

Office Space for Lease

Ground Floor | 2,715 m² | 29,224 sf

HPE | Business Park Guadalajara | Multitenant Complex



Hewlett Packard
Enterprise

Ave. Periférico Sur No. 6751

Hewlett Packard
Enterprise

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 service, structured cabling, modular carpet, open areas, meeting rooms of various sizes, restrooms, coffee stations, canteen areas + a large package of amenities for the employees.





**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.

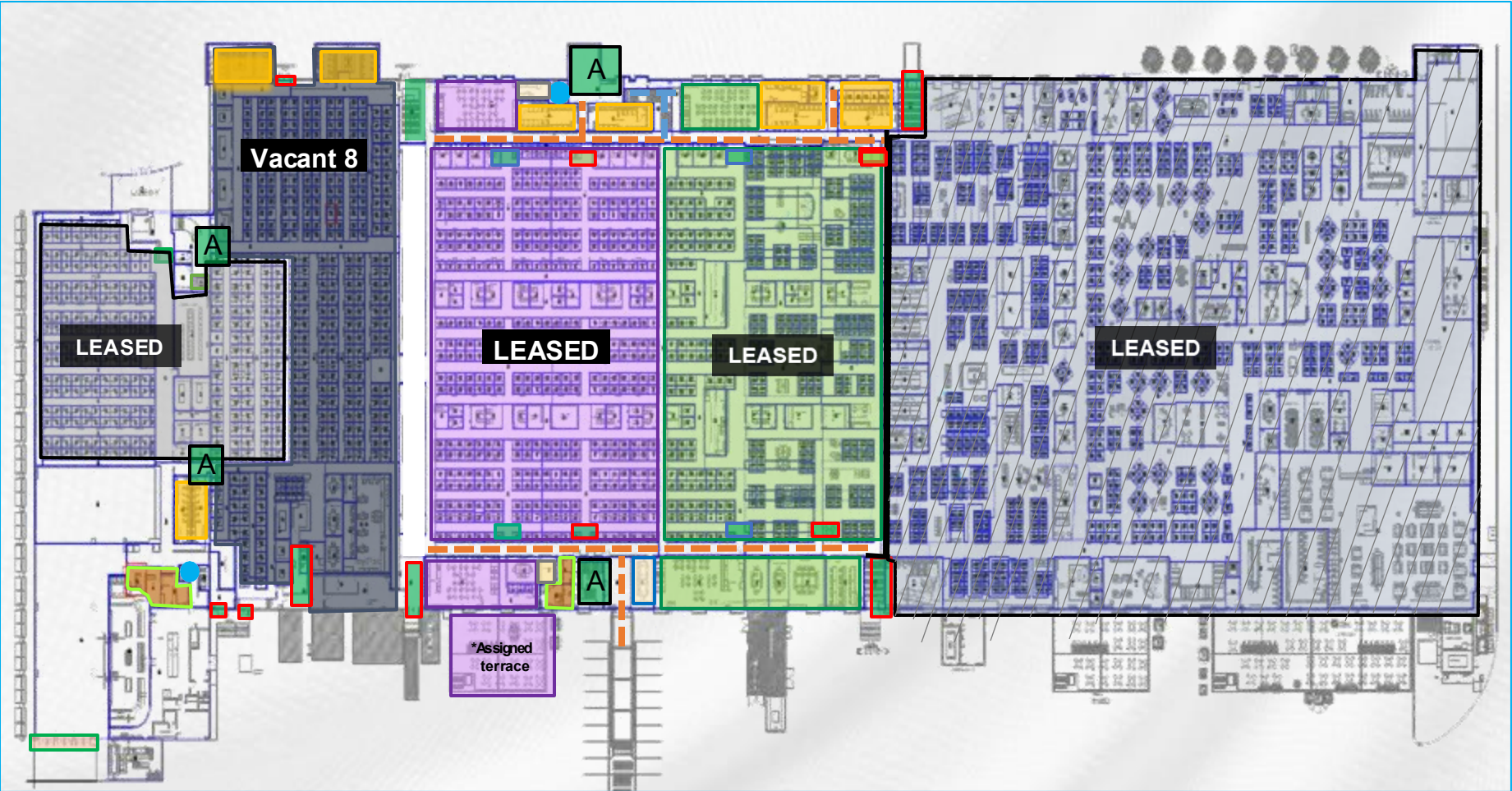
FEATURES

- 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 (42,487m²)
- 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
- Parking space for every 30m² (323sf) 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.
- Excellent Package of Amenities.



SUBDIVISION ALTERNATIVES | Ground Floor

HPE BusinessPark | GroundFloor | AvailableAreas



- 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 8	2,715	29,224	313

*Number of Work-stations subject to change.



BUILDING FEATURES

- Motor lobby.
- Double-height entrance lobby.
- Storage rooms available
- Bicycle parking station.
- 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 | on site security staff 24/7.
- Fire sprinkler system; in compliance with local codes and NFPA standards.

Completely
Fitted-out

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\$15*m² (US\$16.72sf*yr)

Operating Expenses Fee: US\$4.30*m² * MONTH (US\$4.7937 sf/yr)

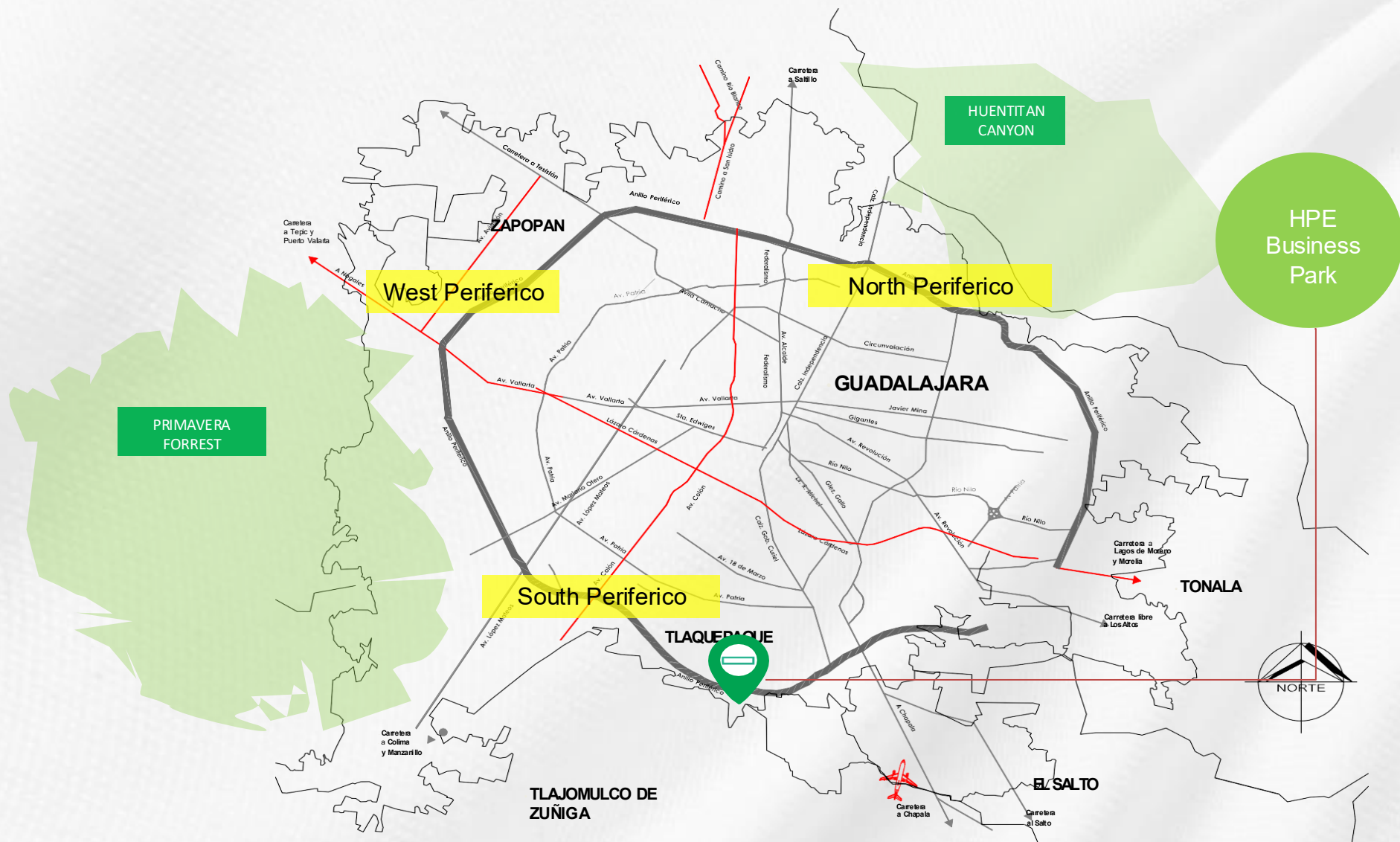










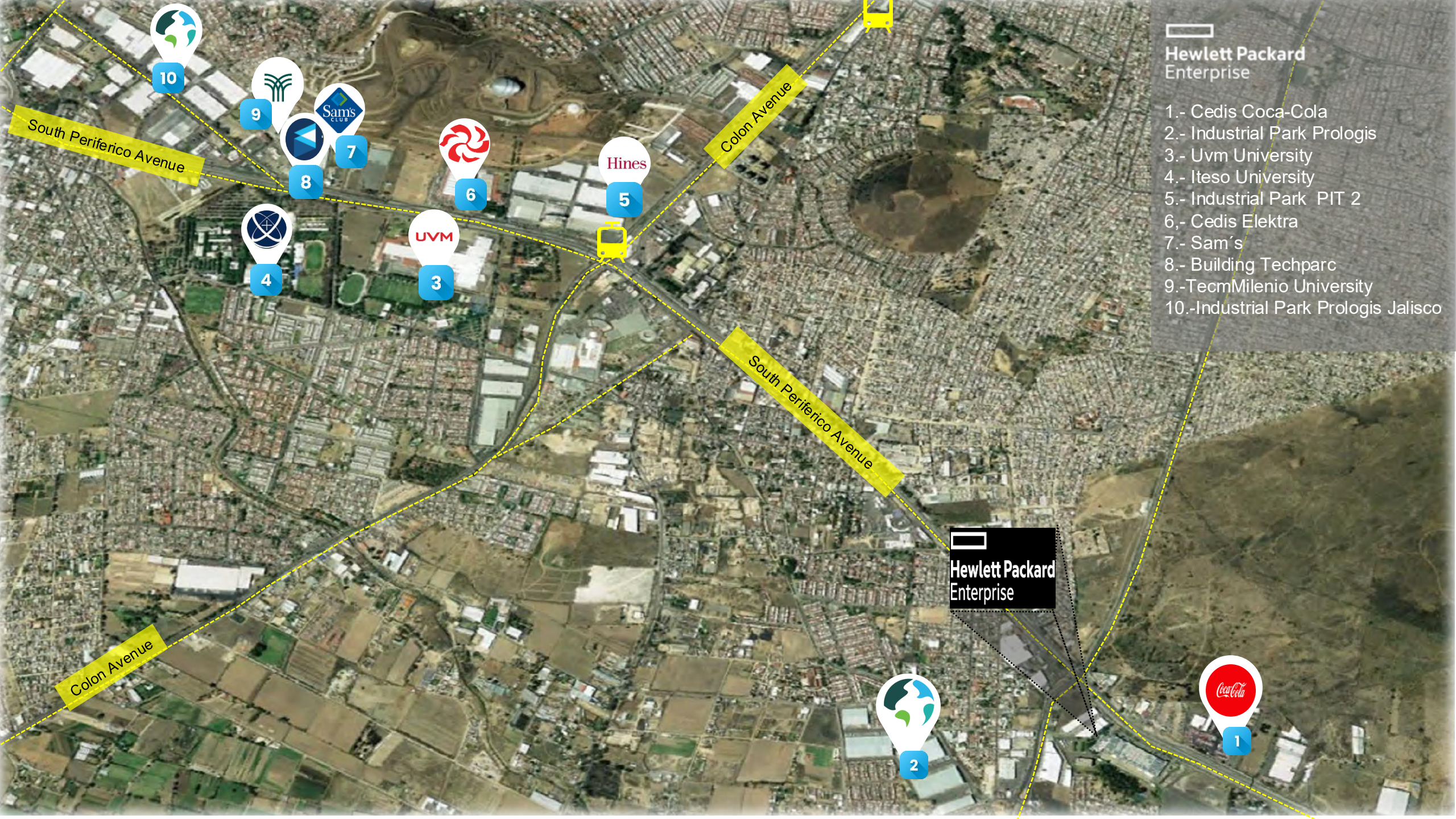


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Aerial Photo | HPE Guadalajara Campus





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- 1.- Cedis Coca-Cola
- 2.- Industrial Park Prologis
- 3.- Uvm University
- 4.- Iteso University
- 5.- Industrial Park PIT 2
- 6.- Cedis Elektra
- 7.- Sam's
- 8.- Building Techparc
- 9.- Tecmilenio University
- 10.- Industrial Park Prologis Jalisco



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