

**FOR LEASE - Comercial**

**O'Donnell Churubusco | Edificio 3 P1**

**1,229m<sup>2</sup> (13,398.81 sq. ft.)**

**O'DONNELL**  
**OD TLALPAN**



## Specifications

**AREA TOTAL:** 1,229 m<sup>2</sup>

**CUBIC SPACE:** Ground floor: 3,320 m<sup>3</sup>

**CLEAR HEIGHT:** 2.70 m

**COLUMN SPACING:** 6.69 x 6.38 m

**PARKING SPACES:**

Cars: 91 parking spaces for the commercial area (up to 1:40 m<sup>2</sup>)

**CONSTRUCTION TYPE:** CMU block up to 3 m

**ROOF:** Concrete, 12 cm (4.8")

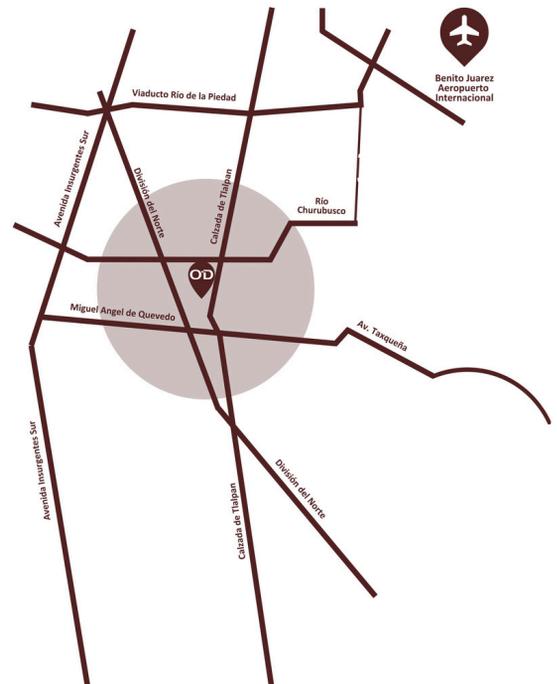
**FLOOR:** Concrete with a load capacity of 350 kg/m<sup>2</sup> and 12 cm (4.8") thickness

**ENERGY:** 225 kvas

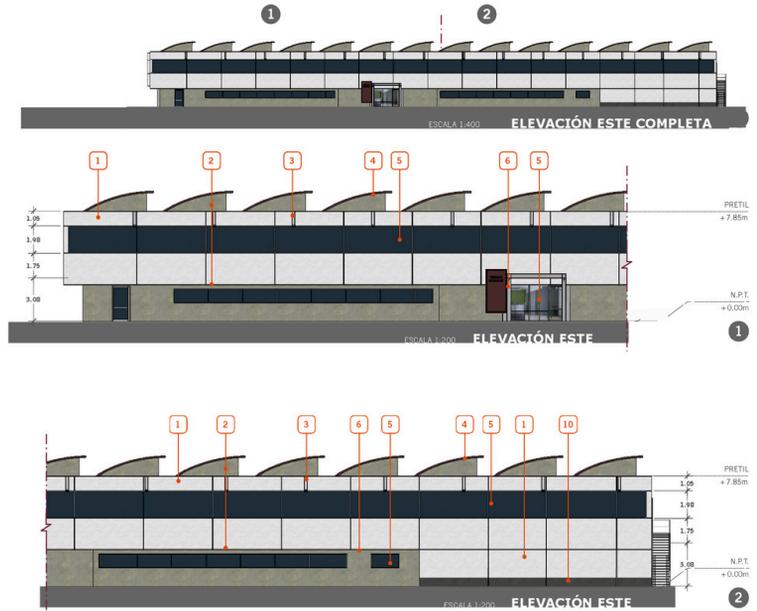
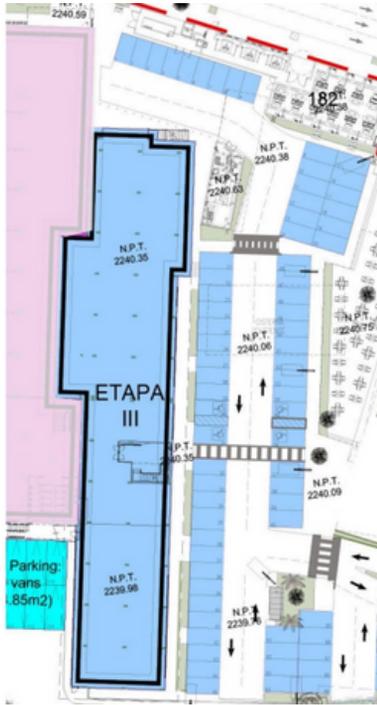
**FIRE PROTECTION SYSTEM:** Centralized system with cabinets and hoses compliant with NOM 02

**SECURITY:** Secure park with restricted access

**INFRASTRUCTURE:** Sanitary, electrical, and hydraulic installations for each tenant.



# Building plan



# Location



## Nearby places

1. General Anaya subway
2. Mitikah Mall
3. Oasis Mall
4. Olympic Pool
5. Coyoacan

## Privileged location

- Calzada de Tlalpan
- Río Churubusco
- División del Norte