

FOR RENT > COMMERCIAL PROPERTY



# Office building for rent

VÍA RICARDO J. ALFARO · PANAMÁ CITY (PANAMÁ)



## PROPERTY DIMENSIONS

**OFFICE AREA: 1,449m<sup>2</sup>**

**ZONE: RM3C2 (max)**

**MONTHLY RENT: \$26,082**

Office:

> Ground floor: 720m<sup>2</sup>

> First floor: 729m<sup>2</sup>

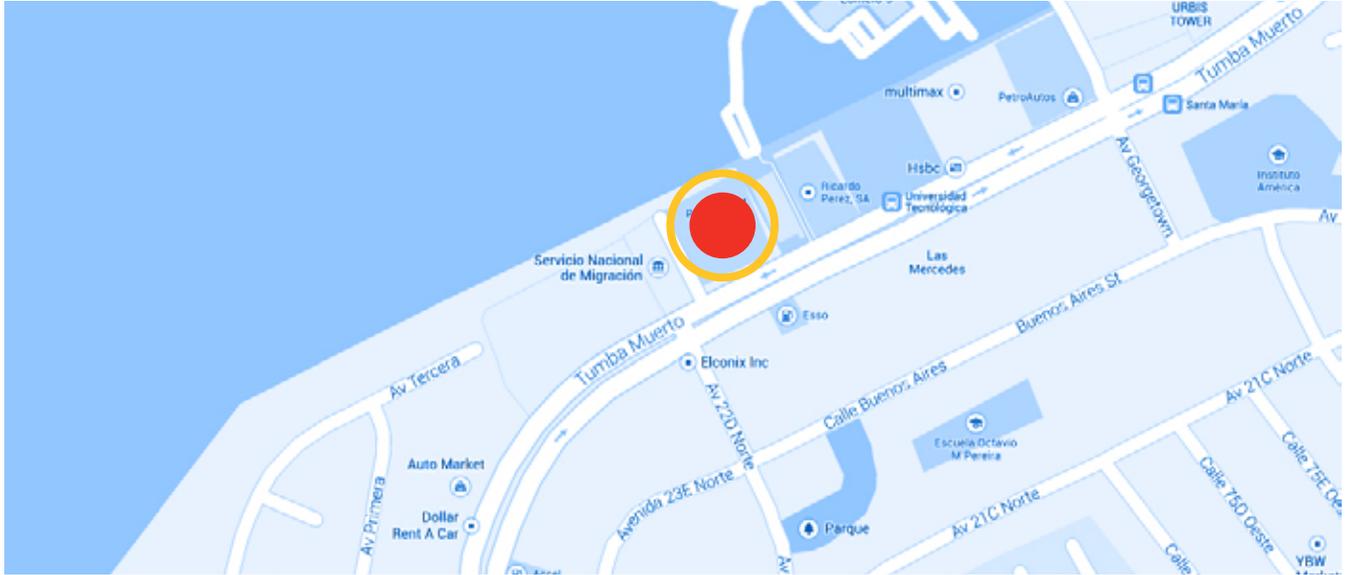
**PRICE/SQM**

**\$18.00**

COLLIERS INTERNATIONAL PANAMA  
Vía España, Plaza Regency, 11th Floor  
Panama City, Panama  
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# Office building

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The subject property is a class “B” suburban office building / Warehouse facility located in Tumba Muerto. Built in 1995, the office building is a two-story, pre-tensed concrete structure totaling approximately 1,305 square meters (SM) and the warehouse facility is a 10 meter high steel structure totaling approximately 1,250 square meters (SM). There are 47± parking spaces. This asset has an attractive large courtyard and excellent access to Via Ricardo J Alfaro Street.

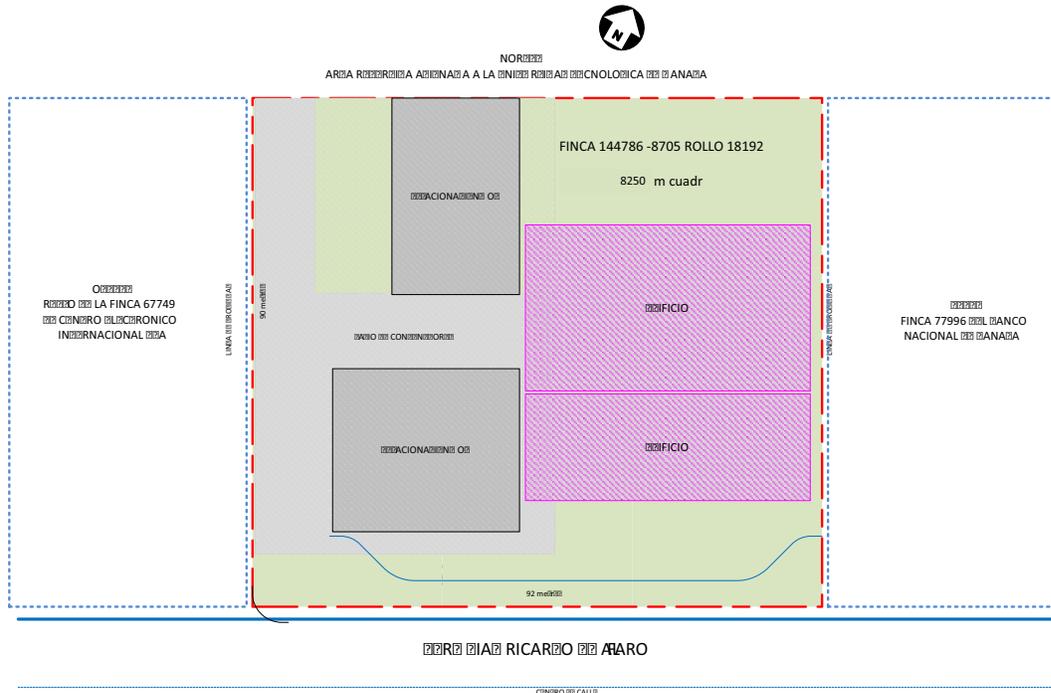
The property caters to large traditional office tenants who require class “B” office space in the desirable street Via Ricardo J Alfaro submarket of the northern sector known as Betania with very

## Building Strengths

- > Location
- > Very good exposure
- > Mixed use zoning
- > Good transportation system
- > Very safe and secure area
- > Highly transit area
- > Adjacent to main street
- > Excellent demographics
- > Low Submarket Vacancy

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## Office building > Location Data

The property is located in one of the three main roads in Panama City which is the Via Ricardo J Alfaro and is also in the prestigious submarket of Betania. The property is adjacent to the Immigration Building and near the three most important universities in the country which are the University of Panama, Universidad Santa Maria la Antigua and the Universidad Latina. It is estimated that over 65,000 cars transit in front of this property daily. The position of the property in the main street provides first-grade exposure in this highly transited road.

### SUBMARKET SUMMARY

Cerveceria Nacional, AVON Central America and Grupo Silaba are some of the most representative companies located in this submarket. Retail demand in the submarket is primarily derived from the mall, surrounding office and residential developments. The properties in this submarket benefit from excellent livability, amenities, highly educated labor base, transportation and housing for all employment classes.