

14th Floor, North Tower · Centro Empresarial La Esmeralda

1,892.34 m² white-box floor · 40 deeded parking spaces · Ávila views

1,892.34 m²

20,370 sq ft per title

40

deeded parking spaces

Floor 14

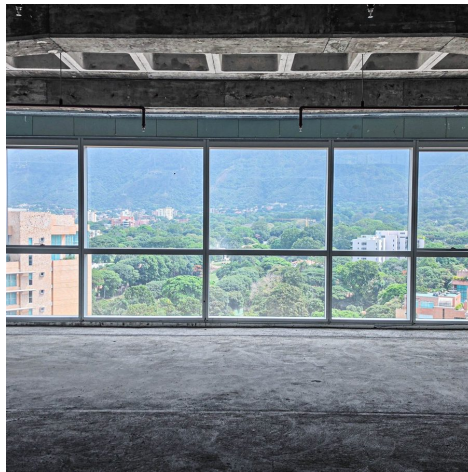
penultimate of 15 floors

Price

on application



Open floor plate, 14th floor



North view to the Ávila



North and South towers

The asset

Single-tenant open plate delivered in white-box condition: concrete columns, exposed waffle slab, floor-to-ceiling glazing on the full perimeter, wet points and an installed fire-protection system. The buyer designs the headquarters without paying for someone else's finishes. Outright sale, long-term lease and lease with purchase option are all considered.

Location

Campo Alegre, Chacao, between Francisco de Miranda and Libertador avenues, with independent access from Los Cortijos Avenue and 2nd Avenue. Caracas' corporate corridor (Chacao, Campo Alegre, El Rosal, Las Mercedes). The north view toward the Ávila and the Country Club is protected by zoning.

The building

Two towers with 15 office floors each (architect Manuel Fuentes Madriz; developer Desarrollos HFH C.A.), raised above the retail ground floor and four parking levels, so the first office floor sits five levels above the street; six basement parking levels. A ~10,000 m² full-block site with a 2,000 m² urban plaza, 30 retail units, a planned ~300-seat auditorium, 1,671 parking spaces, valet parking and an independent loading bay with freight-elevator service to every floor. Lobbies finished in Coverlam porcelain (Grespania, Spain).

Designed for operational continuity

- Dual 28.8 kV utility feeds from the Chacao substation; on-site 10 MVA substation (N+1)
- 4.7 MVA of on-site generation with 82,400 liters of fuel: eight days of autonomy
- Five deep wells and 1.8 million liters of water storage, plus municipal supply
- Vertical fiber backbone; first building in Venezuela with integrated 5G (Digitel)
- 24 Hyundai elevators, 16 high-speed with destination dispatch
- Salto Systems access control (Spain), turnstiles and CCTV on every level
- Grupo Aluman double-glazed facade (shading factor 0.30); enthalpy-wheel HVAC, 0.54 kW/TR chillers, R-514a refrigerant
- LEED Silver pre-certification in progress
- Post-earthquake inspection, 28 June 2026 (Centeno-Rodríguez y Asociados, Eng. C. Rodríguez Álvarez, CIV 14.565): no structural or facade damage; no use restrictions

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