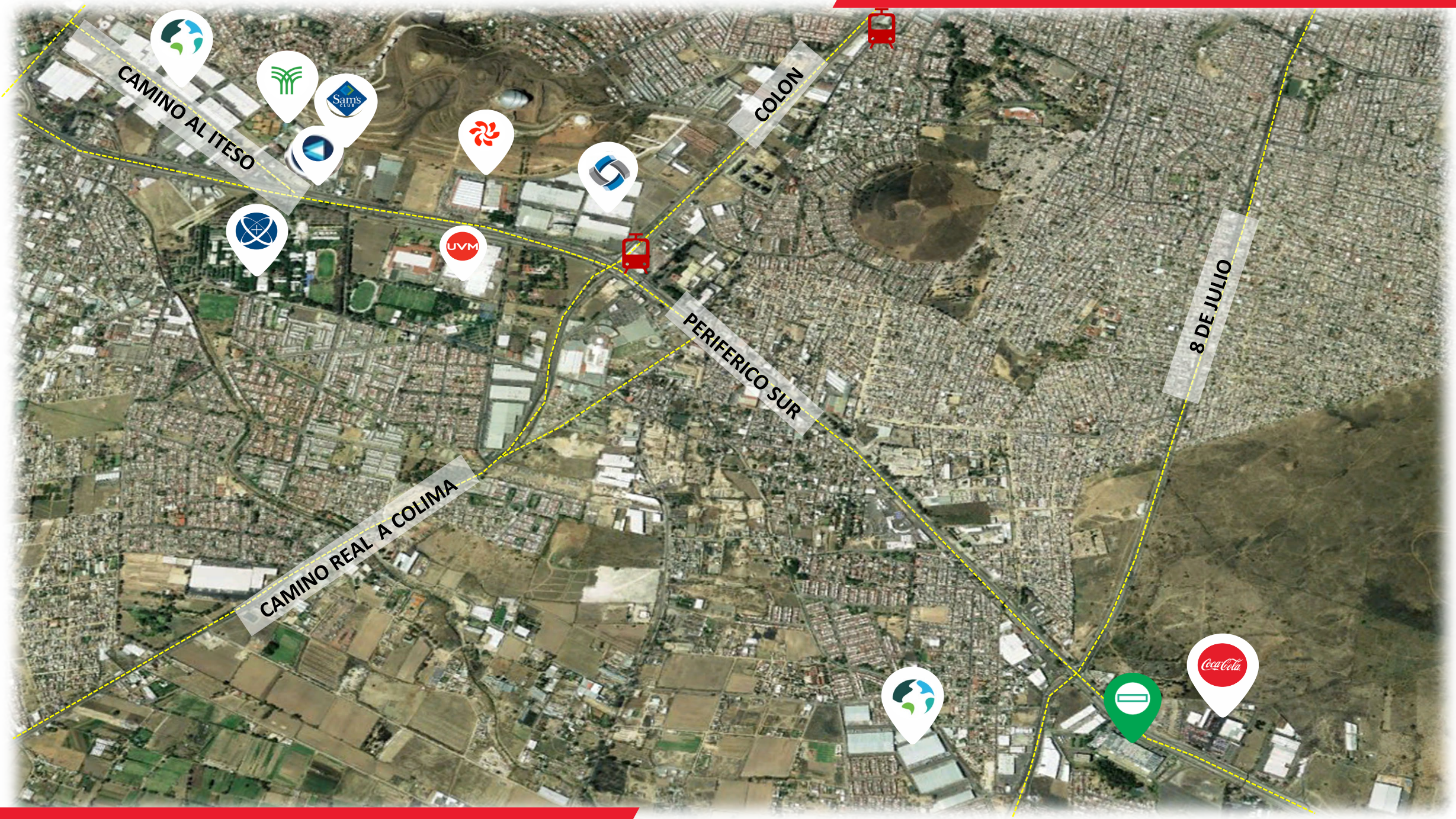


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