Office and commercial space inventory

Working inventory from the drawing file labeled 2015. All measured areas are approximate.

Level / space group	Configuration drawn	Spaces / components	Approx. private m²
Floor 1	9 offices	9 spaces	637
Floors 2-10 and 13-15	9 offices per floor x 12 floors	108 spaces	7,645
Floors 11-12	1 open office per floor x 2 floors	2 spaces	1,359
Office mezzanine	Mezzanina 1-6	6 spaces	454
Penthouse lower / PH.1	Numbered units 1-5	5 spaces	541
Penthouse upper / PH.2	Upper levels of PH 1 and PH 2	2 components	463
Retail ground	Local 1-5; storage listed separately	5 spaces	509
Retail mezzanine	Corresponding Mezzanine 1-5	5 components	327

130 office, office-mezzanine and penthouse spaces + 5 main retail spaces = 135 principal spaces drawn. Upper components are not additional independent units. Retail storage and basement rooms appear on the final page.

161 parking spaces are marked across the three basements. Unit-by-unit parking allocation is not supplied.

How to read the areas

Unit areas are estimated from the native wall/glazing/slab geometry. Shared circulation, core, stairs and unassigned exterior areas are excluded. Internal partitions, columns, private bathrooms and private stairs are included. These are approximate private footprints, not certified net, sale or lease areas. Whole square metres are shown; totals use unrounded measurements.

What still needs confirmation

Confirm legal unit/title boundaries, mezzanine attachment, terrace allocation, stair-opening deductions and current conditions against approved as-built plans and the condominium/area schedule. Analyst reference numbers are navigation aids. The adjacent label LOCAL 2-4 is outside the clear tower boundary and is excluded.

Source: REFACCION PLANOS ARQUITECTURA (2015).dwg

Retail and penthouse component totals

Approximate private footprints in m². Totals use unrounded measurements; displayed values are rounded.

Retail: same-number grouping

Retail number	Main floor	Mezzanine	Connected storage	Combined, if included
Local 1	83	31	-	115
Local 2	92	51	-	144
Local 3	78	57	57	191
Local 4	72	66	66	203
Local 5	184	122	-	306

Matching mezzanine numbers suggest an association with Local 1-5, but legal attachment and direct internal access are not established. Depósitos 3 and 4 connect by doors to Local 3 and Local 4. Combined figures are conditional component sums, not verified title or lease areas. All retail components together measure approximately 958 m².

Penthouses: private stairs connect PH 1 and PH 2 across two levels

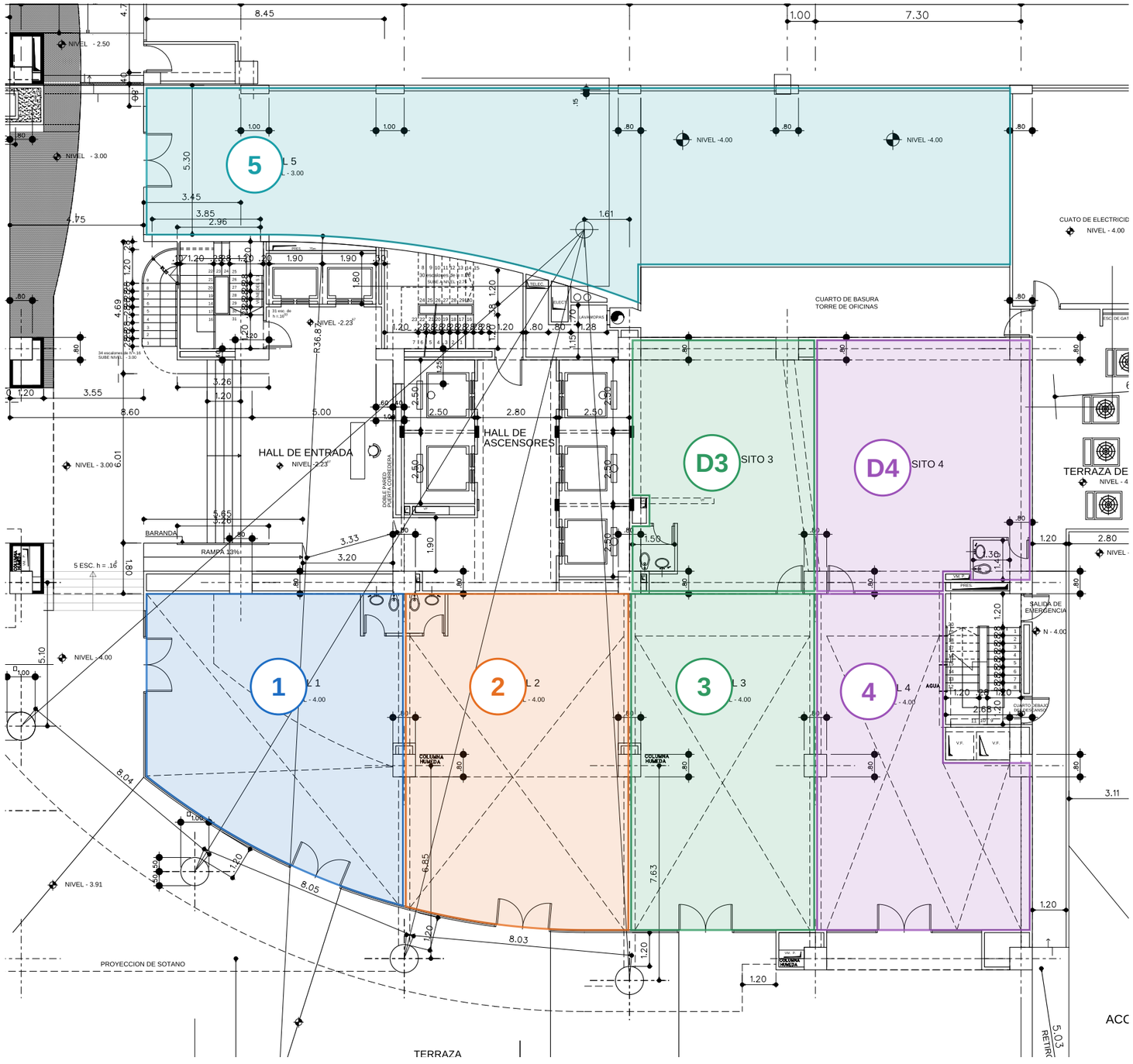
Penthouse	Lower level A-8	Upper level A-9	Combined footprint	Relationship
PH 1	211	211	422	Private stairs connect both levels
PH 2	149	252	402	Private stairs connect both levels
PH 3	74	-	74	Only lower level shown
PH 4	58	-	58	Only lower level shown
PH 5	48	-	48	Only lower level shown

PH 1 and PH 2 each form a two-level configuration in the drawings. Their upper components are not two additional units. The estimates include private stair envelopes; an exact upper opening deduction is unresolved. Terraces, shared core and chiller equipment areas are excluded. These figures are not certified net usable areas.

Sources: A-5, A-5' (retail); A-8 and A-9 (penthouses)

Retail ground floor

Five principal Local numbers, plus two separately labeled connecting stores.



SPACE	APPROX. m²
Local 1	83
Local 2	92
Local 3	78
Local 4	72
Local 5	184
Store 3	57
Store 4	66

Main retail: 509 m²
Stores: 122 m²

Stores D3 and D4 connect by doors to Local 3 and Local 4. Legal inclusion remains unconfirmed.

Private WCs are included in Local 1, Local 2, D3 and D4.

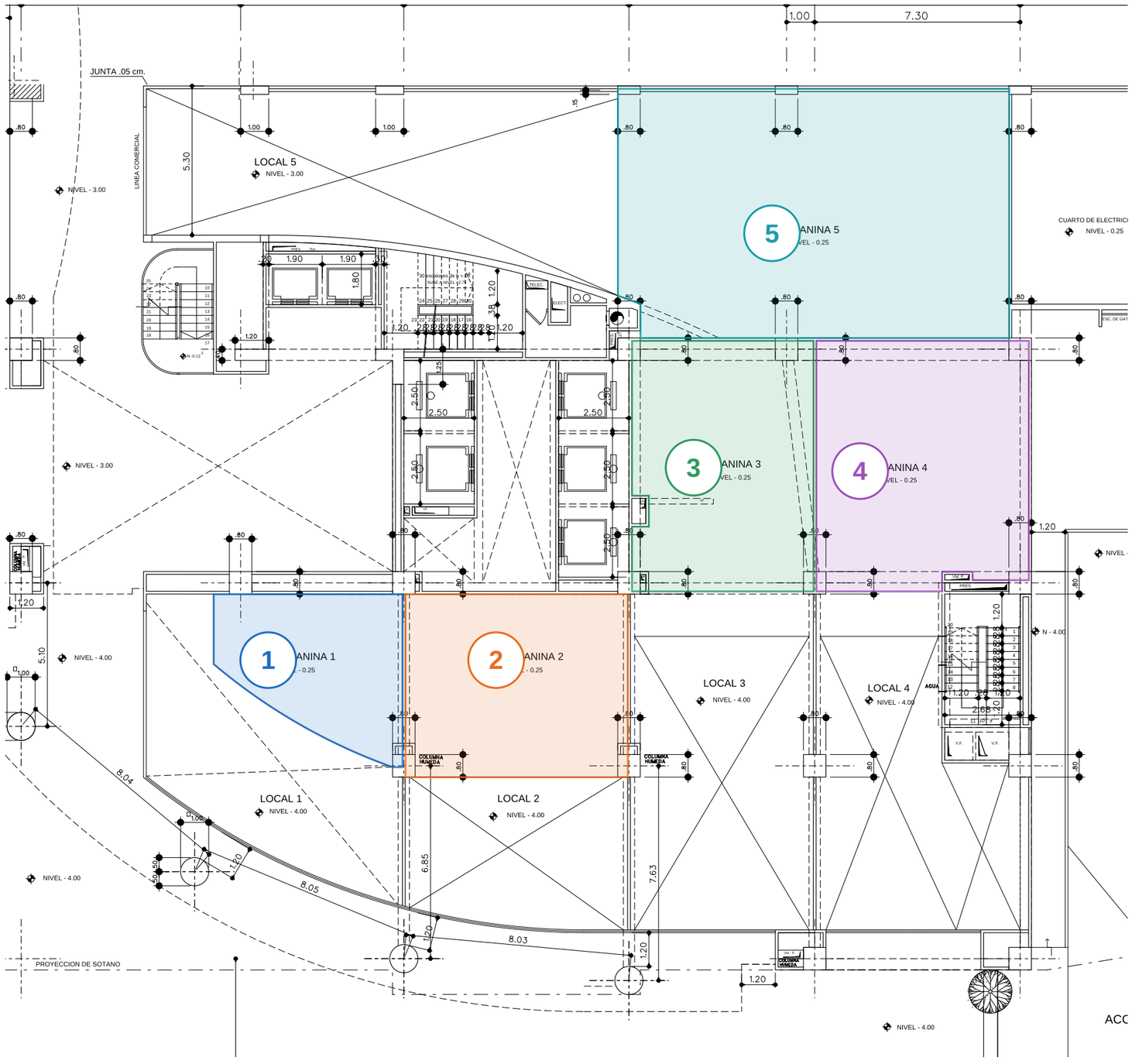
Local 5 has level marks -3.00 and -4.00.

Common services, outdoor terraces and the uncertain adjacent LOCAL 2-4 are excluded.

Colored boundaries are measurement interpretations. Shared areas and unassigned exterior areas are excluded.

Retail mezzanines

Corresponding upper components. Open double-height areas are excluded.



SPACE	APPROX. m²
Mezz. 1	31
Mezz. 2	51
Mezz. 3	57
Mezz. 4	66
Mezz. 5	122

Total slabs: 327 m²

Matching retail numbers support an association, but no legal unit schedule or direct internal connecting stairs establish attachment.

Mezzanines 3 and 4 sit above the rear stores, not the front Local 3 and Local 4 rooms.

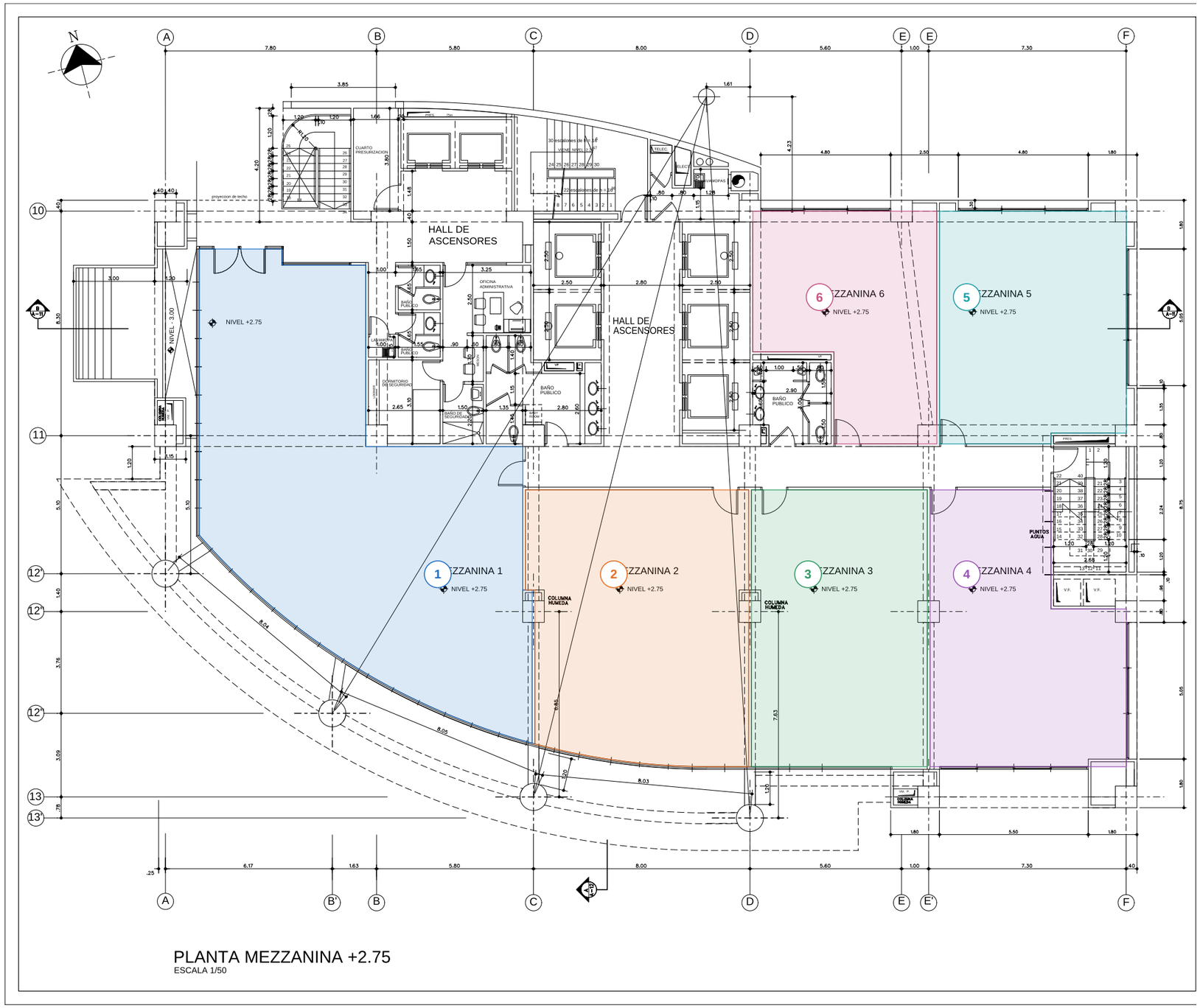
All five mezzanines are marked level -0.25.

Colored boundaries are measurement interpretations. Shared areas and unassigned exterior areas are excluded.

Source sheet A-5' - A-05_Prima_Mezzanina_de_locales.pdf

Office mezzanine

Six numbered spaces at level +2.75. Distinct from the retail mezzanines at -0.25.



SPACE	APPROX. m²
Mezz. 1	139
Mezz. 2	80
Mezz. 3	66
Mezz. 4	62
Mezz. 5	58
Mezz. 6	48

Total private footprints: 454 m²

Six principal office-mezzanine spaces are drawn.

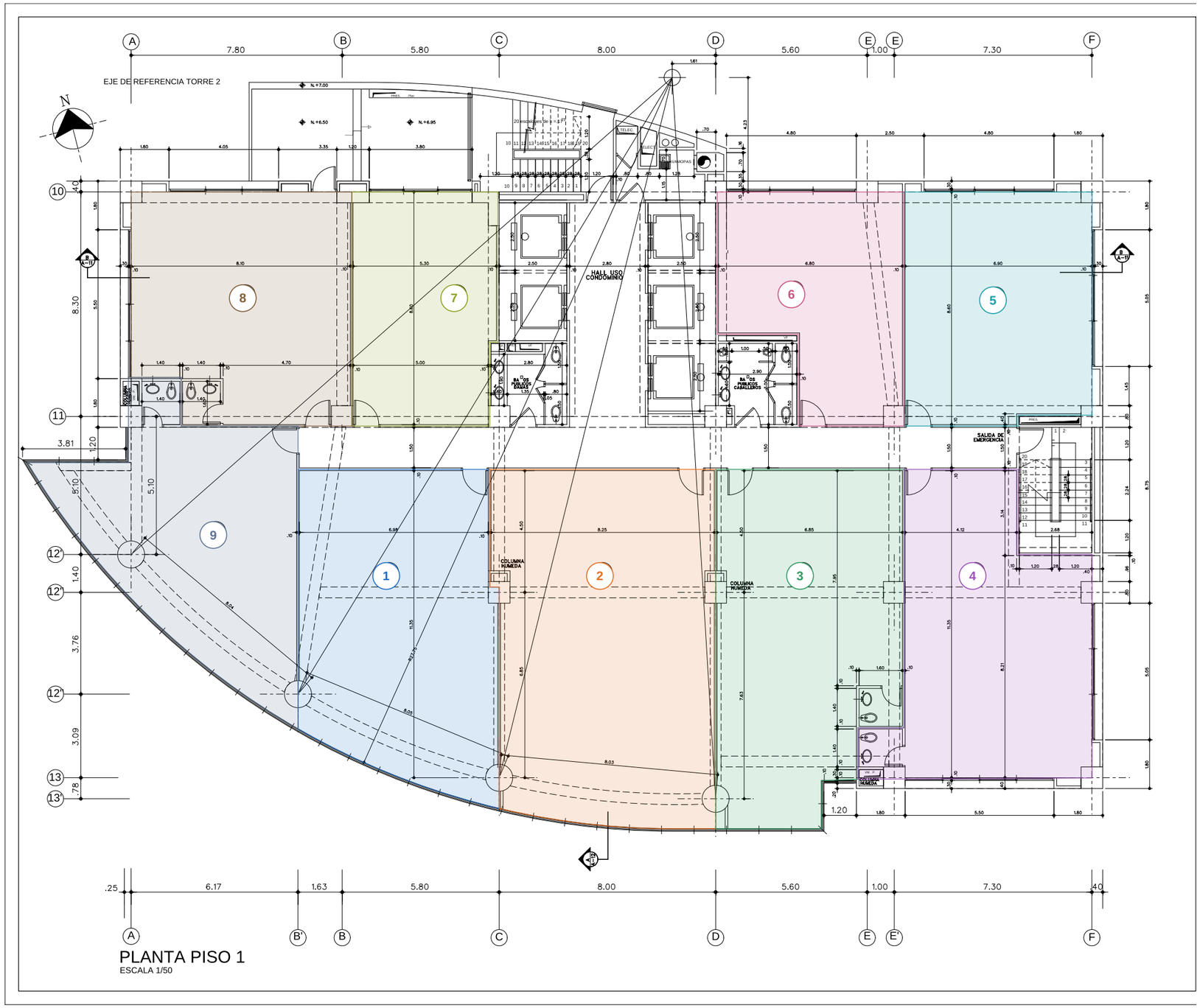
Mezzanina 1 includes the contiguous northwest zone reached through its entry.

Administration, security accommodation, public toilets, lift halls and shared stairs are excluded.

Colored boundaries are measurement interpretations. Shared areas and unassigned exterior areas are excluded.

Floor 1 - nine offices

Office numbering and private footprints match the standard nine-office layout.



SPACE	APPROX. m²
Office 1	82
Office 2	106
Office 3	84
Office 4	74
Office 5	59
Office 6	50
Office 7	46
Office 8	67
Office 9	70

Per floor: 637 m²

Private WCs are drawn in offices 3, 4, 8 and 9 and included in the areas. Shared core toilets are excluded.

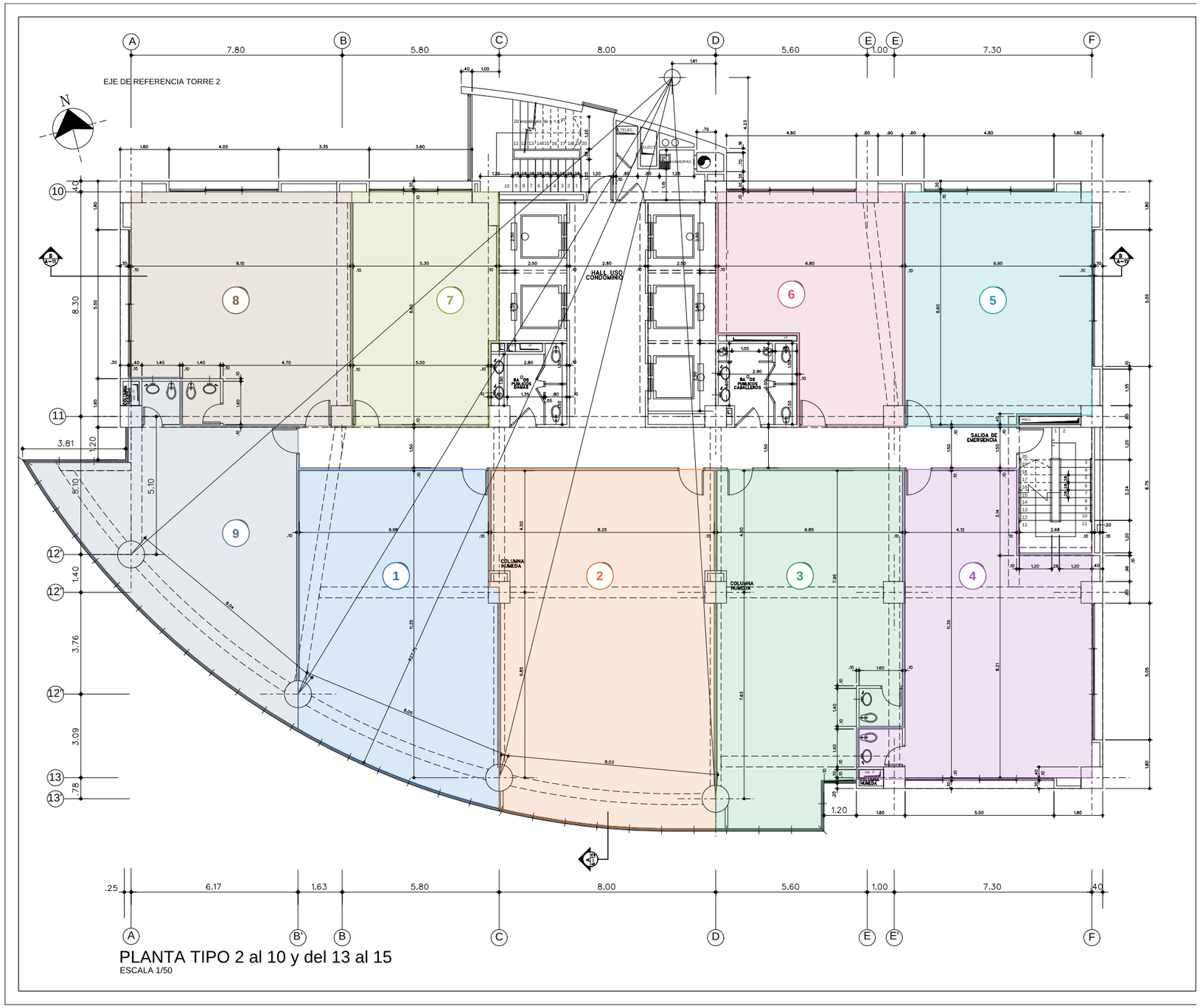
Internal columns and private partitions are included.

Rear exterior space is excluded; exclusive allocation is not established.

Colored boundaries are measurement interpretations. Shared areas and unassigned exterior areas are excluded.

Typical offices - floors 2-10 and 13-15

This plan repeats on 12 floors. The floor-1 variant is shown separately.



SPACE	APPROX. m²
Office 1	82
Office 2	106
Office 3	84
Office 4	74
Office 5	59
Office 6	50
Office 7	46
Office 8	67
Office 9	70

Per floor: 637 m²

Private WCs are drawn in offices 3, 4, 8 and 9 and included in the areas. Shared core toilets are excluded.

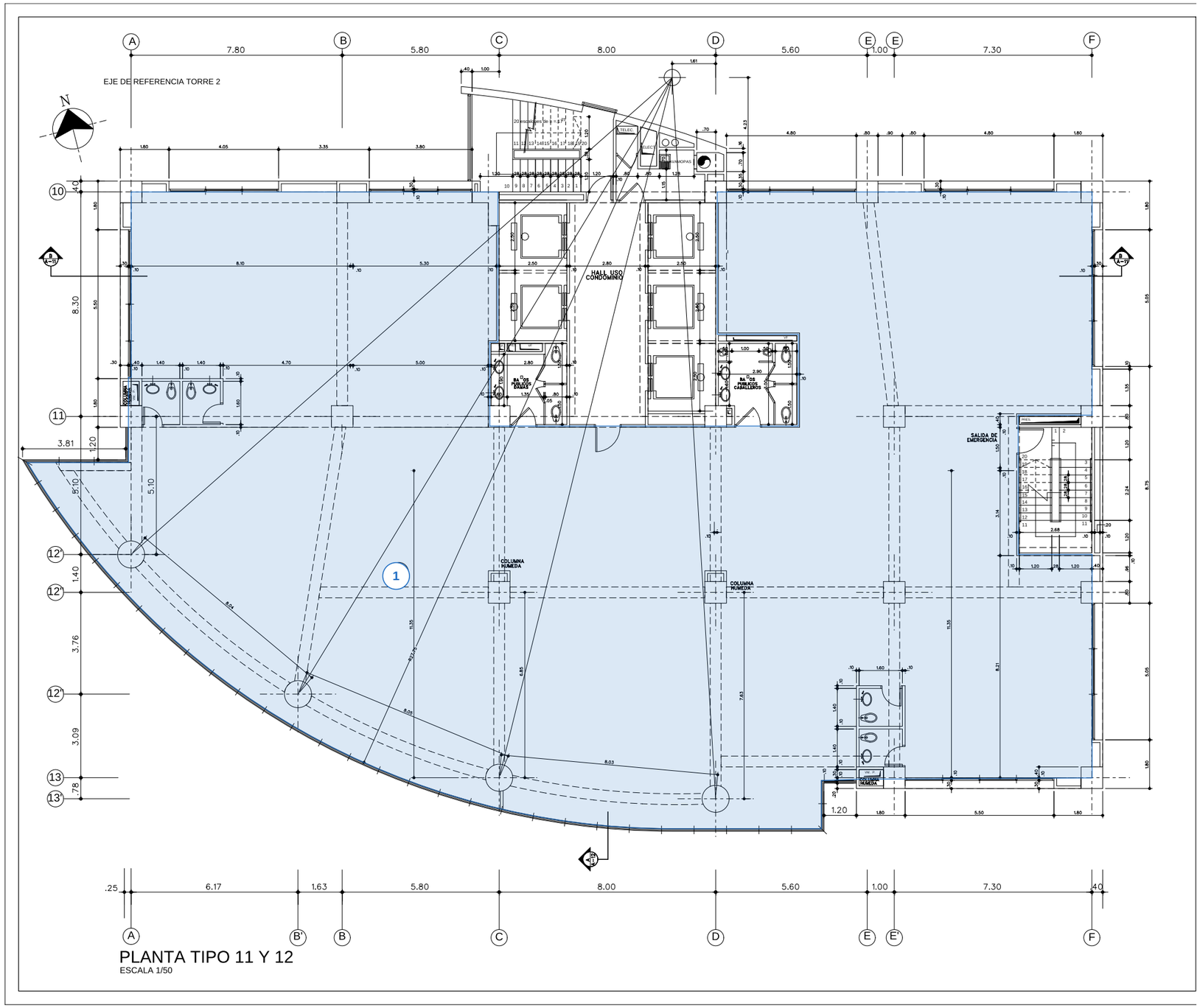
Internal columns and private partitions are included.

The 12 floors contain 108 office spaces.

Colored boundaries are measurement interpretations. Shared areas and unassigned exterior areas are excluded.

Floors 11 and 12 - open offices

The same open layout applies to both floors; one numbered space per floor.



SPACE	APPROX. m²
Office 1	680

Per floor: 680 m²

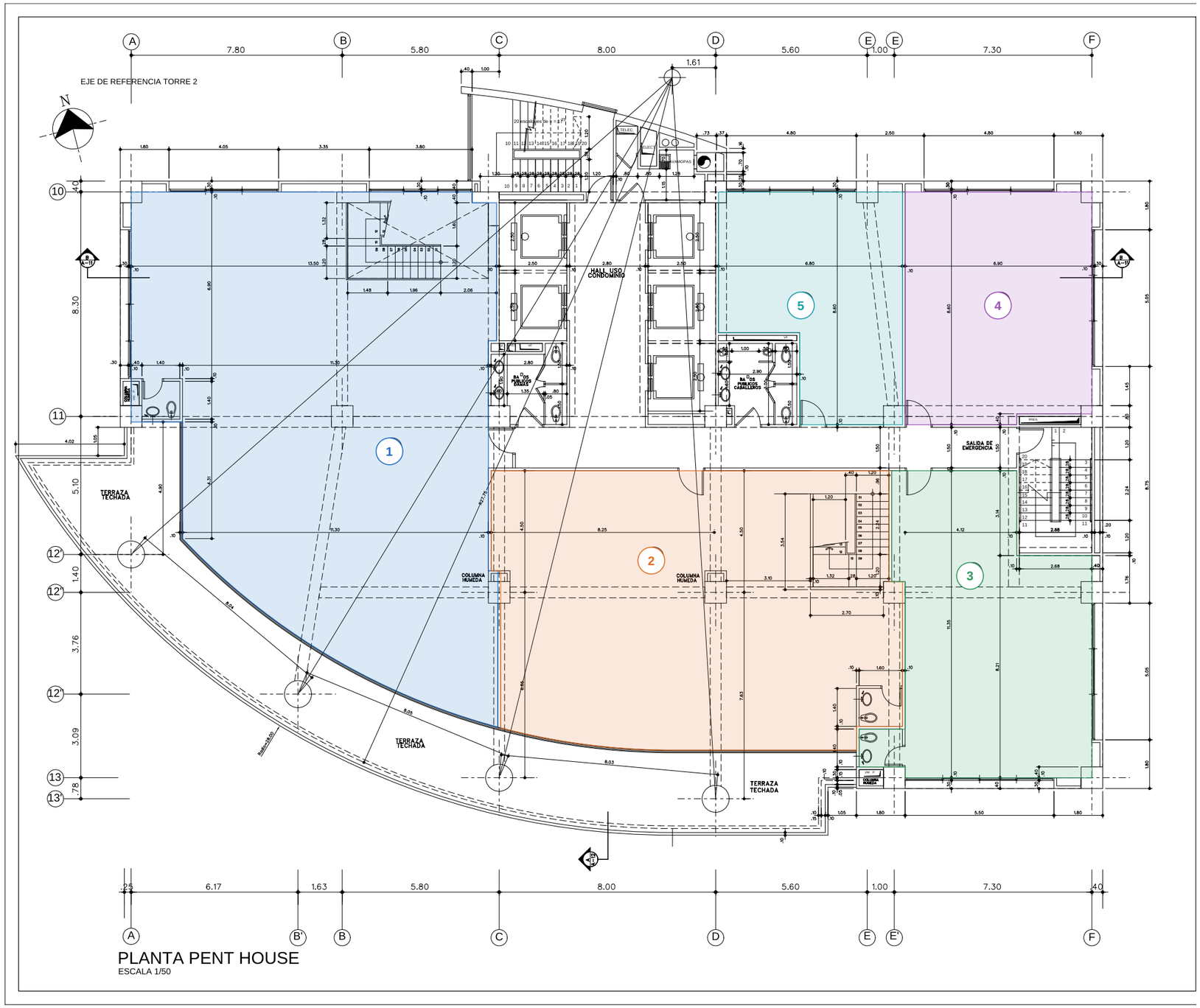
The former internal subdivision corridor is absorbed into the open office. Shared lift/core areas and emergency stairs remain excluded.

Two open spaces are drawn, one on each floor. Underlying condominium titles could differ.

Colored boundaries are measurement interpretations. Shared areas and unassigned exterior areas are excluded.

Penthouse lower level / PH.1

Five principal numbered spaces. PH 1 and PH 2 continue to the upper level.



SPACE	APPROX. m²
PH 1	211
PH 2	149
PH 3	74
PH 4	58
PH 5	48

Level footprints: 541 m²

Private stairs in PH 1 and PH 2 align with the matching numbered spaces on the other penthouse plan.

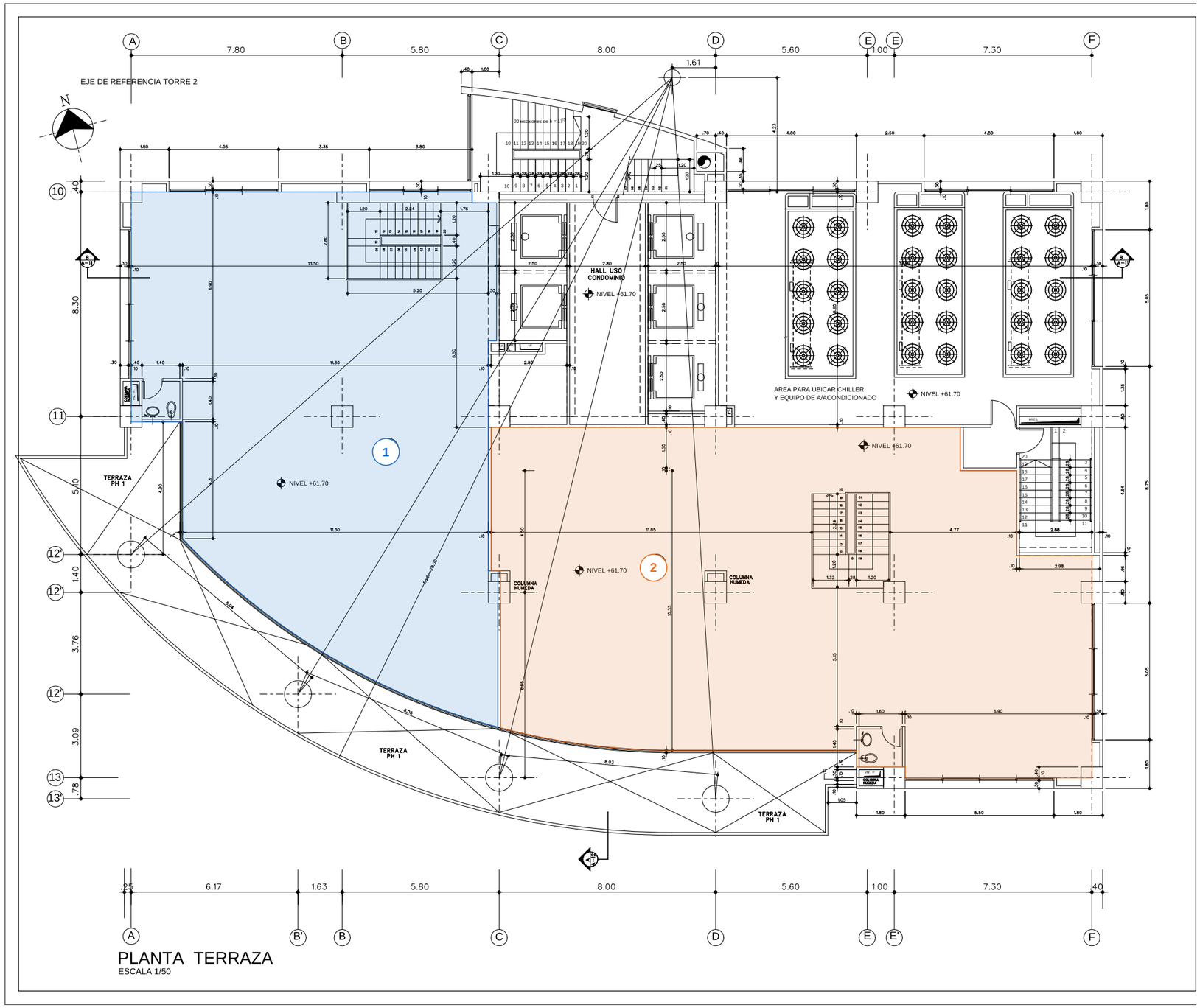
The two small toilets by PH 3 are split: the upper room opens to PH 2 and the lower to PH 3.

Covered exterior terraces are excluded.

Colored boundaries are measurement interpretations. Shared areas and unassigned exterior areas are excluded.

Penthouse upper level / PH.2

Upper components of PH 1 and PH 2; these do not add two independent units.



SPACE	APPROX. m²
PH 1	211
PH 2	252

Level footprints: 463 m²

Private stairs in PH 1 and PH 2 align with the matching numbered spaces on the other penthouse plan.

PH 2 extends over lower PH 3 and part of the lower corridor.

Stair envelopes are included; exact opening deductions are unresolved. These are not net usable areas.

Chiller plant, shared core and unassigned terraces are excluded.

Colored boundaries are measurement interpretations. Shared areas and unassigned exterior areas are excluded.

Storage, support rooms and parking

Ancillary spaces identified in the plans. Separate property-title and rental status are not established.

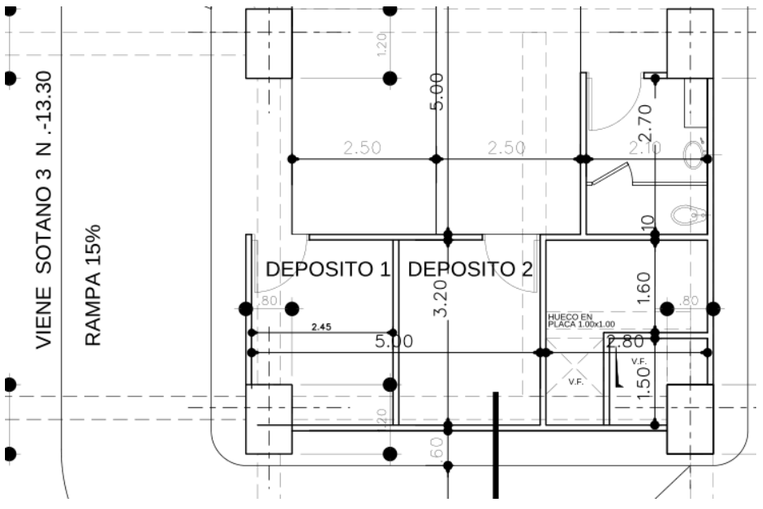
Level	Space	Approx. m²	Source
Retail ground	Depósito 3	57	A-5
Retail ground	Depósito 4	66	A-5
Sótano 3	Depósito 1	7	A-2
Sótano 2	Depósito 1	8	A-3
Sótano 2	Depósito 2	8	A-3
Sótano 1	Oficina de sótano	8	A-4

Level	Spaces marked	Source
Sótano 1	51	A-4
Sótano 2	54	A-3
Sótano 3	56	A-2

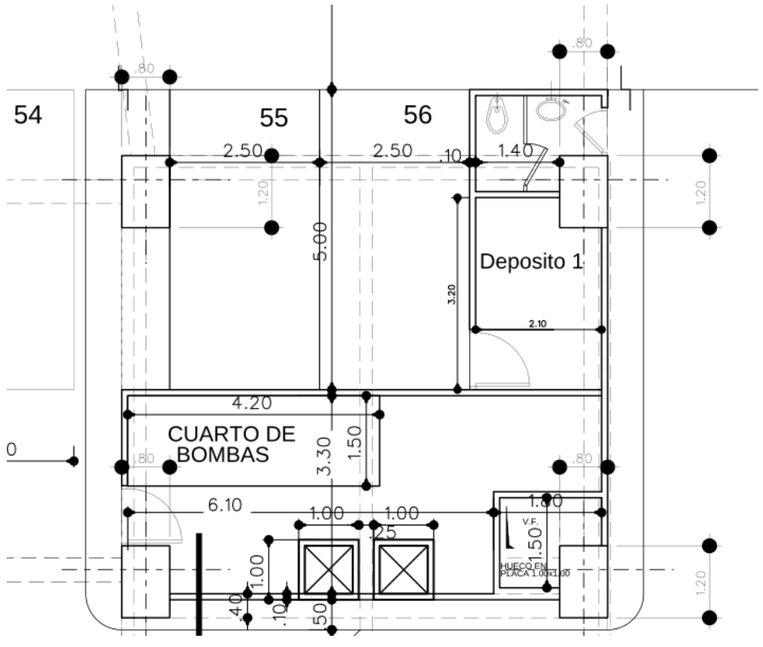
161 parking spaces marked in total

These are the capacity labels printed on the three basement plans. Allocation to individual units is not supplied.

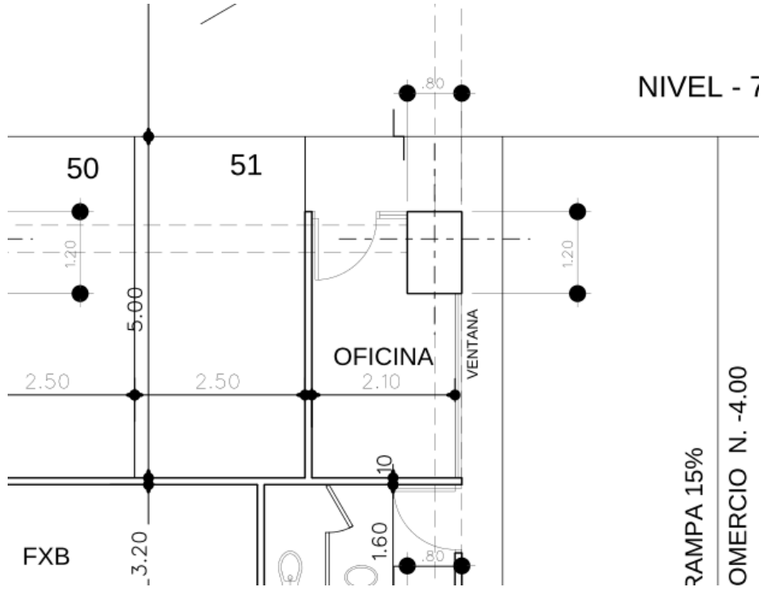
Sótano 2 - two storage rooms



Sótano 3 - storage room



Sótano 1 - support office



Shared lifts, halls, emergency stairs, public toilets, plant rooms, tanks and electrical rooms are not counted as separately marketable units. The source also shows unassigned outdoor areas.

Source: REFACCION PLANOS ARQUITECTURA (2015).dwg