



*Achieve
Ambitions*

Américas 1250

Offices for rent
Immediate availability
Semi-Conditioned



Americas 1250 is located on Avenida Américas and is one of the few "A" class buildings in the Guadalajara office market that offers semi-conditioned spaces.

Office #1 - Low Level

Surface: 160 m2

- ✓ Partition walls: Drywall
- ✓ Doors: Tempered glass
- ✓ Floors: Porcelain
- ✓ Finished walls: Plaster, white paint.
- ✓ Ceiling lamp: Smooth, white paint
- ✓ Lighting: Bar-type luminaires
- ✓ Electrical installation: Contacts 110 v
- ✓ Voice and data: Category 6 wiring
- ✓ Air conditioning: Diffusers in each private, controllers by sections.

Architectural Spaces:

- ✓ Reception
- ✓ Boardroom
- ✓ Private 4
- ✓ Open area for operating personnel
- ✓ Service room
- ✓ Cellar
- ✓ Site
- ✓ 6 parking spaces



For more information, contact:
www.jll.com

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Office #2 - Low Level

Surface: 248 m2

- ✓ Partition walls: Drywall
- ✓ Doors: Tempered glass
- ✓ Floors: Polished concrete
- ✓ Finished walls: Plaster, white paint.
- ✓ Ceiling: Apparent
- ✓ Lighting: Bar-type luminaires
- ✓ Electrical installation: Contacts 110 v
- ✓ Voice and data: Category 6 wiring
- ✓ Air conditioning: Diffusers in each private, controllers by sections.

Architectural Spaces:

- ✓ Reception
- ✓ Meeting room 1
- ✓ Private 9
- ✓ Open area for operating personnel (capacity for 24 train-type stations)
- ✓ Bathrooms for men and women
- ✓ Kitchenette
- ✓ Service room
- ✓ Cellar
- ✓ Site
- ✓ Furniture
- ✓ 10 parking spaces



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