

CORPORATIVO G25

Ubicado en Interlomas, la zona más exclusiva del Poniente de la zona metropolitana de la Ciudad de México, Corporativo G25 se presenta como un edificio emblemático del lugar, con carácter majestuoso, preponderante, de vanguardia y elegante, que se ven reflejadas en el diseño de fachadas abiertas para lograr la mayor área visual hacia Interlomas, los materiales empleados como concreto aparente, fachada integral de cristal con protección solar y acero se integran con el paisaje urbano existente logrando una armonía visual con el contexto.

El edificio se compone por 4 niveles comerciales (2 de ellos a doble altura) con acceso franco desde la calle para facilitar el ingreso de los visitantes ya sea de manera peatonal o vehicular, los locales tienen una superficie que van desde 56.00m² hasta 462.00m², con la versatilidad de escoger locales de un nivel de altura hasta locales con doble altura y un mezzanine.

Para el rango ejecutivo, Corporativo G25 tiene 7 niveles para el uso de oficinas con alturas interiores libres de hasta 3.00m, con el fin de cumplir con los estándares más exigentes del ramo inmobiliario, los locales tienen un rango desde los 115.00m² hasta 952.00m² de área para oficinas.

El nivel superior del edificio se reservó con Penthouse, que tiene el privilegio de contar con doble altura (6.50m libres de altura) en la mayor parte del local, contar con un mezzanine para aprovechar mejor el espacio, este local tiene el beneficio de dominar las mejores vistas en todas direcciones, posee una superficie de 1371.37m², incluye el mezzanine.

El edificio cuenta con capacidad de 300 cajones de estacionamiento.

| CAJONES DE ESTACIONAMIENTO | | | |
|----------------------------|----------------------|-----------------------|-----------------|
| NIVELES | CAJONES INDIVIDUALES | CAJONES EN MONTACOCHE | TOTAL POR NIVEL |
| NIVEL 1 (CALLE) | 12 | 0 | 12 |
| SOTANO 1 | 15 | 0 | 15 |
| SOTANO 2 | 33 | 0 | 33 |
| SOTANO 3 | 34 | 0 | 34 |
| SOTANO 4 | 34 | 0 | 34 |
| SOTANO 5 | 34 | 0 | 34 |
| SOTANO 6 | 34 | 0 | 34 |
| SOTANO 7 | 34 | 0 | 34 |
| SOTANO 8 | 39 | 31 | 70 |
| TOTALES | 269 | 31 | 300 |



CORPORATIVO G 25
TABLA DE AREAS

2022.03.23

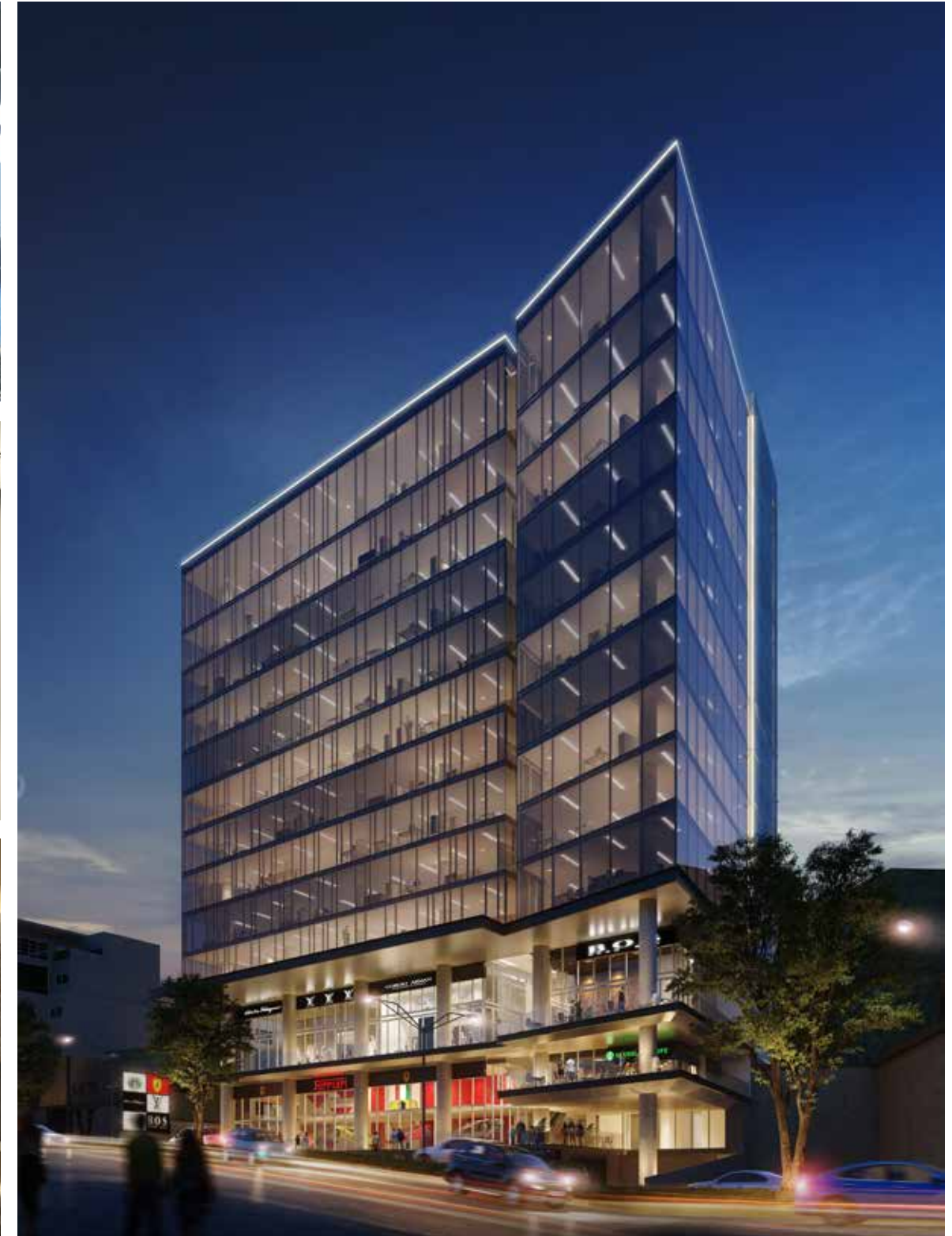
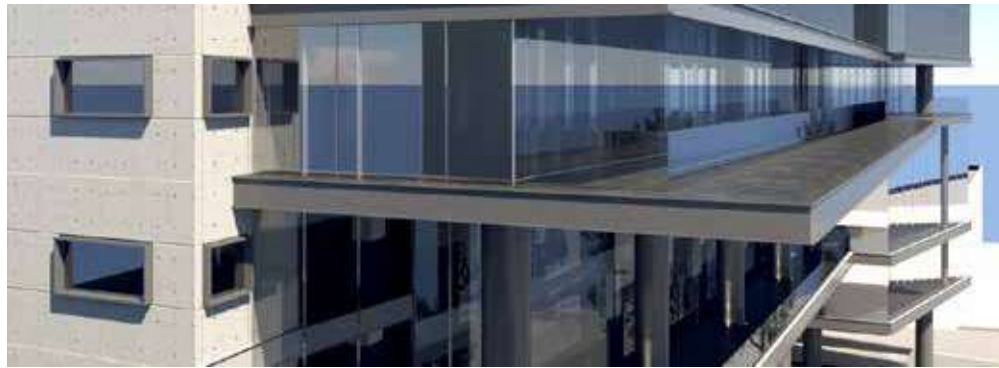
| 1.0 SOTANOS | | | | |
|--------------|-------------------|-------------------------|---------------------|--------------------------|
| | NIVEL | M2 RENTABLES DE BODEGAS | M2 AREAS COMUNES | TOTAL M2 DE CONSTRUCCION |
| 1.1 | SOTANO 1 | | 1,112.72 m2 | 1,112.72 m2 |
| 1.2 | SOTANO 2 | 28.83 m2 | 1,277.02 m2 | 1,305.85 m2 |
| 1.3 | SOTANO 3 | 41.44 m2 | 1,264.41 m2 | 1,305.85 m2 |
| 1.4 | SOTANO 4 | 41.44 m2 | 1,264.41 m2 | 1,305.85 m2 |
| 1.5 | SOTANO 5 | 41.44 m2 | 1,264.41 m2 | 1,305.85 m2 |
| 1.6 | SOTANO 6 | 41.44 m2 | 1,264.41 m2 | 1,305.85 m2 |
| 1.7 | SOTANO 7 | 41.44 m2 | 1,264.41 m2 | 1,305.85 m2 |
| 1.8 | SOTANO 8 | 76.83 m2 | 1,229.10 m2 | 1,305.93 m2 |
| 1.9 | SOTANO 9 CISTERNA | | 121.93 m2 | 121.93 m2 |
| TOTAL | | 312.88 m2 | 10,062.83 m2 | 10,375.70 m2 |

| 2.0 LOCALES COMERCIALES | | | | |
|-------------------------|-------------------|-------------------------|--------------------|--------------------------|
| | NIVEL | M2 RENTABLES DE LOCALES | M2 AREAS COMUNES | TOTAL M2 DE CONSTRUCCION |
| 2.1 | NIVEL 1 | 488.87 m2 | 820.36 m2 | 1,309.23 m2 |
| 2.2 | NIVEL 1 MEZZANINE | 605.14 m2 | 166.60 m2 | 771.74 m2 |
| 2.3 | NIVEL 2 | 723.41 m2 | 278.12 m2 | 1,001.53 m2 |
| 2.4 | NIVEL 2 MEZANINE | 435.54 m2 | 138.65 m2 | 574.19 m2 |
| 2.5 | NIVEL 3 | 816.66 m2 | 241.27 m2 | 1,057.93 m2 |
| 2.6 | NIVEL 4 | 767.96 m2 | 280.92 m2 | 1,048.88 m2 |
| TOTAL | | 3,837.57 m2 | 1,925.93 m2 | 5,763.50 m2 |

| 3.0 | | | | |
|--------------|------------------------|--------------------|--------------------|--------------------------|
| | NIVEL | M2 RENTABLES | M2 AREAS COMUNES | TOTAL M2 DE CONSTRUCCION |
| 3.1 | NIVEL 5 | 863.19 m2 | 185.69 m2 | 1,048.88 m2 |
| 3.2 | NIVEL 6 | 863.19 m2 | 185.69 m2 | 1,048.88 m2 |
| 3.3 | NIVEL 7 | 863.19 m2 | 185.69 m2 | 1,048.88 m2 |
| 3.4 | NIVEL 8 | 863.19 m2 | 185.69 m2 | 1,048.88 m2 |
| 3.5 | NIVEL 9 | 863.19 m2 | 185.69 m2 | 1,048.88 m2 |
| 3.6 | NIVEL 10 | 863.19 m2 | 185.69 m2 | 1,048.88 m2 |
| 3.7 | NIVEL 11 | 863.19 m2 | 185.69 m2 | 1,048.88 m2 |
| 3.8 | NIVEL 12 PENTHOUSE | 1,013.16 m2 | 85.57 m2 | 1,098.73 m2 |
| 3.9.0 | NIVEL 12 MEZZANINE PH | 358.21 m2 | 85.91 m2 | 444.12 m2 |
| 3.10 | AZOTEA | | 140.39 m2 | 140.39 m2 |
| 3.11 | AZOTEA DE CTO. DE MAQ. | | 18.04 m2 | 18.04 m2 |
| TOTAL | | 7,413.70 m2 | 1,629.74 m2 | 9,043.44 m2 |

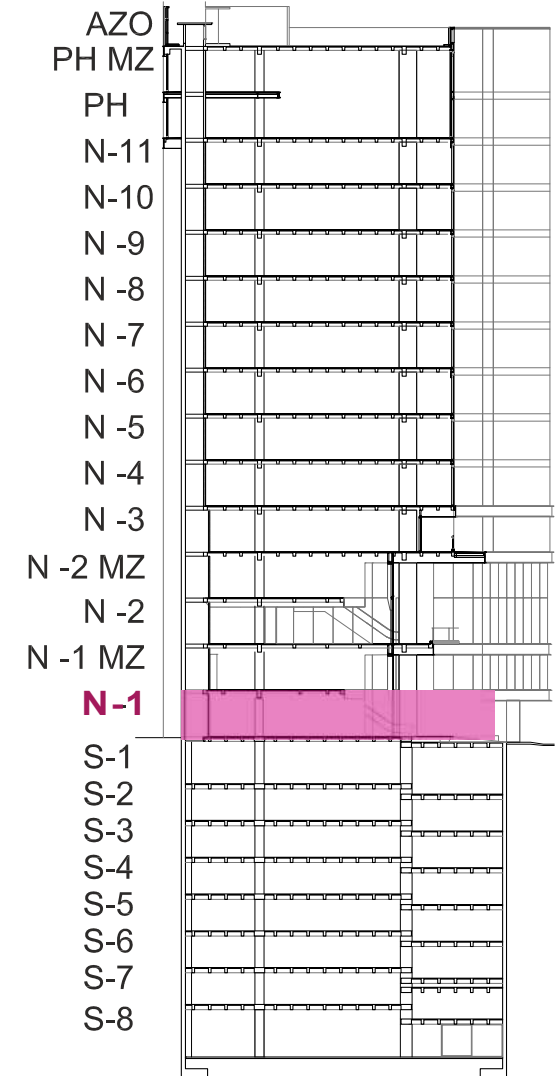
| M2 TOTALES DE CONSTRUCCION | M2 RENTABLES | M2 ÁREAS COMUNES | M2 TOTALES DE CONSTRUCCIÓN |
|----------------------------|--------------|------------------|----------------------------|
| | 11,564.15 m2 | 13,618.49 m2 | 25,182.64 m2 |





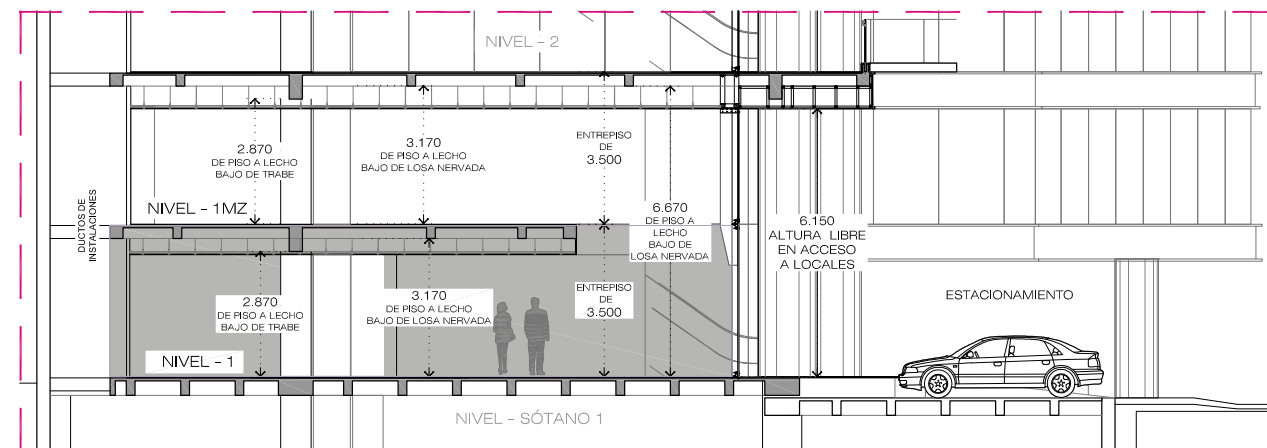


PLANTA DE LOCALES COMERCIALES NIVEL 1



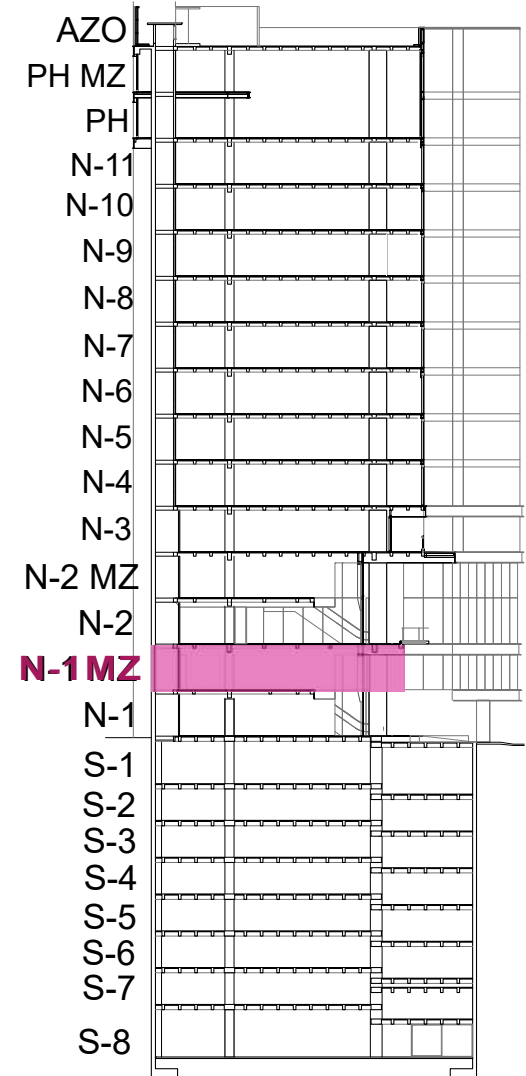
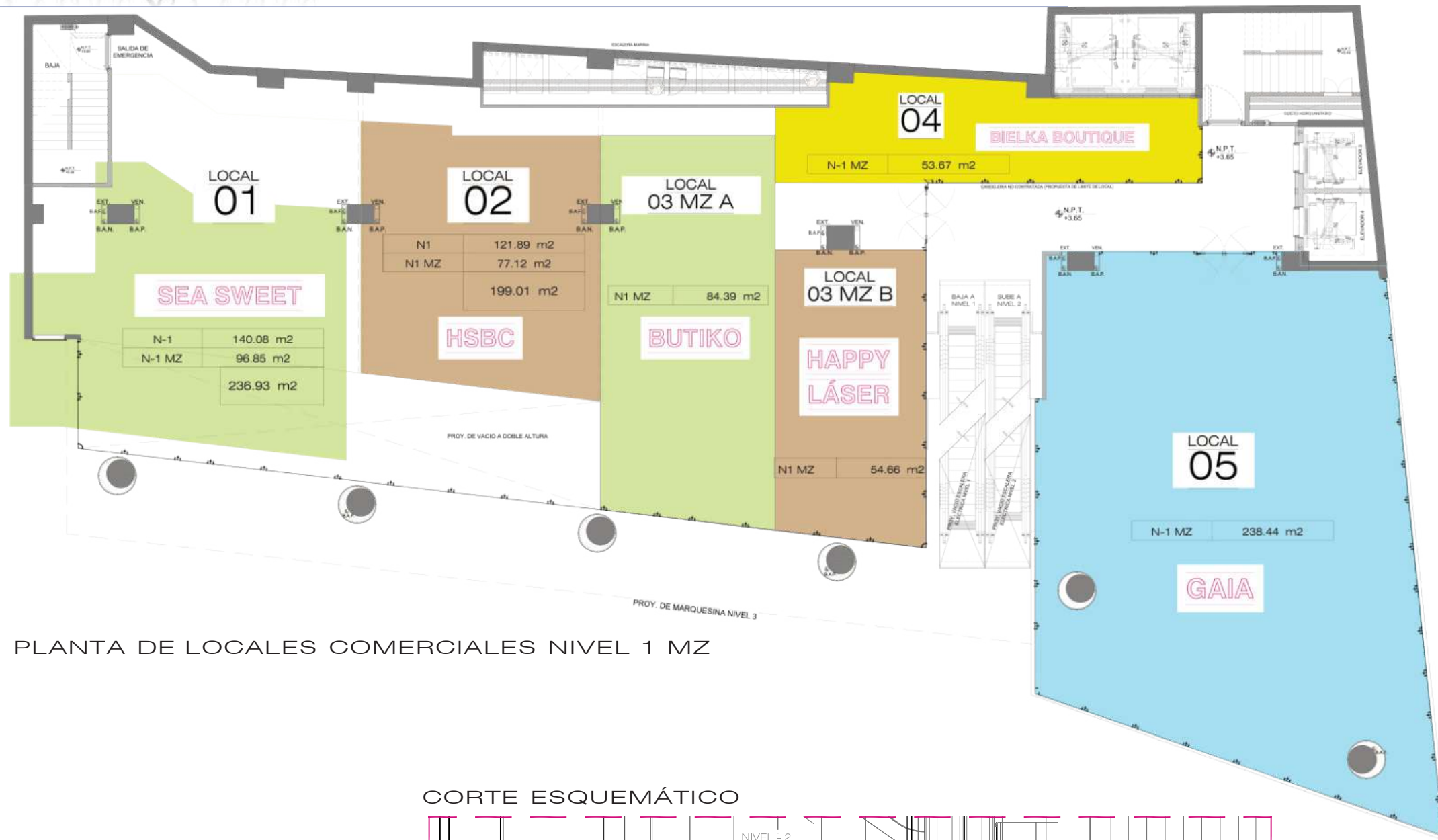
CORTE ESQUEMATICO G-25

N-1

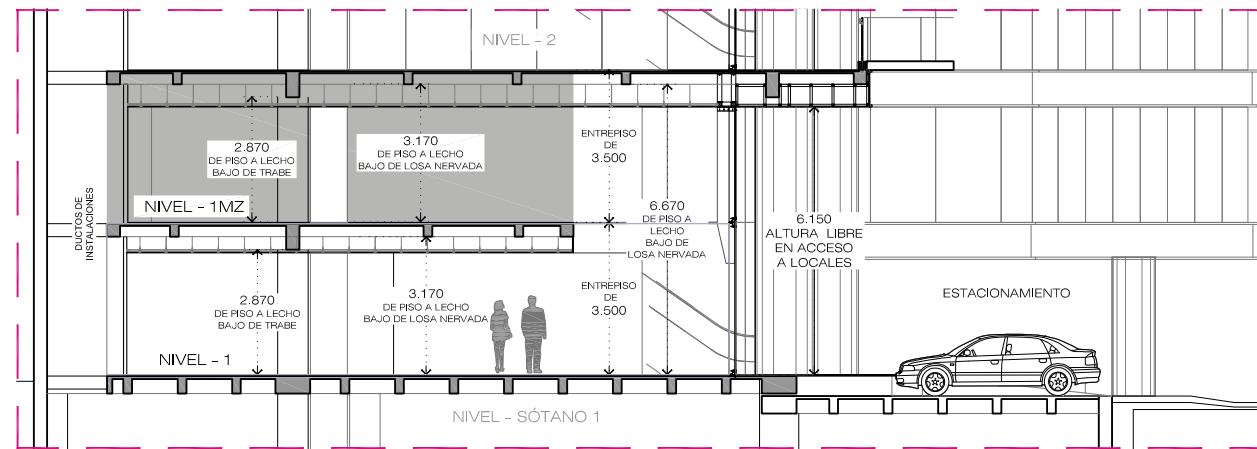


CORTE ESQUEMATICO

| NOMENCLATURA | NIVELES | INTERIOR | TOTALES |
|----------------|---------|-----------------------|-----------------------|
| LOCAL -01 | N-1 | 140.08 m ² | 236.93 m ² |
| | N-1 MZ | 96.85 m ² | |
| LOCAL -02 | N1 | 121.89 m ² | 199.01 m ² |
| LOCAL -03 | N1 | 226.90 m ² | 226.90 m ² |
| LOCAL -03 MZ A | N1 MZ | 84.39 m ² | 84.39 m ² |
| LOCAL -03 MZ B | N1 MZ | 54.66 m ² | 54.66 m ² |

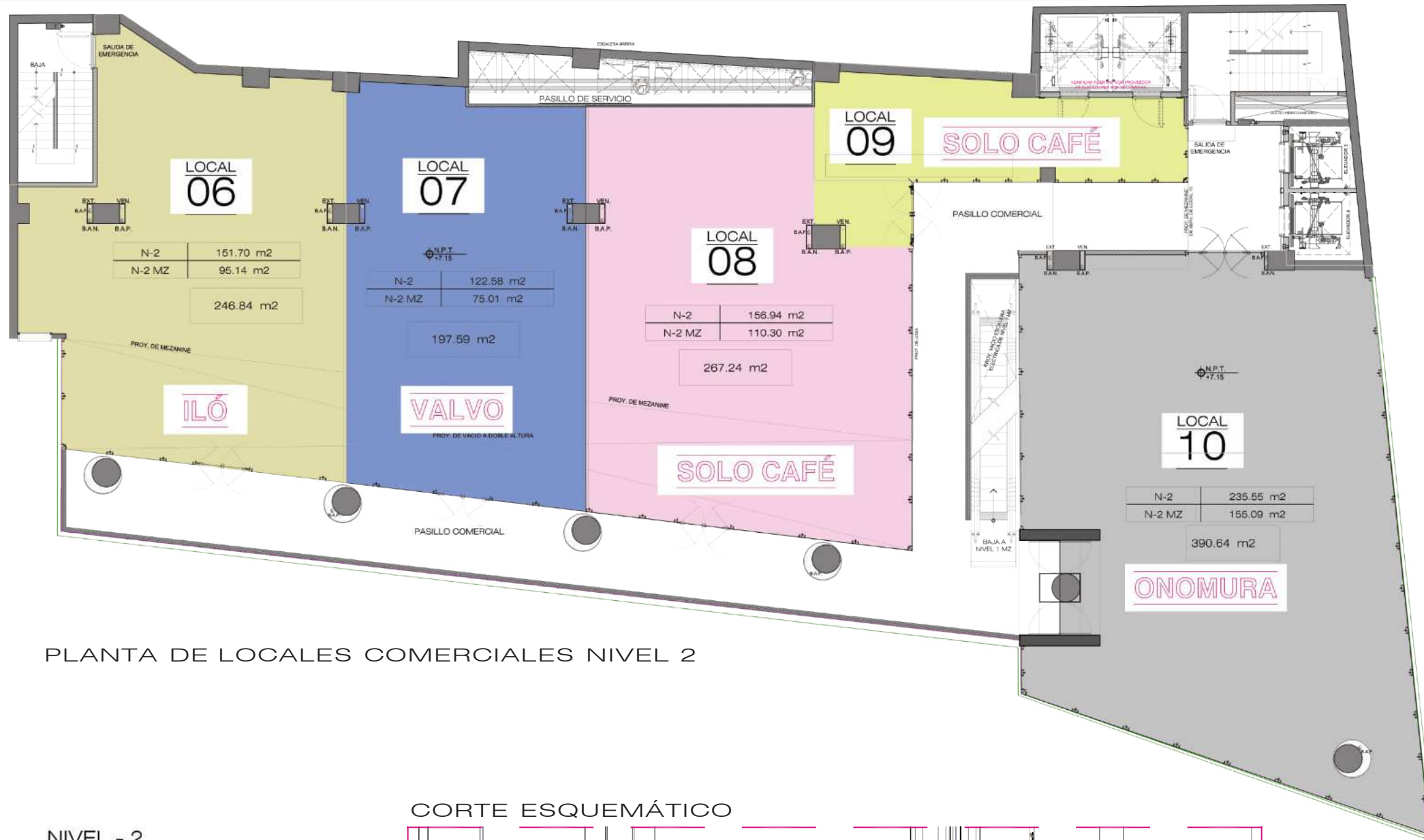


CORTE ESQUEMÁTICO

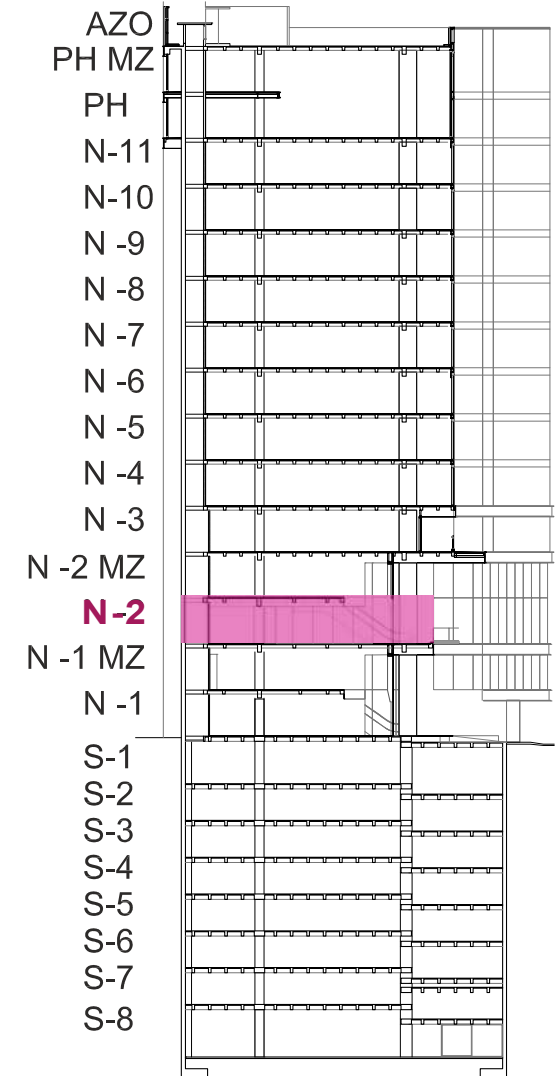


N-1 MZ

| NOM ENCLATURA | NIVELES | INTERIOR | TERRAZA | TOTALES |
|----------------------------------|---------|-----------------------|---------|-----------------------|
| LOCAL -01 | N-1 | 140.08 m ² | | 236.93 m ² |
| | N-1 MZ | 96.85 m ² | | |
| LOCAL -02 | N1 | 121.89 m ² | | 199.01 m ² |
| | N1 MZ | 77.12 m ² | | |
| LOCAL -03 | N1 | 226.90 m ² | | 226.90 m ² |
| LOCAL -03 MZ A LOCAL -03 MZ B | N1 MZ | 84.39 m ² | | 84.39 m ² |
| | N1 MZ | 54.66 m ² | | 54.66 m ² |
| LOCAL -04 | N-1 MZ | 53.67 m ² | | 53.67 m ² |
| LOCAL -05 | N-1 MZ | 238.44 m ² | | 238.44 m ² |



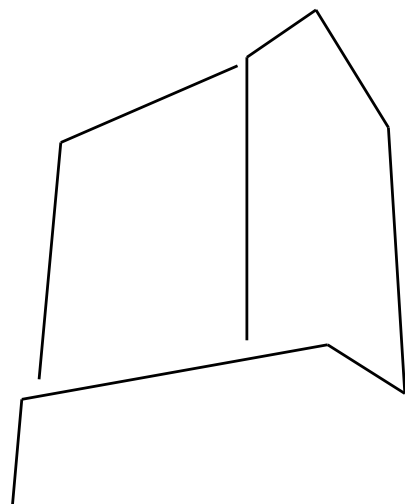
PLANTA DE LOCALES COMERCIALES NIVEL 2



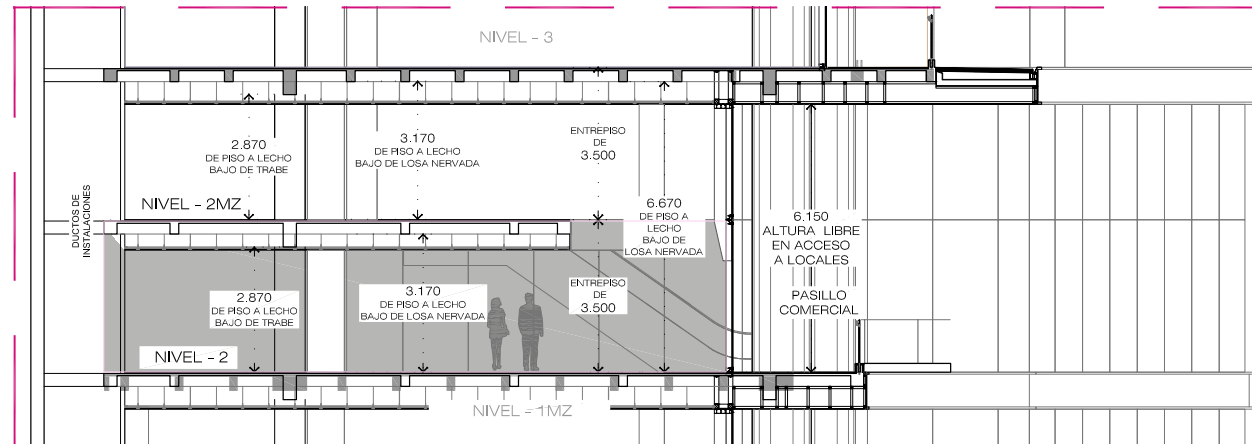
CORTE ESQUEMÁTICO G-25

N-2

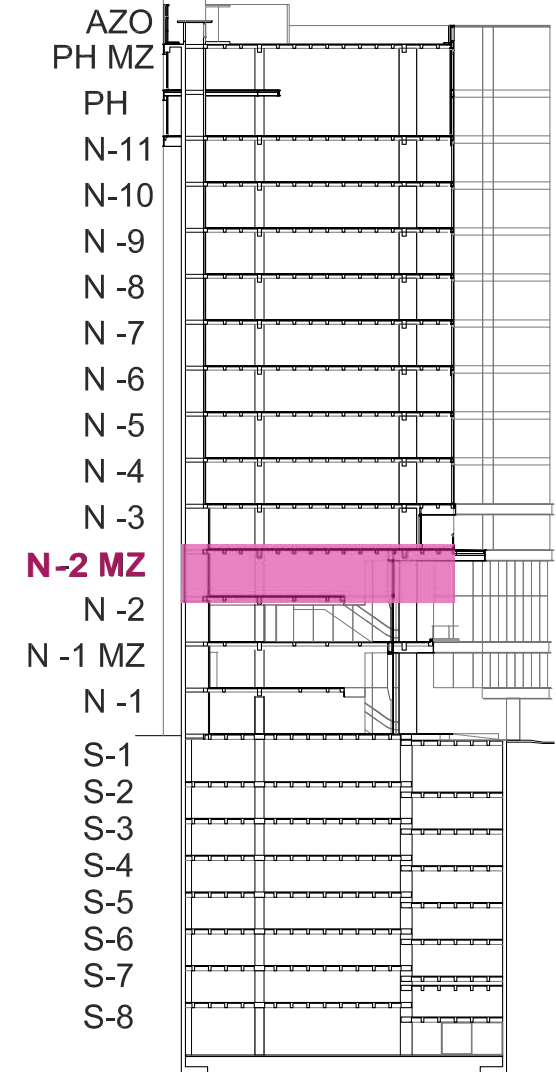
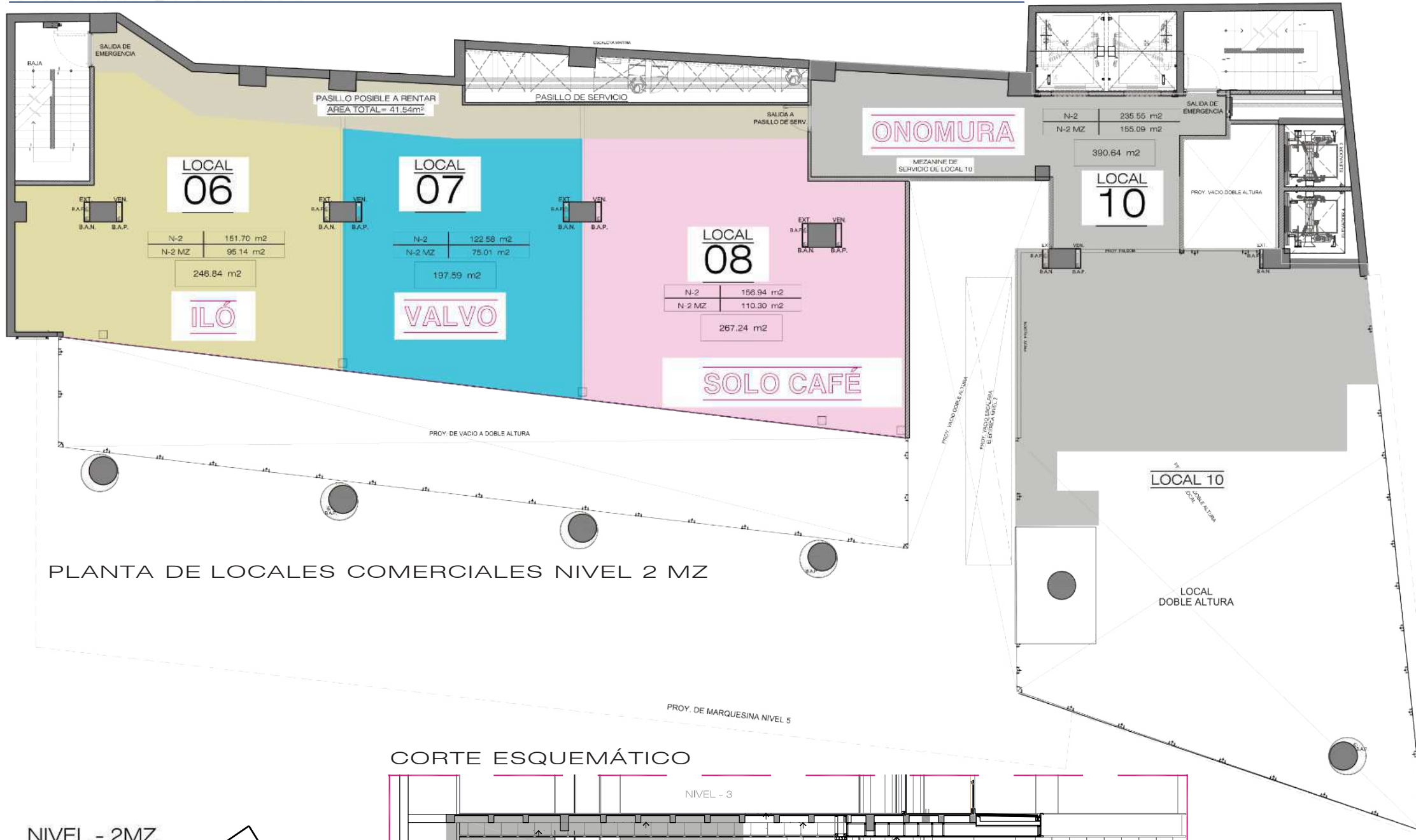
NIVEL - 2



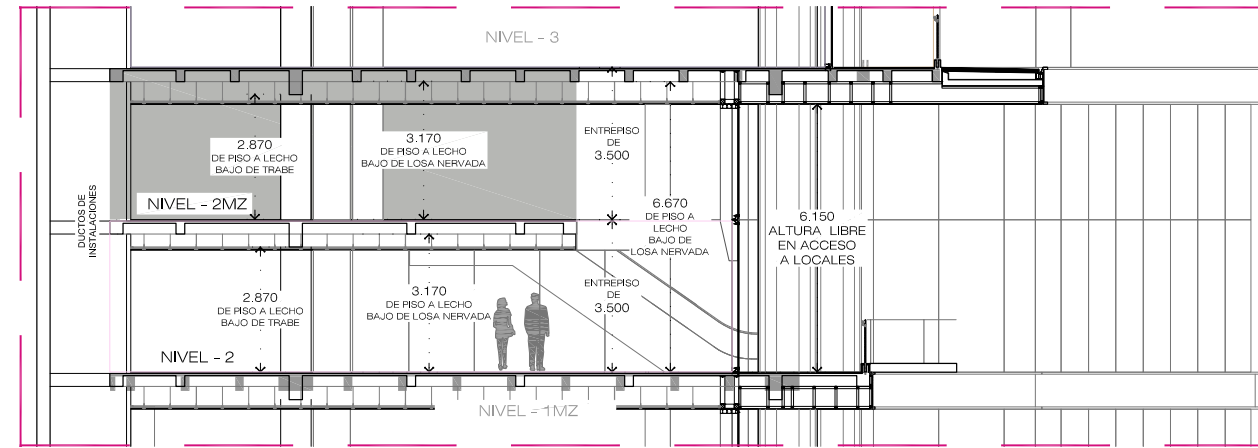
CORTE ESQUEMÁTICO



| NOM ENCLATURA | NIVELES | INTERIOR | TERRAZA | TOTALES |
|---------------|---------|-----------------------|---------|-----------------------|
| LOCAL -06 | N-2 | 151.70 m ² | | 246.84 m ² |
| | N-2 MZ | 95.14 m ² | | |
| LOCAL -07 | N-2 | 122.58 m ² | | 197.59 m ² |
| | N-2 MZ | 75.01 m ² | | |
| LOCAL -08 | N-2 | 156.94 m ² | | 267.24 m ² |
| | N-2 MZ | 110.30 m ² | | |
| LOCAL -09 | N-2 | 56.64 m ² | | 56.64 m ² |
| LOCAL -10 | N-2 | 235.55 m ² | | 390.64 m ² |
| | N-2 MZ | 155.09 m ² | | |

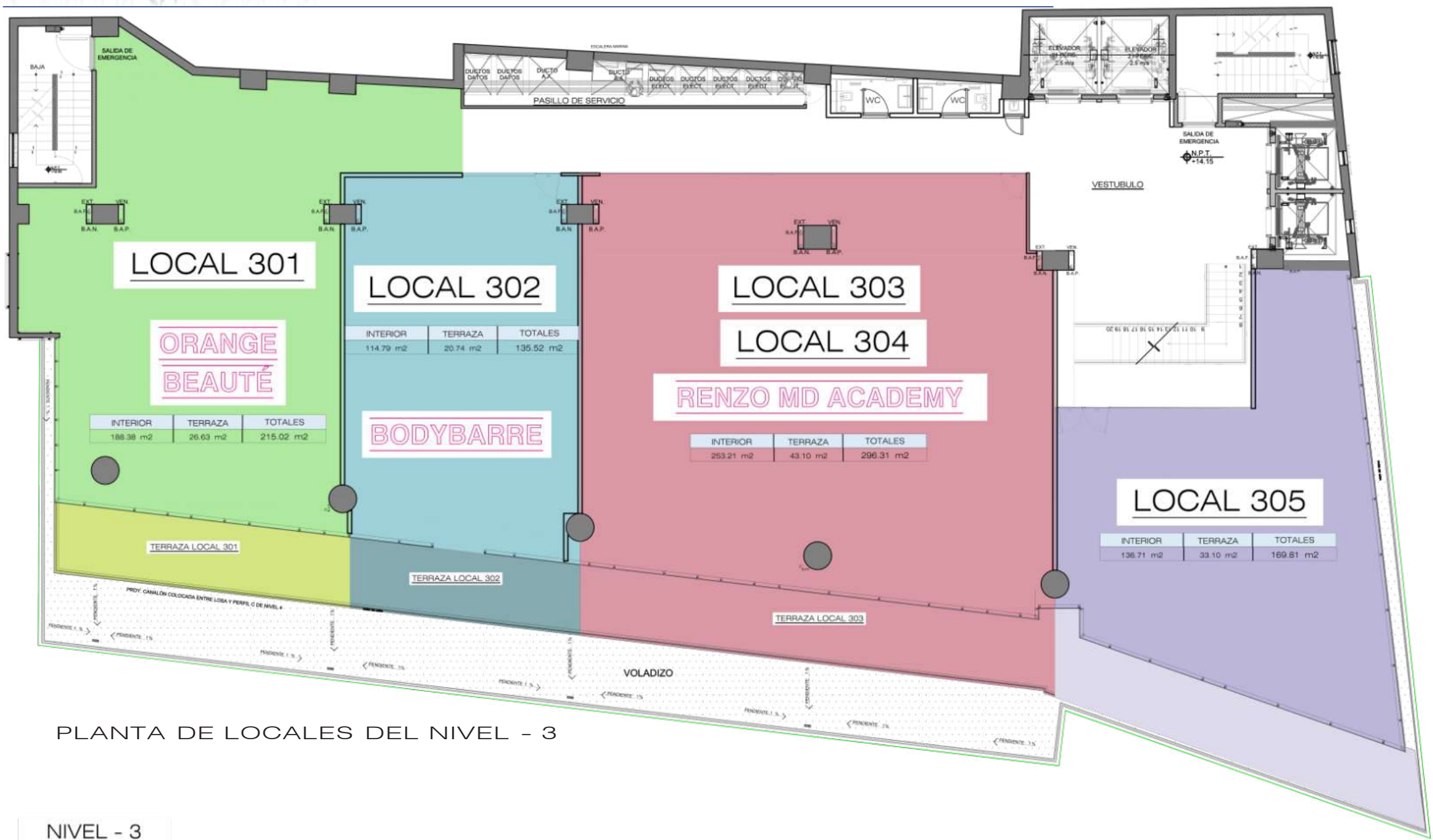


CORTE ESQUEMÁTICO



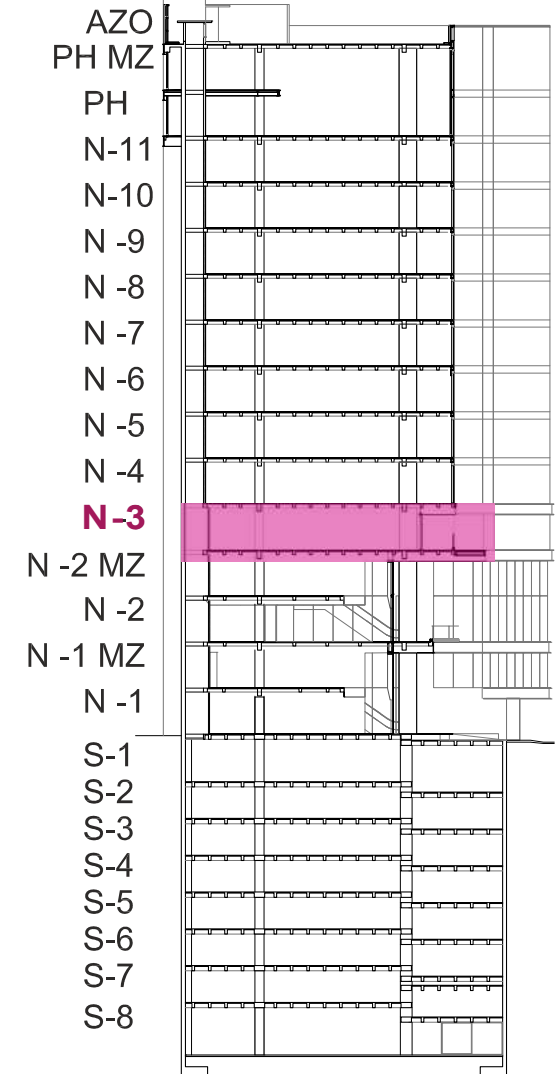
N-2 MZ

| NOMENCLATURA | NIVELES | INTERIOR | TERRAZA | TOTALES |
|--------------|---------|-----------------------|---------|-----------------------|
| LOCAL -06 | N-2 | 151.70 m ² | | 246.84 m ² |
| | N-2 MZ | 95.14 m ² | | |
| LOCAL -07 | N-2 | 122.58 m ² | | 197.59 m ² |
| | N-2 MZ | 75.01 m ² | | |
| LOCAL -08 | N-2 | 156.94 m ² | | 267.24 m ² |
| | N-2 MZ | 110.30 m ² | | |
| LOCAL -09 | N-2 | 56.64 m ² | | 56.64 m ² |
| LOCAL -10 | N-2 | 235.55 m ² | | 390.64 m ² |
| | N-2 MZ | 155.09 m ² | | |



PLANTA DE LOCALES DEL NIVEL - 3

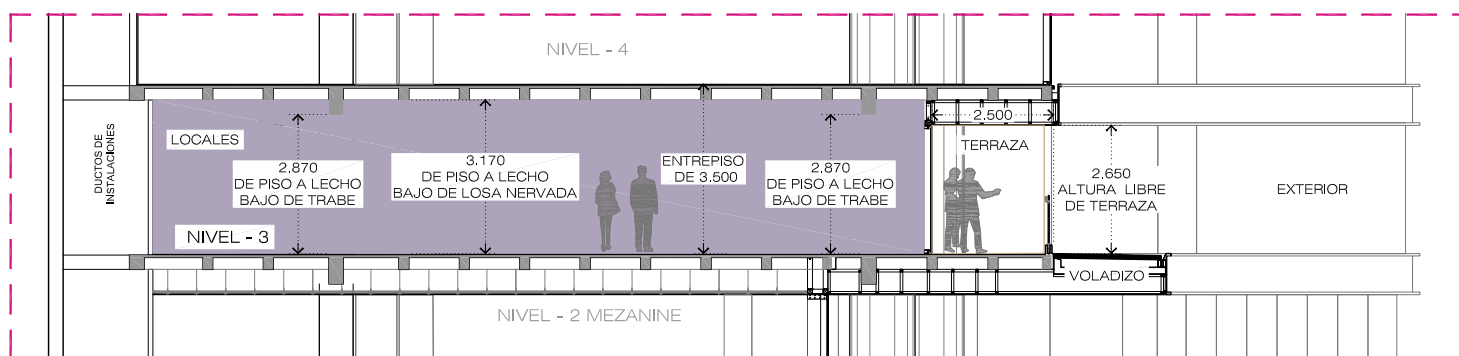
NIVEL - 3



CORTE ESQUEMÁTICO G-25

N-3

CORTE DEL NIVEL - 3

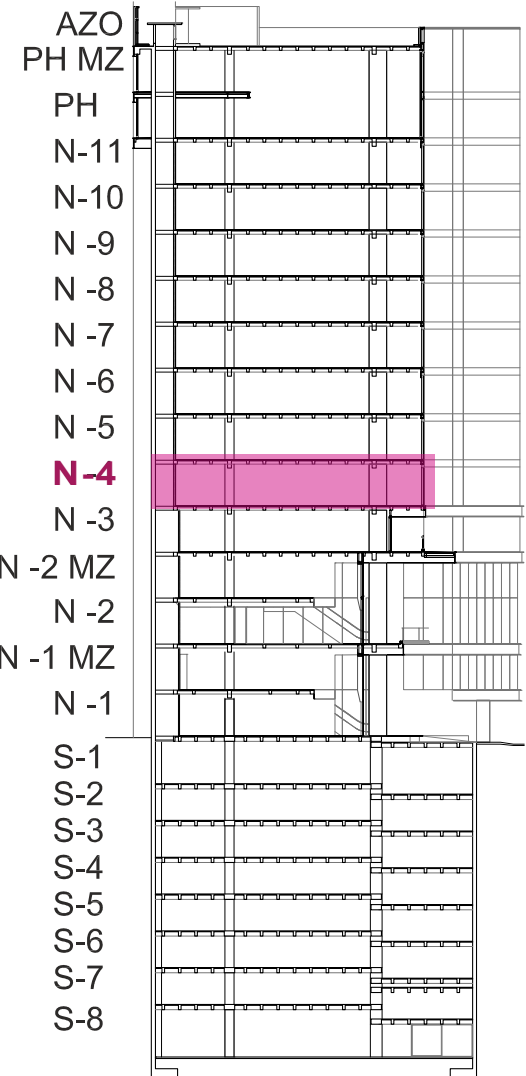


| NOM ENCLATURA | NIVELES | INTERIOR | TERRAZA | TOTALES |
|---------------------|---------|-----------------------|----------------------|-----------------------|
| LOCAL -10 | N-2 | 235.55 m ² | | 390.64 m ² |
| | N-2 MZ | 155.09 m ² | | |
| LOCAL-301 | N-3 | 188.38 m ² | 26.63 m ² | 215.02 m ² |
| LOCAL-302 | N-3 | 114.79 m ² | 20.74 m ² | 135.52 m ² |
| FUSIONADO 303 Y 304 | N-3 | 253.21 m ² | 43.10 m ² | 296.31 m ² |
| LOCAL-305 | N-3 | 136.71 m ² | 33.10 m ² | 169.81 m ² |
| LOCAL-401 | N-4 | 57.38 m ² | | 57.38 m ² |



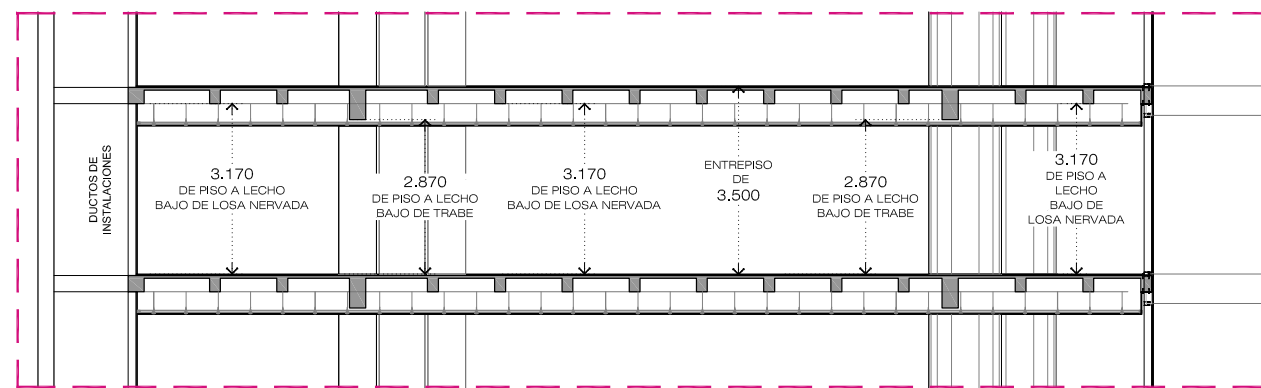
PLANTA DE OFICINAS NIVEL 4

NIVEL 4



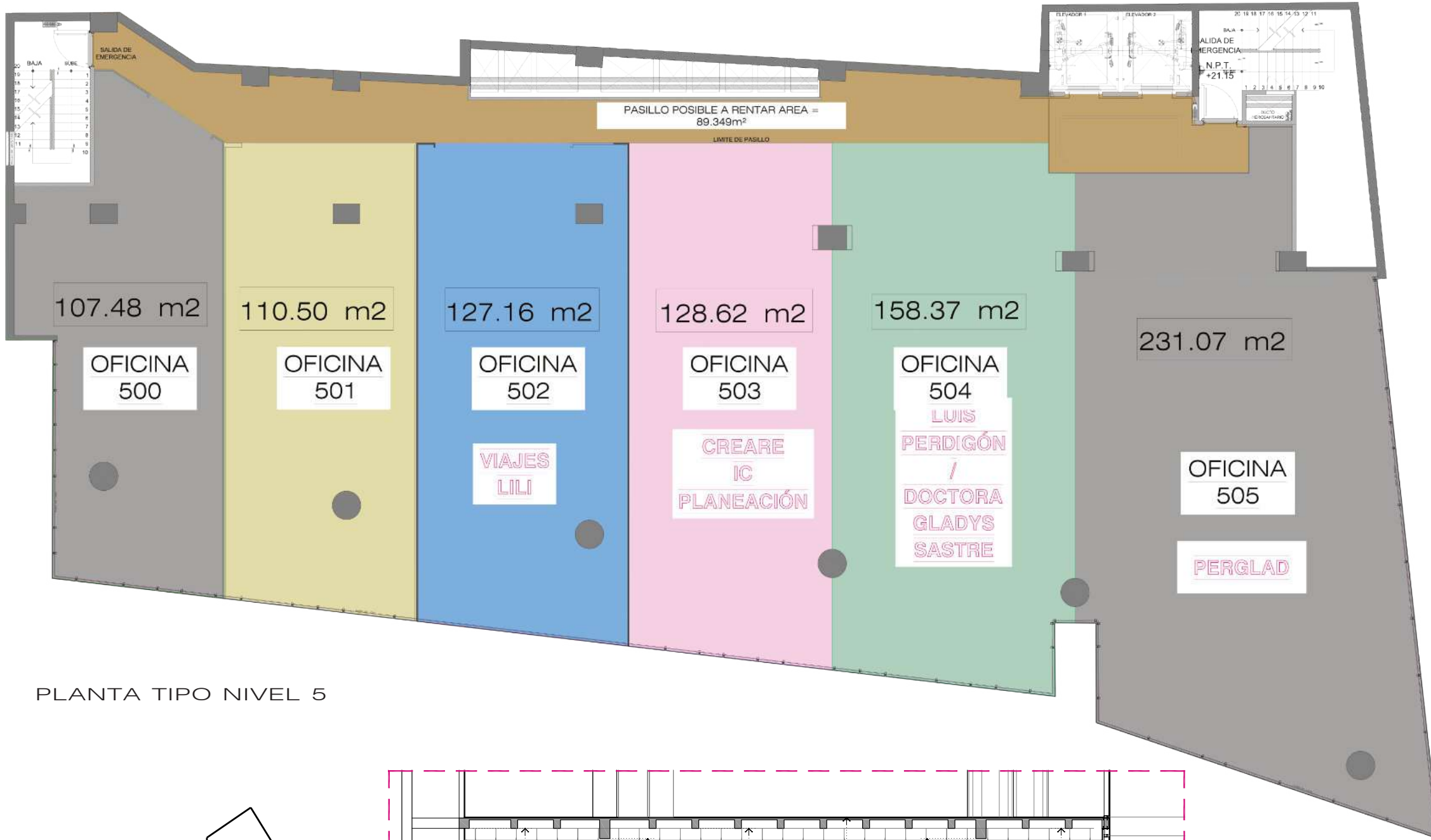
CORTE ESQUEMÁTICO G-25

N-4

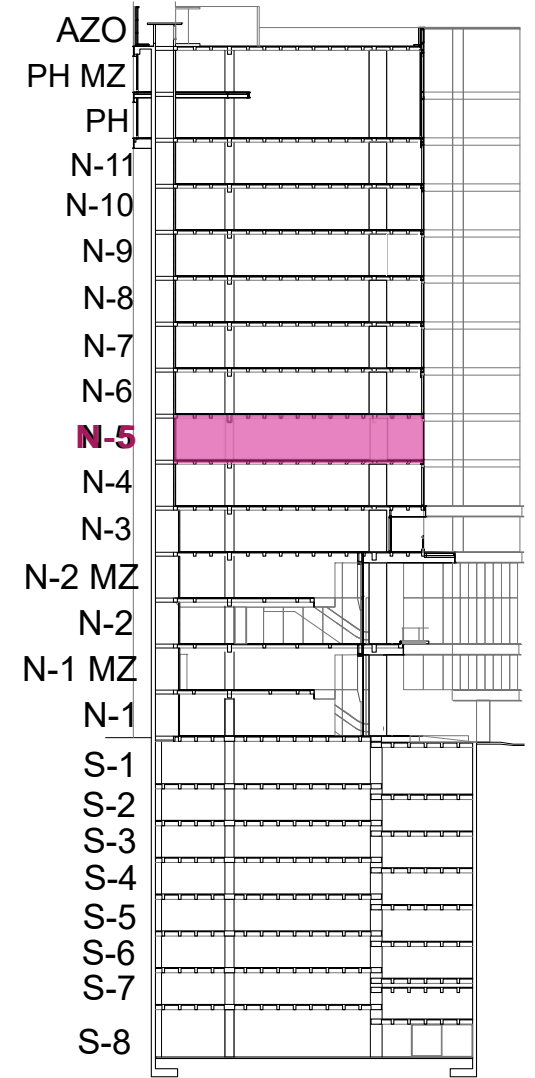


CORTE ESQUEMÁTICO EN NIVEL- 4

| NOM ENCLATURA | NIVELES | INTERIOR | TERRAZA | TOTALES |
|---------------|---------|-----------------------|---------|-----------------------|
| LOCAL-401 | N-4 | 59.01 m ² | | 59.01 m ² |
| LOCAL-402 | N-4 | 60.68 m ² | | 60.68 m ² |
| LOCAL-403 | N-4 | 42.00 m ² | | 42.00 m ² |
| LOCAL-404 | N-4 | 216.24 m ² | | 216.24 m ² |
| LOCAL-405 | N-4 | 59.34 m ² | | 59.34 m ² |
| LOCAL-406 | N-4 | 85.55 m ² | | 85.55 m ² |
| LOCAL-407 | N-4 | 56.07 m ² | | 56.07 m ² |
| LOCAL-408 | N-4 | 189.07 m ² | | 189.07 m ² |

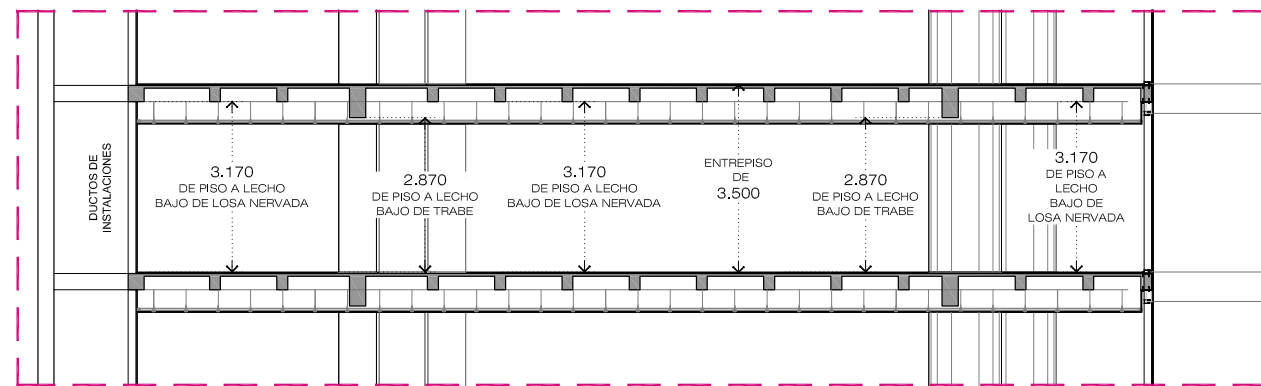


PLANTA TIPO NIVEL 5



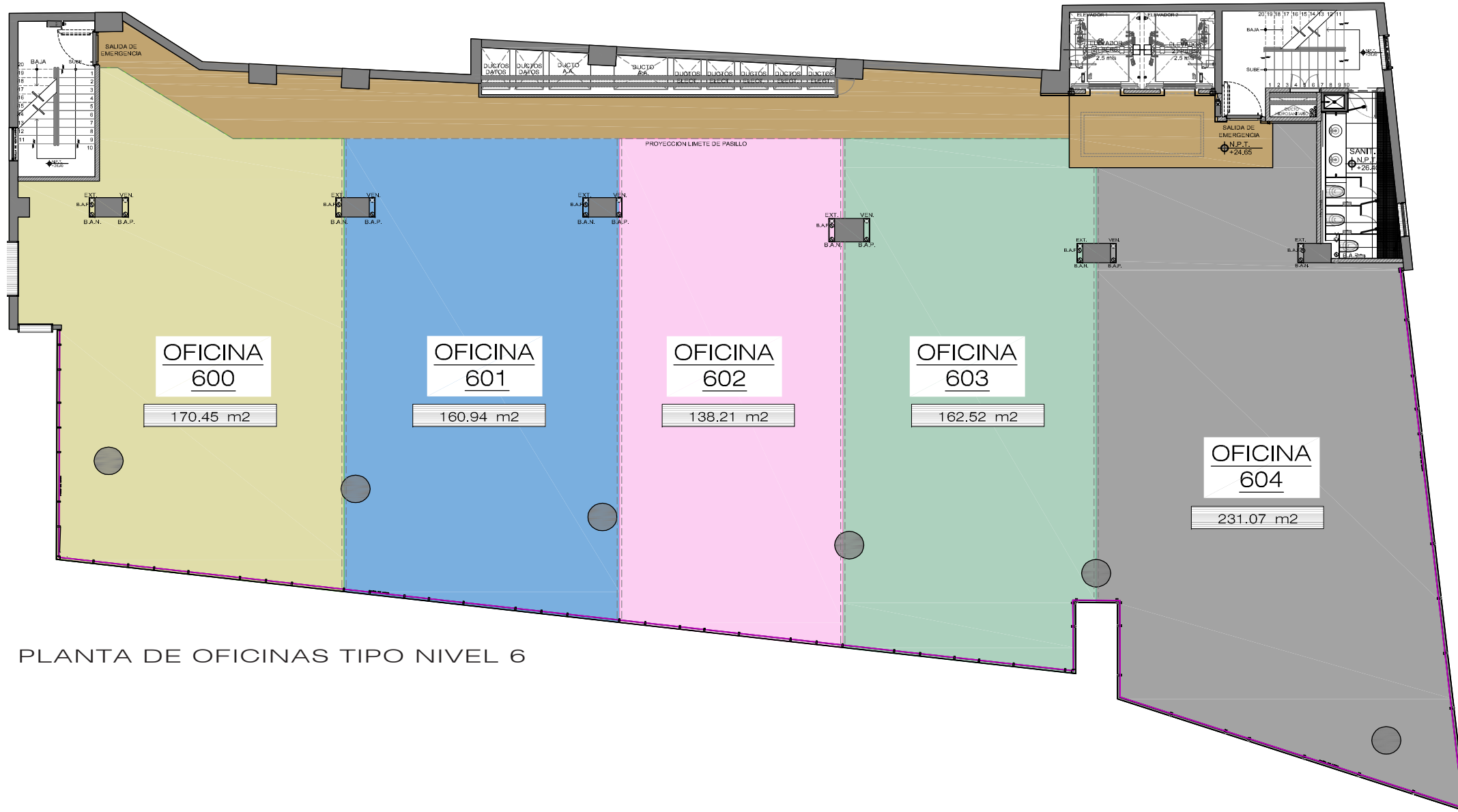
CORTE ESQUEMATICO G-25

N-5

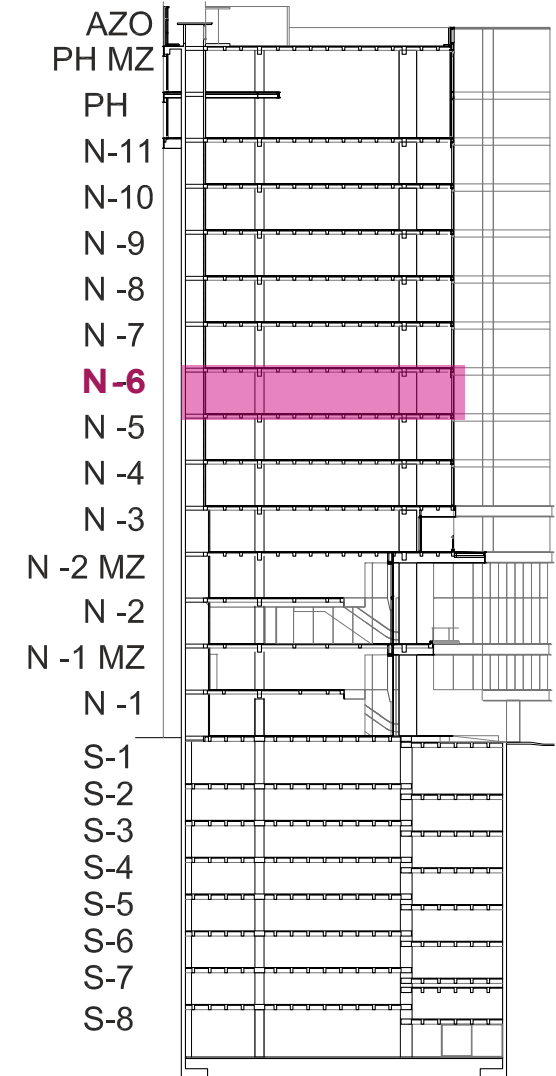


CORTE DEL NIVEL 5

| NIVEL | ESTATUS | No. DE OFICINA | M2 | RENTA x NIVEL | AREA DE PASILLO (POSIBLE A RENTAR) | AREA MAXIMA RENTABLE |
|---------|---------|----------------|-----------------------|-----------------------|------------------------------------|-----------------------|
| NIVEL 5 | | OFICINA 500 | 107.48 m ² | 863.18 m ² | 89.35 m ² | 952.53 m ² |
| | | OFICINA 501 | 110.50 m ² | | | |
| | RENTADO | OFICINA 502 | 127.16 m ² | | | |
| | RENTADO | OFICINA 503 | 128.62 m ² | | | |
| | RENTADO | OFICINA 505 | 231.06 m ² | | | |

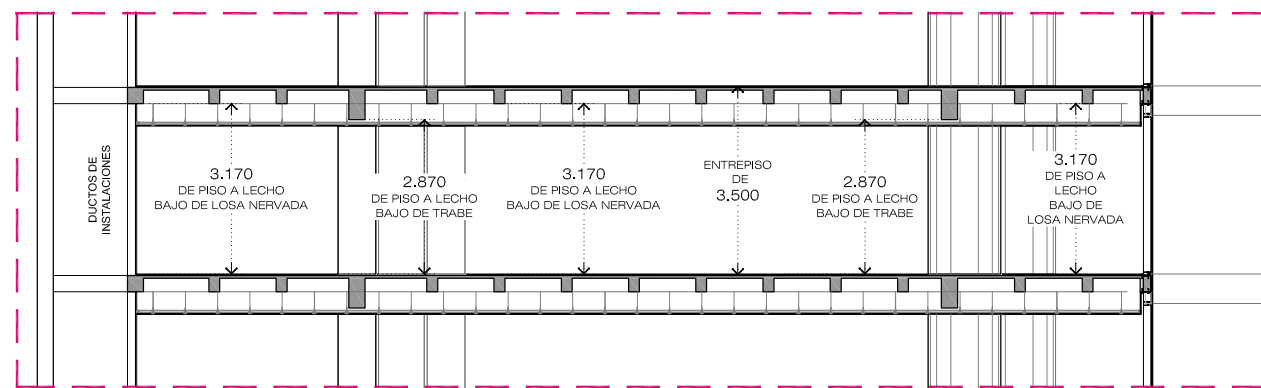


PLANTA DE OFICINAS TIPO NIVEL 6



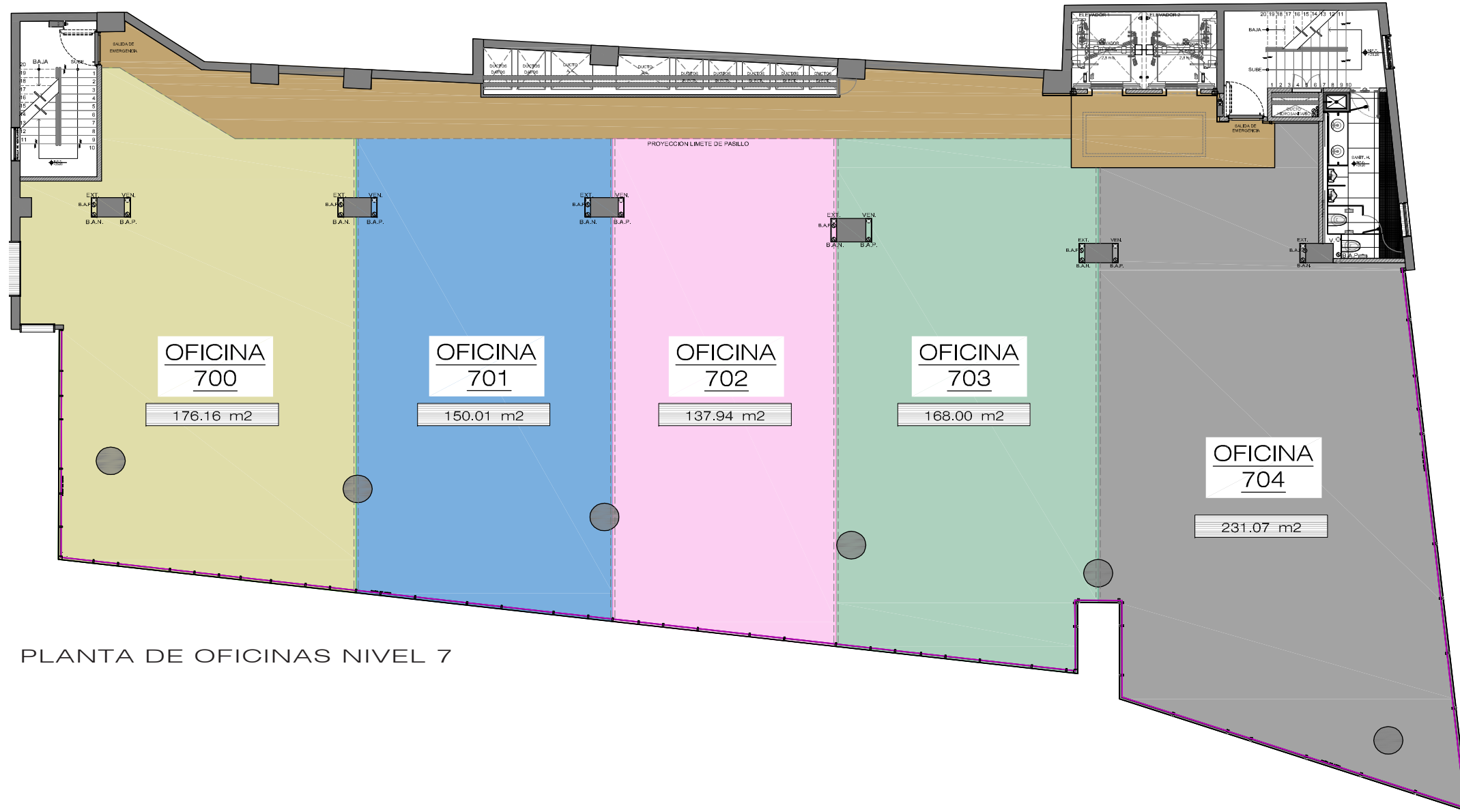
CORTE ESQUEMÁTICO G-25

N-6

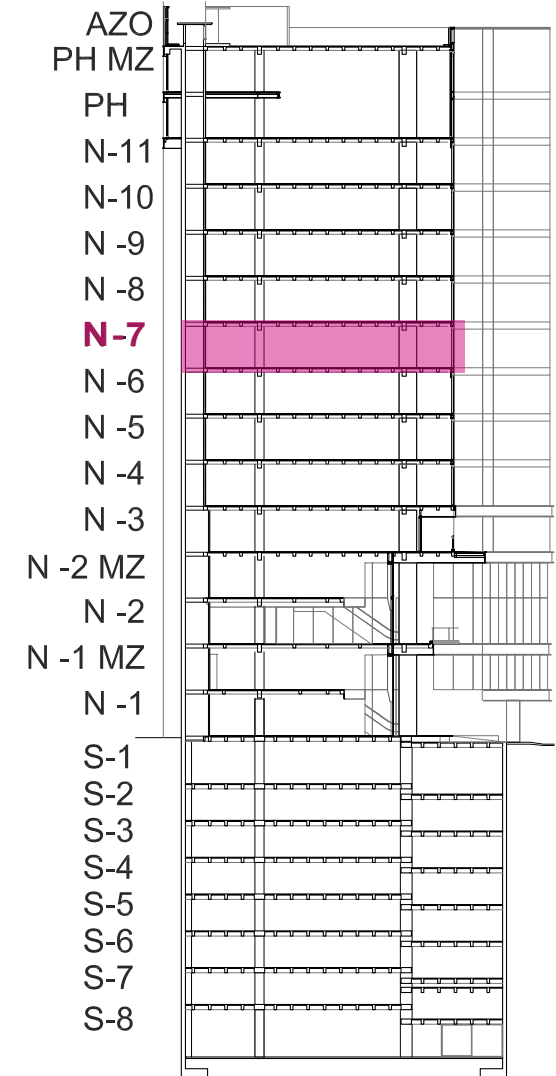


CORTE ESQUEMÁTICO EN NIVEL TIPO

| No. DE OFICINA | M2 | RENTA x NIVEL | AREA DE PASILLO (POSIBLE A RENTAR) | AREA MAXIMA RENTABLE |
|----------------|-----------|---------------|------------------------------------|----------------------|
| OFICINA 600 | 170.45 m2 | 863.19 m2 | 89.35 m2 | 952.54 m2 |
| OFICINA 601 | 160.94 m2 | | | |
| OFICINA 602 | 138.21 m2 | | | |
| OFICINA 603 | 162.52 m2 | | | |
| OFICINA 604 | 231.07 m2 | | | |

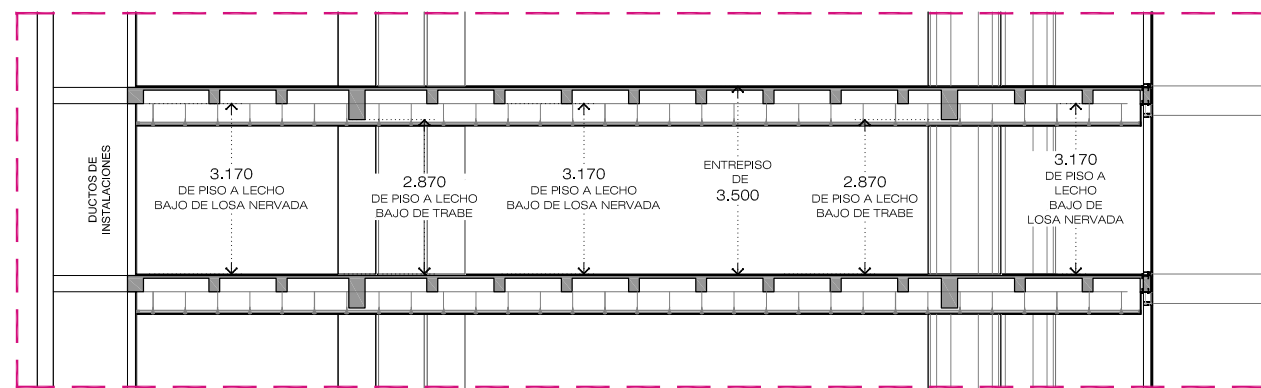


PLANTA DE OFICINAS NIVEL 7



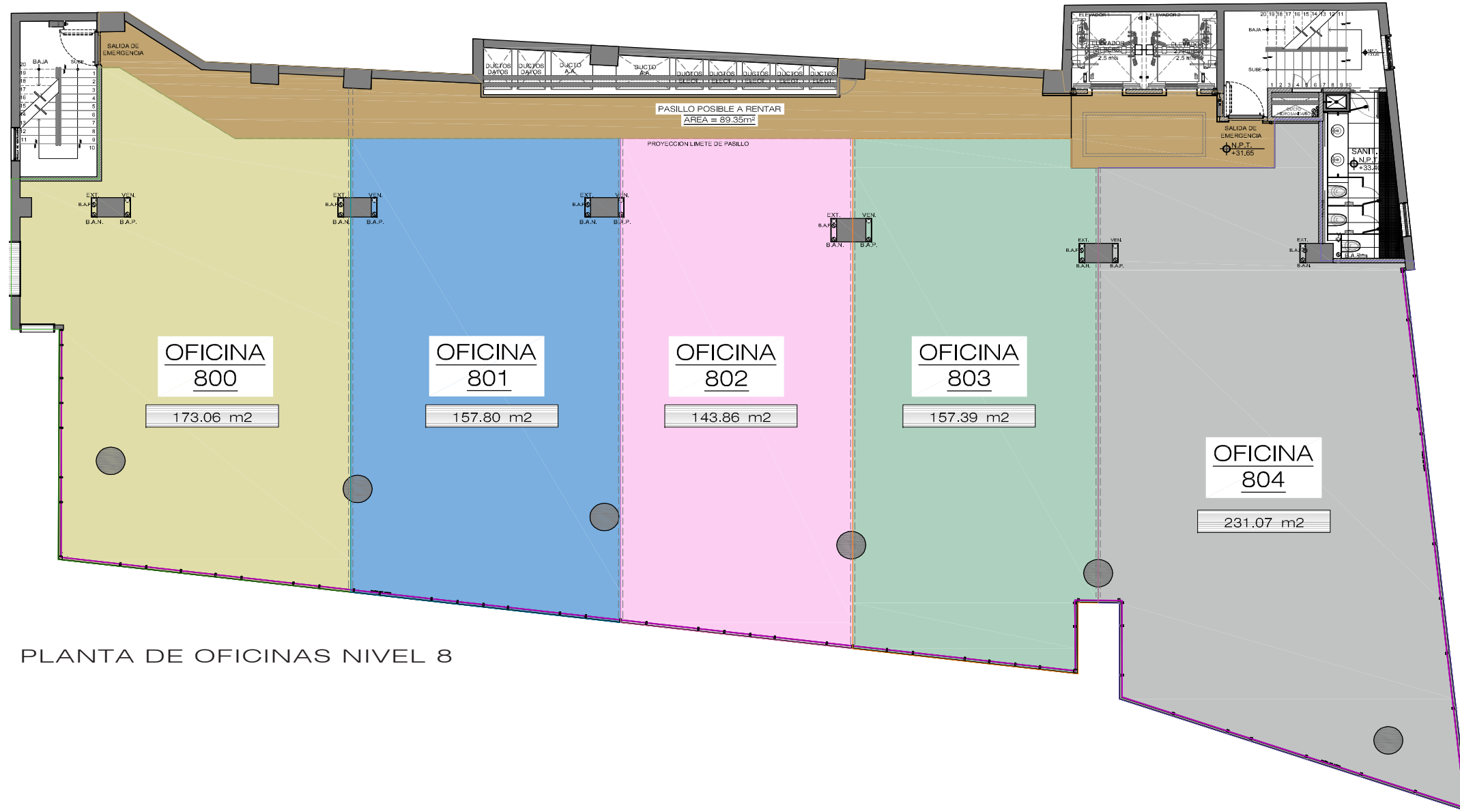
CORTE ESQUEMÁTICO G-25

N-7

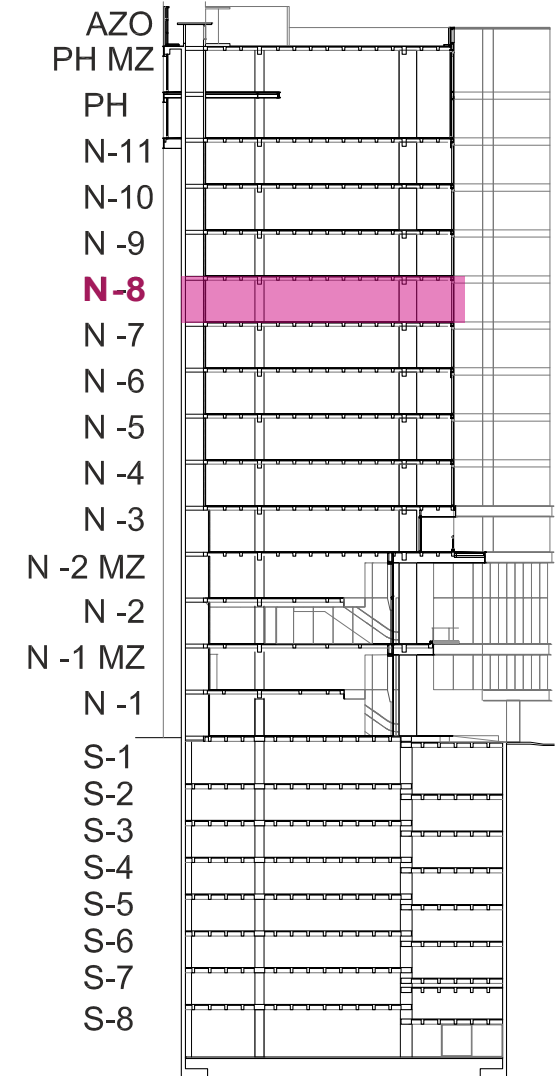


CORTE ESQUEMÁTICO EN NIVEL TIPO

| No. DE OFICINA | M2 | RENTA x NIVEL | AREA DE PASILLO (POSIBLE A RENTAR) | AREA MAXIMA RENTABLE |
|----------------|-----------|---------------|------------------------------------|----------------------|
| OFICINA 700 | 176.16 m2 | 863.19 m2 | 89.35 m2 | 952.53 m2 |
| OFICINA 701 | 150.01 m2 | | | |
| OFICINA 702 | 137.94 m2 | | | |
| OFICINA 703 | 168.00 m2 | | | |
| OFICINA 704 | 231.07 m2 | | | |

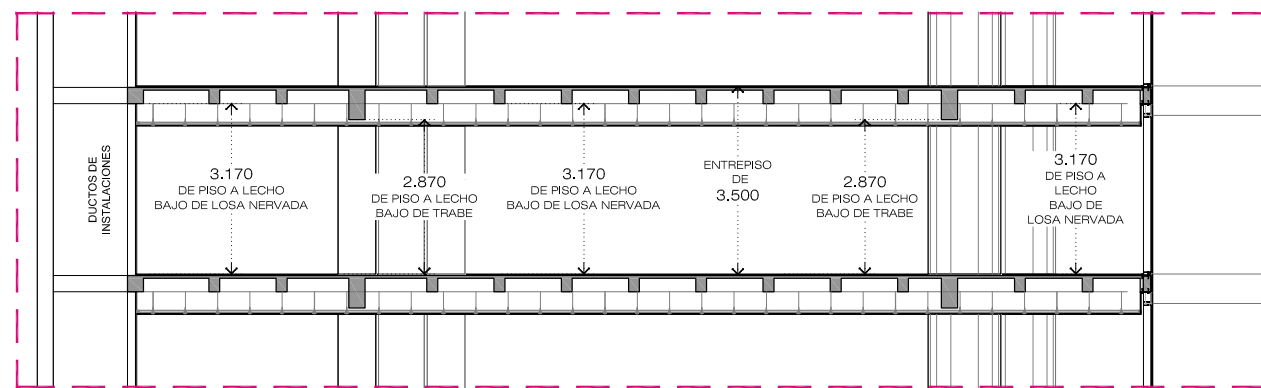


PLANTA DE OFICINAS NIVEL 8



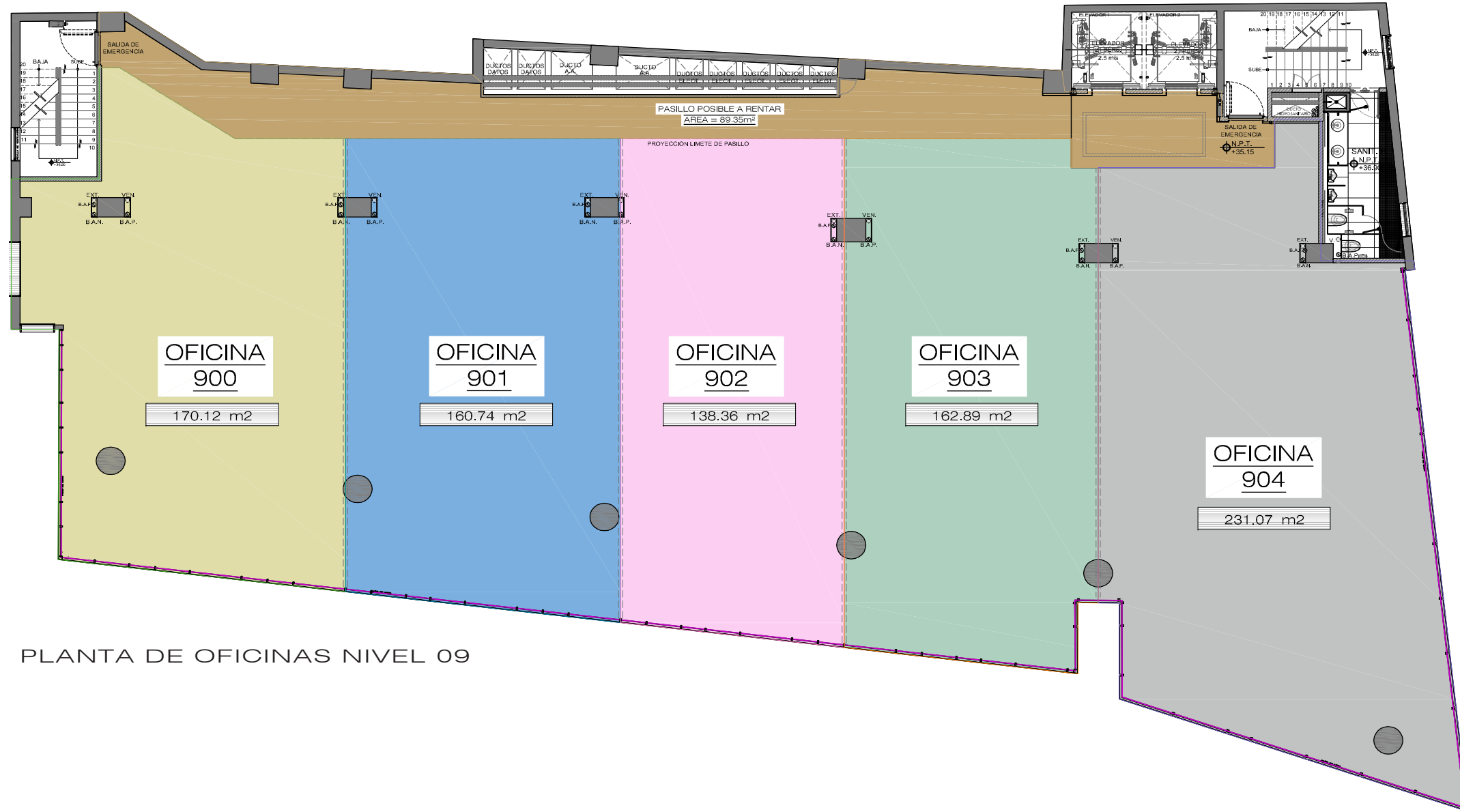
CORTE ESQUEMÁTICO G-25

N-8

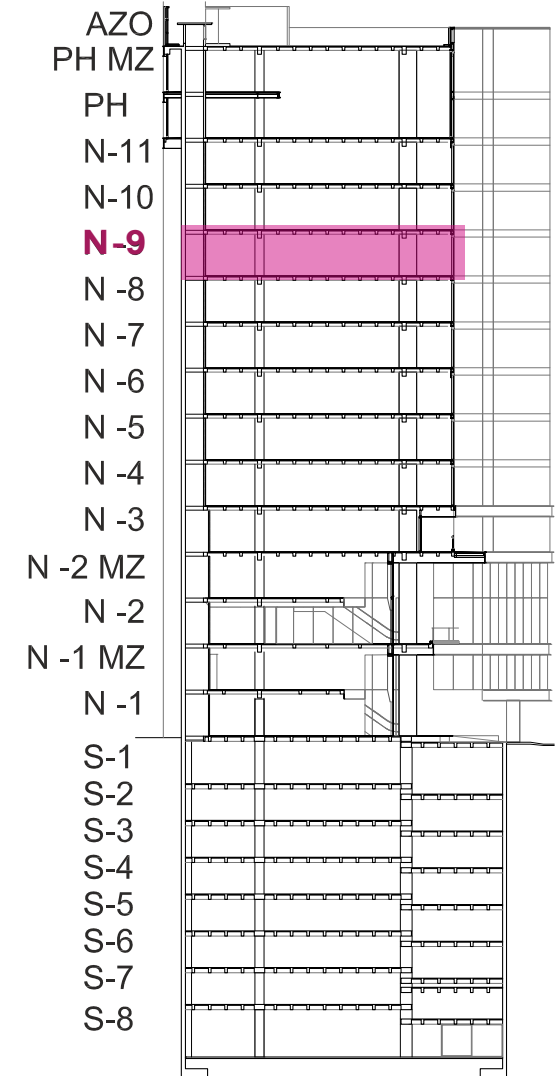


CORTE ESQUEMÁTICO EN NIVEL TIPO

| No. DE OFICINA | M2 | RENTA x NIVEL | AREA DE PASILLO (POSIBLE A RENTAR) | AREA MAXIMA RENTABLE |
|----------------|-----------|---------------|------------------------------------|----------------------|
| OFICINA 800 | 173.06 m2 | 863.19 m2 | 89.35 m2 | 952.54 m2 |
| OFICINA 801 | 157.80 m2 | | | |
| OFICINA 802 | 143.86 m2 | | | |
| OFICINA 803 | 157.39 m2 | | | |
| OFICINA 804 | 231.07 m2 | | | |

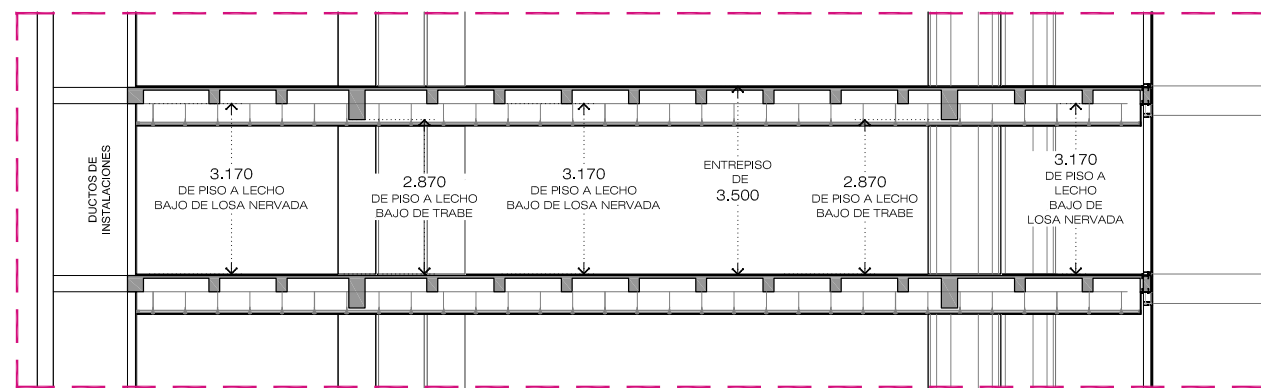


PLANTA DE OFICINAS NIVEL 09



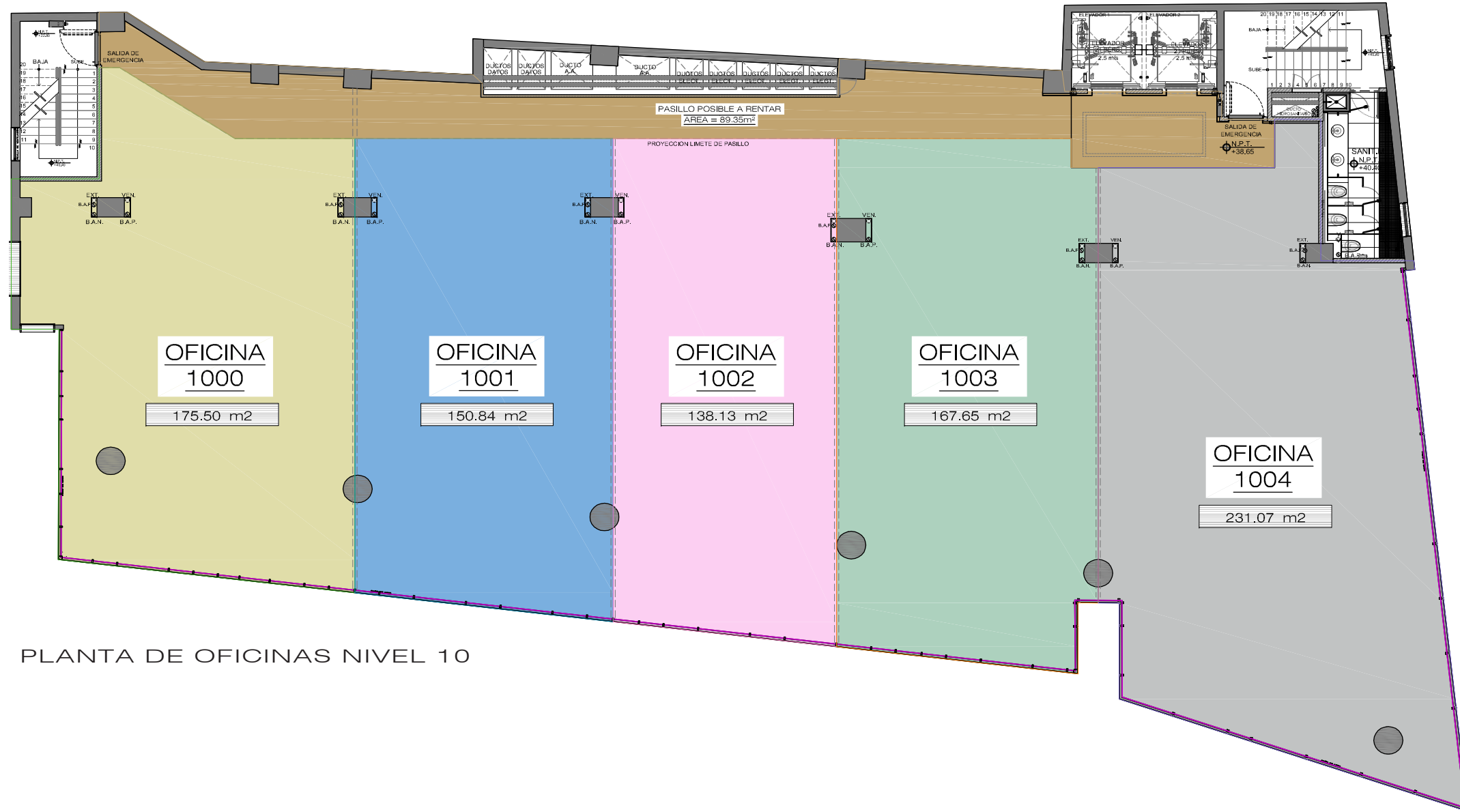
CORTE ESQUEMÁTICO G-25

N-9

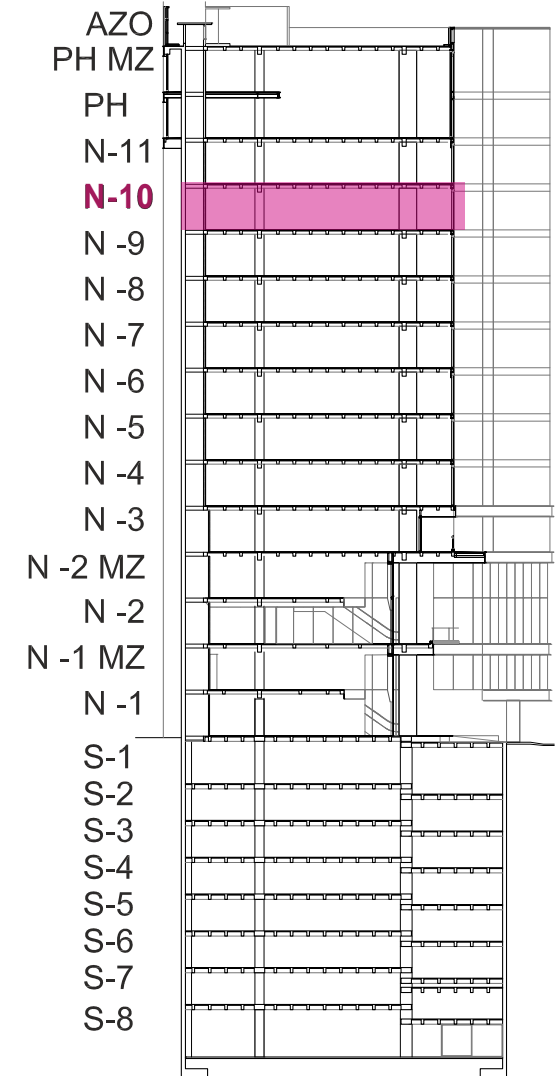


CORTE ESQUEMÁTICO EN NIVEL TIPO

| No. DE OFICINA | M2 | RENTA x NIVEL | AREA DE PASILLO (POSIBLE A RENTAR) | AREA MAXIMA RENTABLE |
|----------------|-----------------------|-----------------------|------------------------------------|-----------------------|
| OFICINA 900 | 170.12 m ² | 863.19 m ² | 89.35 m ² | 952.53 m ² |
| OFICINA 901 | 160.74 m ² | | | |
| OFICINA 902 | 138.36 m ² | | | |
| OFICINA 903 | 162.89 m ² | | | |
| OFICINA 904 | 231.07 m ² | | | |

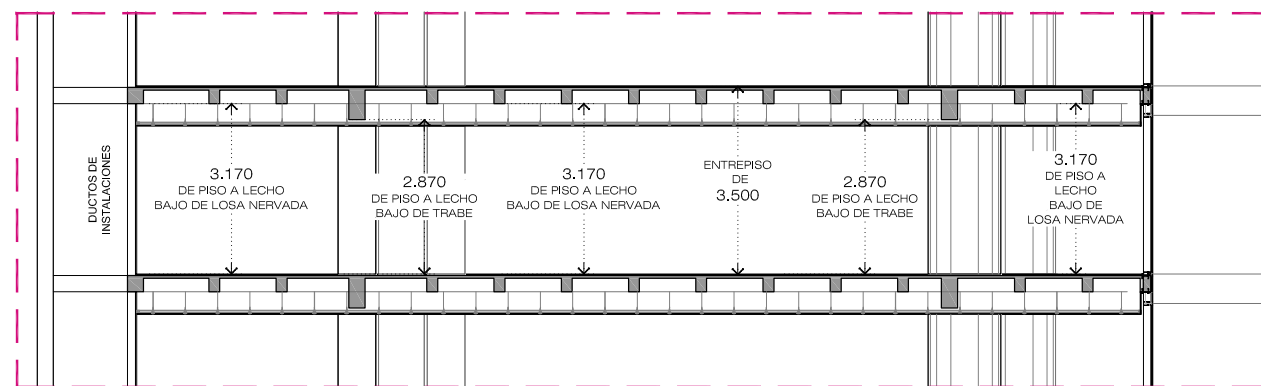


PLANTA DE OFICINAS NIVEL 10



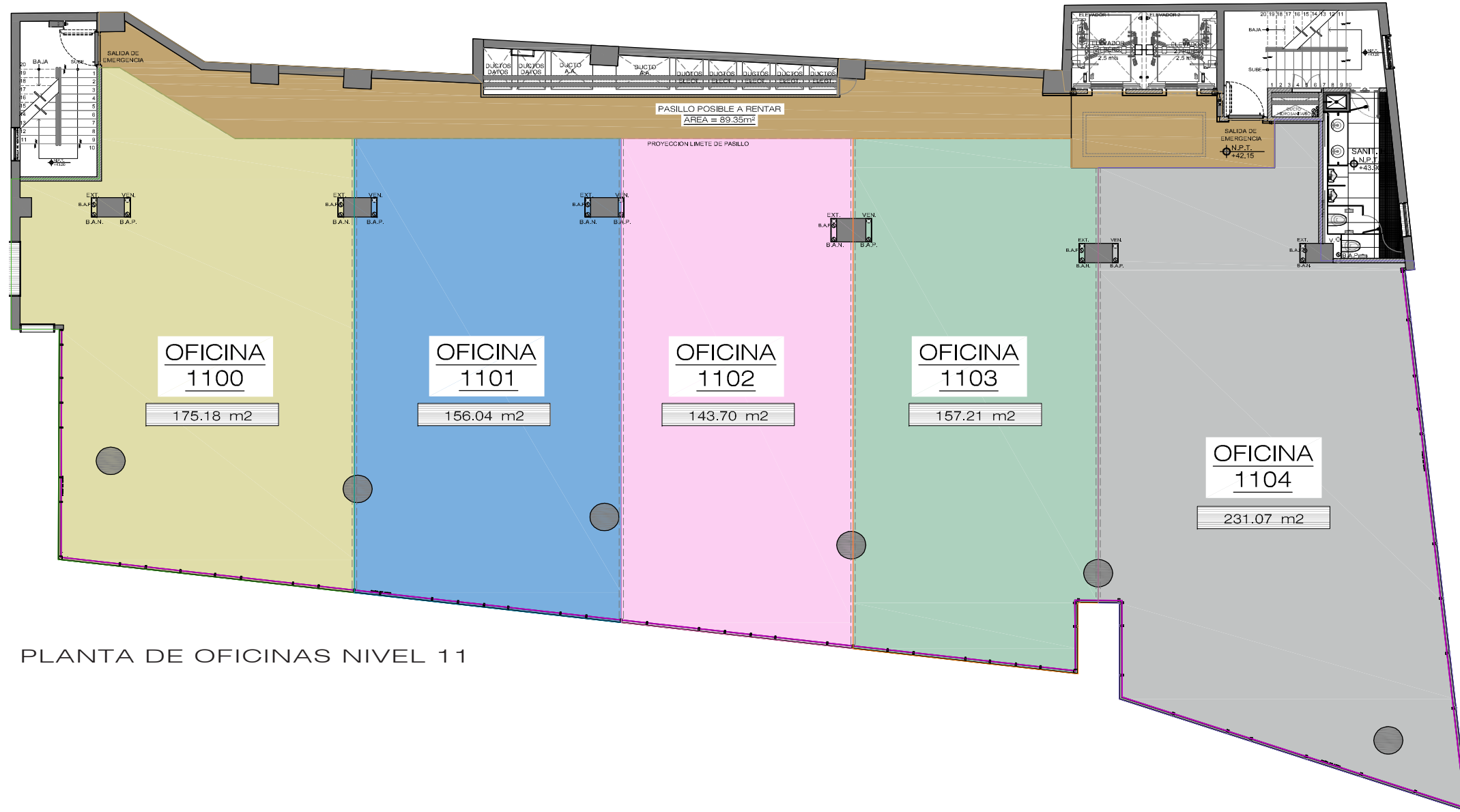
CORTE ESQUEMÁTICO G-25

N-10

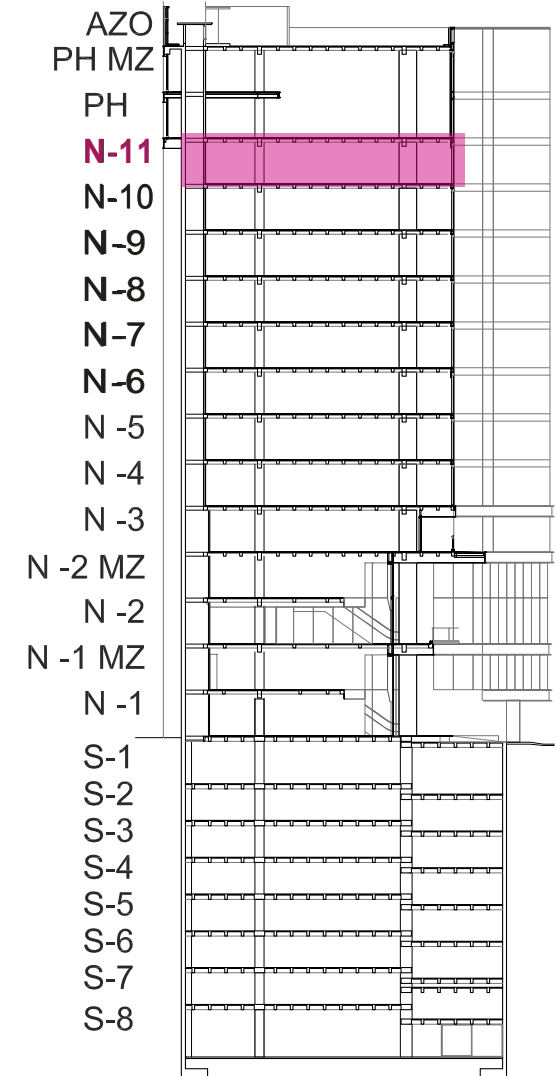


CORTE ESQUEMÁTICO EN NIVEL TIPO

| No. DE OFICINA | M2 | RENTA x NIVEL | AREA DE PASILLO (POSIBLE A RENTAR) | AREA MAXIMA RENTABLE |
|----------------|-----------|---------------|------------------------------------|----------------------|
| OFICINA 1000 | 175.50 m2 | 863.19 m2 | 89.35 m2 | 952.54 m2 |
| OFICINA 1001 | 150.84 m2 | | | |
| OFICINA 1002 | 138.13 m2 | | | |
| OFICINA 1003 | 167.65 m2 | | | |
| OFICINA 1004 | 231.07 m2 | | | |

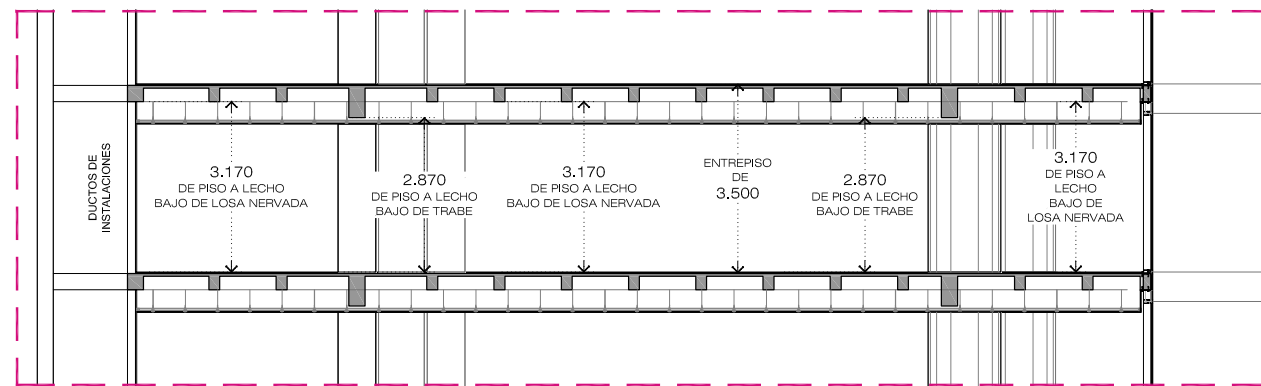


PLANTA DE OFICINAS NIVEL 11



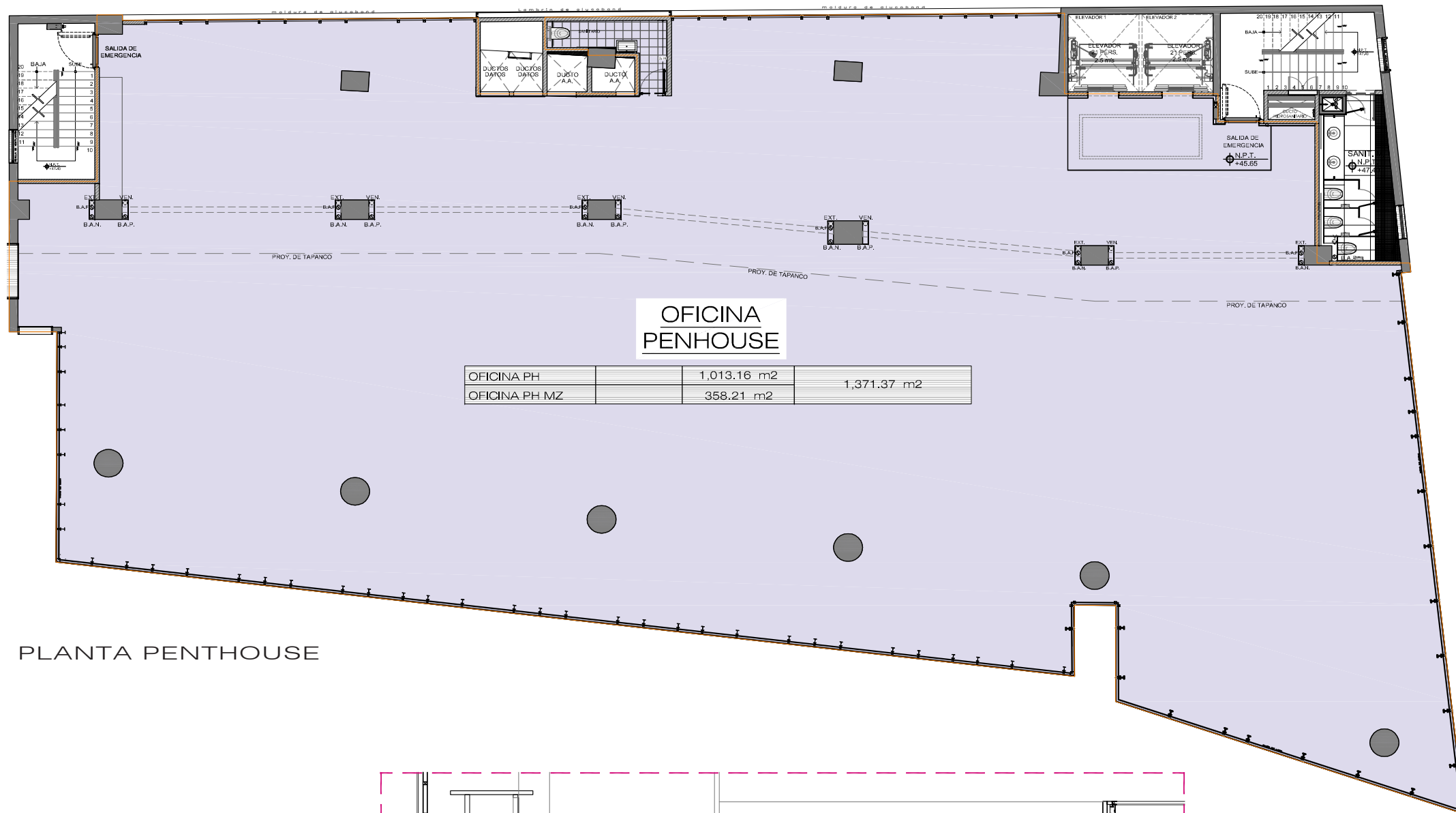
CORTE ESQUEMÁTICO G-25

N-11

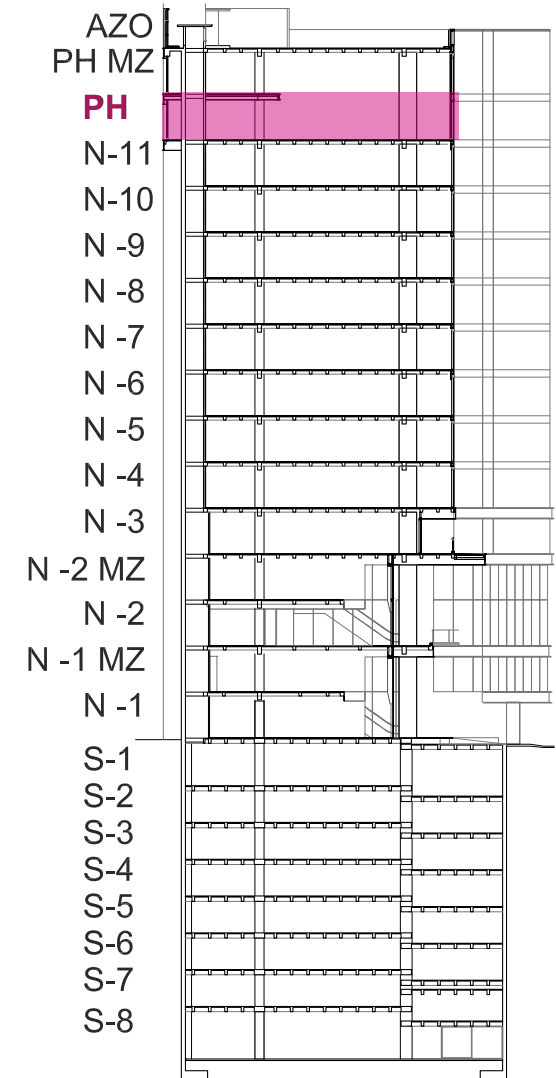


CORTE ESQUEMÁTICO EN NIVEL TIPO

| No. DE OFICINA | M2 | RENTA x NIVEL | AREA DE PASILLO (POSIBLE A RENTAR) | AREA MAXIMA RENTABLE |
|----------------|-----------|---------------|------------------------------------|----------------------|
| OFICINA 1100 | 175.18 m2 | 863.19 m2 | 89.35 m2 | 952.54 m2 |
| OFICINA 1101 | 156.04 m2 | | | |
| OFICINA 1102 | 143.70 m2 | | | |
| OFICINA 1103 | 157.21 m2 | | | |
| OFICINA 1104 | 231.07 m2 | | | |

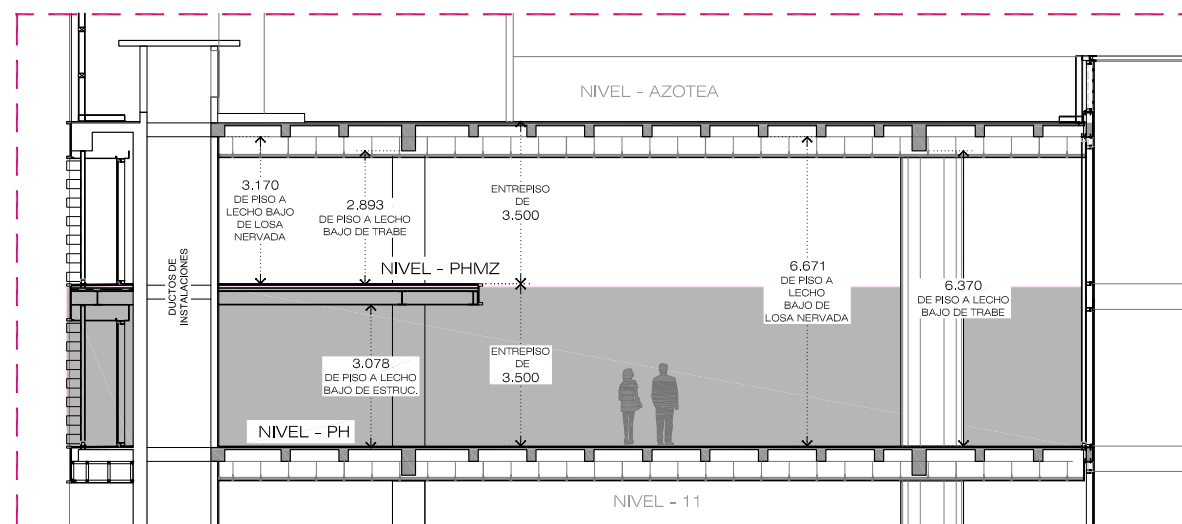


PLANTA PENTHOUSE



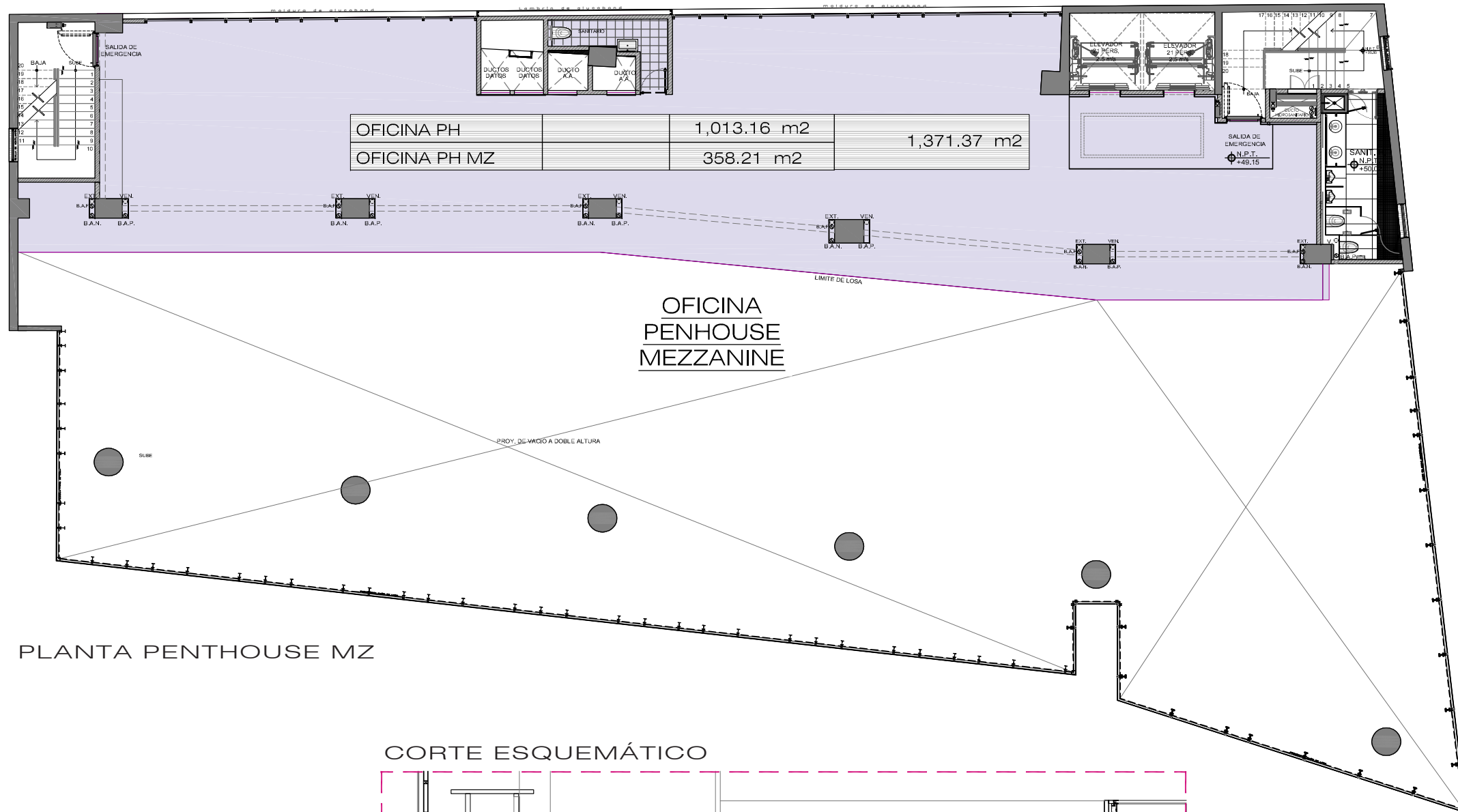
CORTE ESQUEMÁTICO G-25

PH

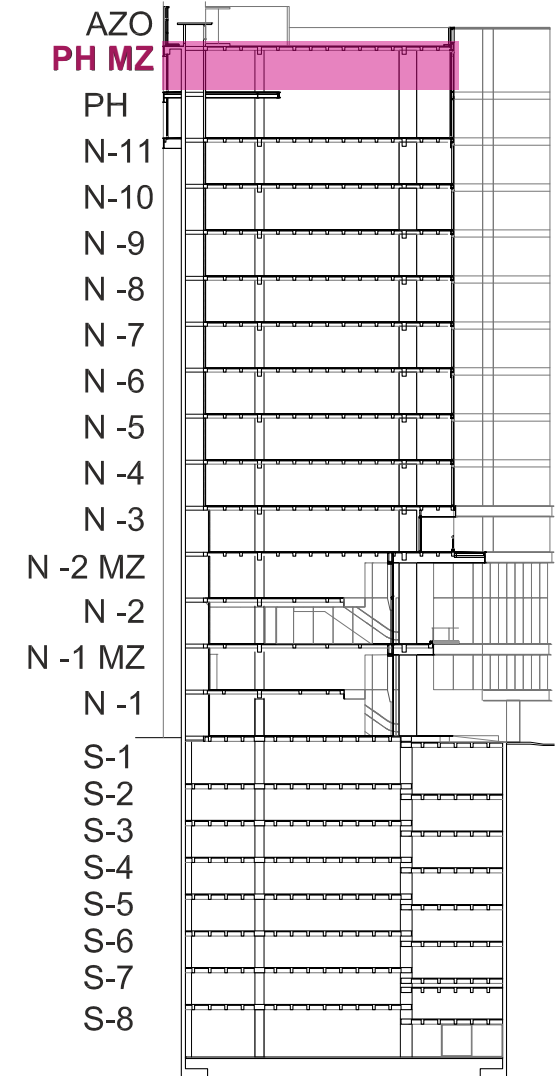


CORTE ESQUEMÁTICO

| No. DE OFICINA | M2 | RENTA x NIVEL | AREA DE PASILLO (POSIBLE A RENTAR) | AREA MAXIMA RENTABLE |
|----------------|-------------|---------------|------------------------------------|----------------------|
| OFICINA PH | 1,013.16 m2 | 1,013.16 m2 | | 1,371.37 m2 |
| OFICINA PH MZ | 358.21 m2 | 358.21 m2 | | |



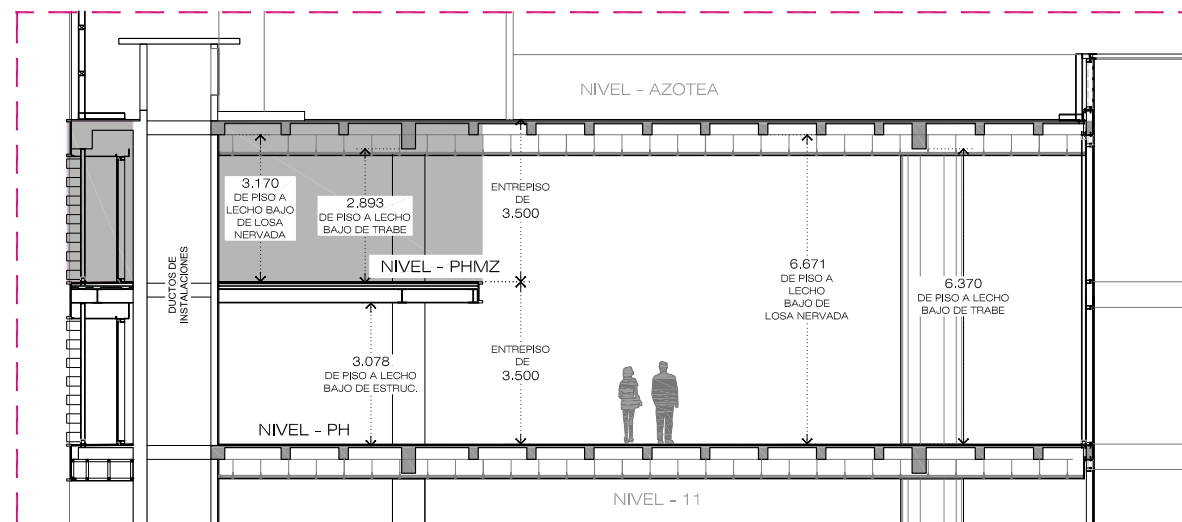
PLANTA PENTHOUSE MZ



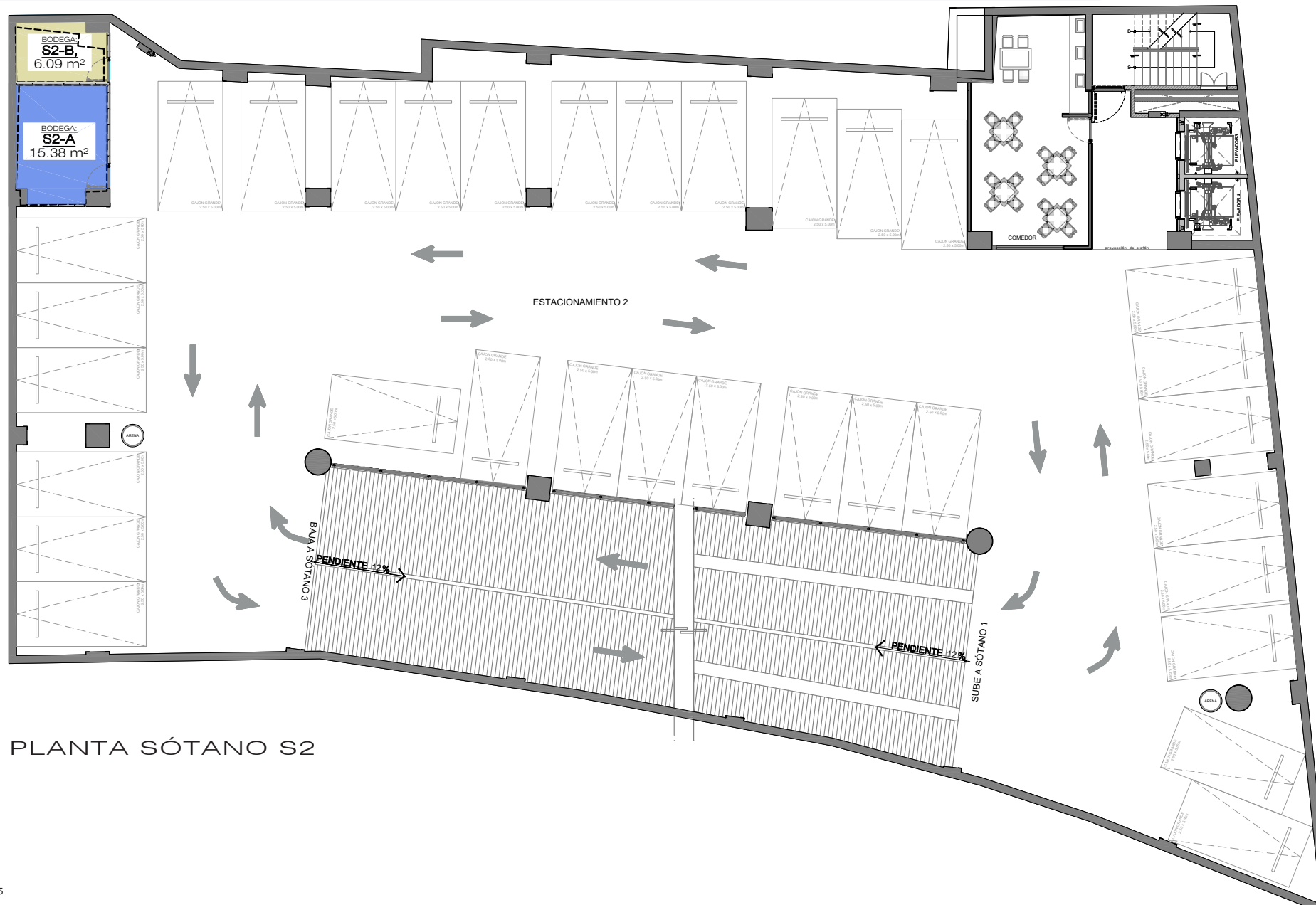
CORTE ESQUEMÁTICO G-25

PH-MZ

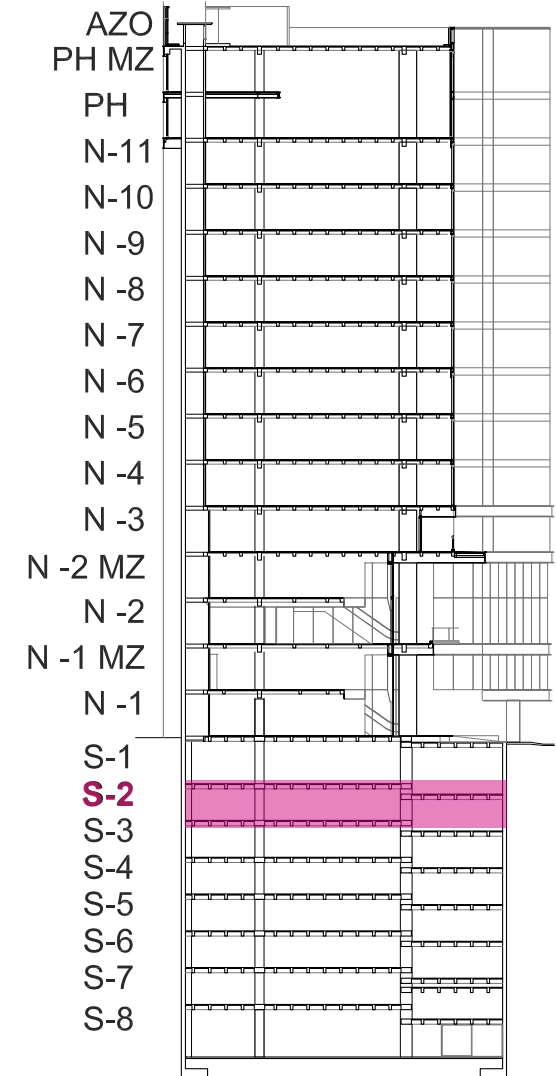
CORTE ESQUEMÁTICO



| No. DE OFICINA | M2 | RENTA x NIVEL | AREA DE PASILLO (POSIBLE A RENTAR) | AREA MAXIMA RENTABLE |
|----------------|-------------|---------------|------------------------------------|----------------------|
| OFICINA PH | 1,013.16 m2 | 1,013.16 m2 | | 1,371.37 m2 |
| OFICINA PH MZ | 358.21 m2 | 358.21 m2 | | |



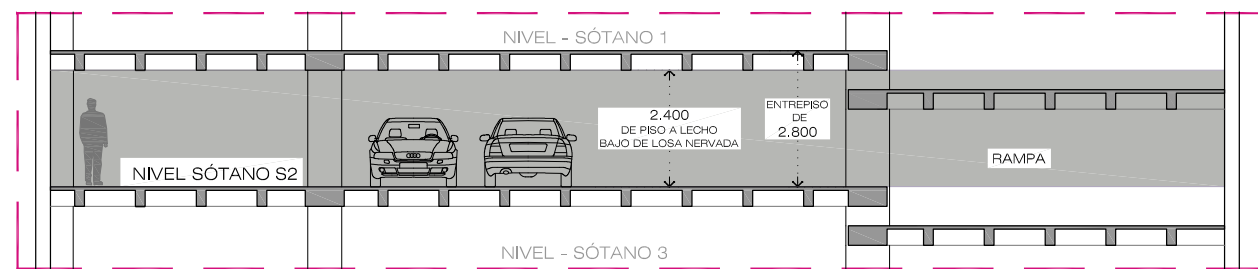
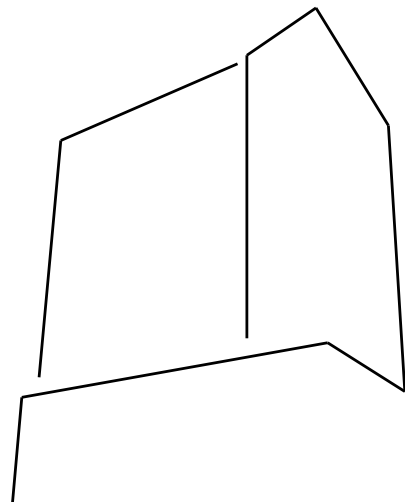
PLANTA SÓTANO S2



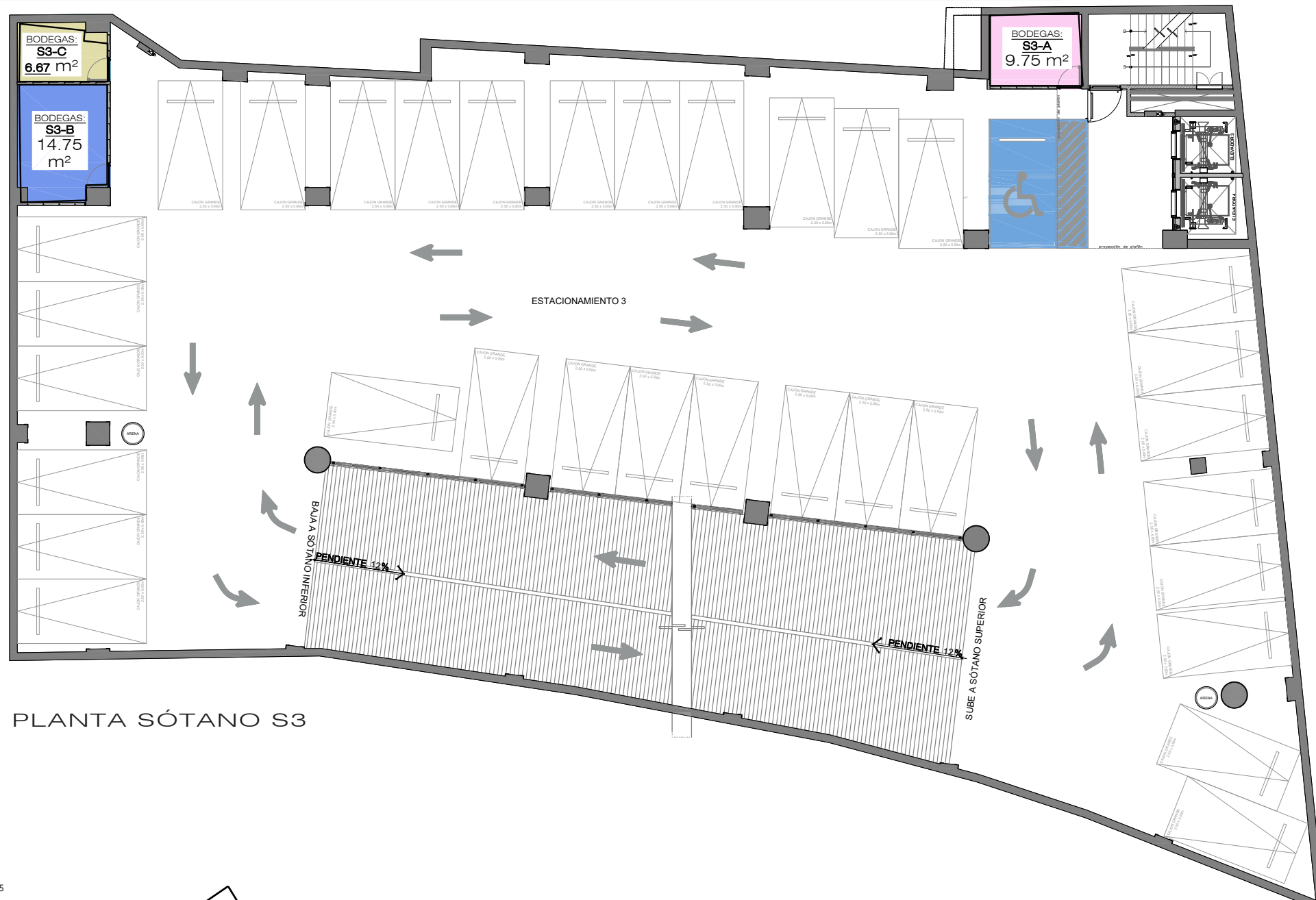
CORTE ESQUEMÁTICO G-25

S2

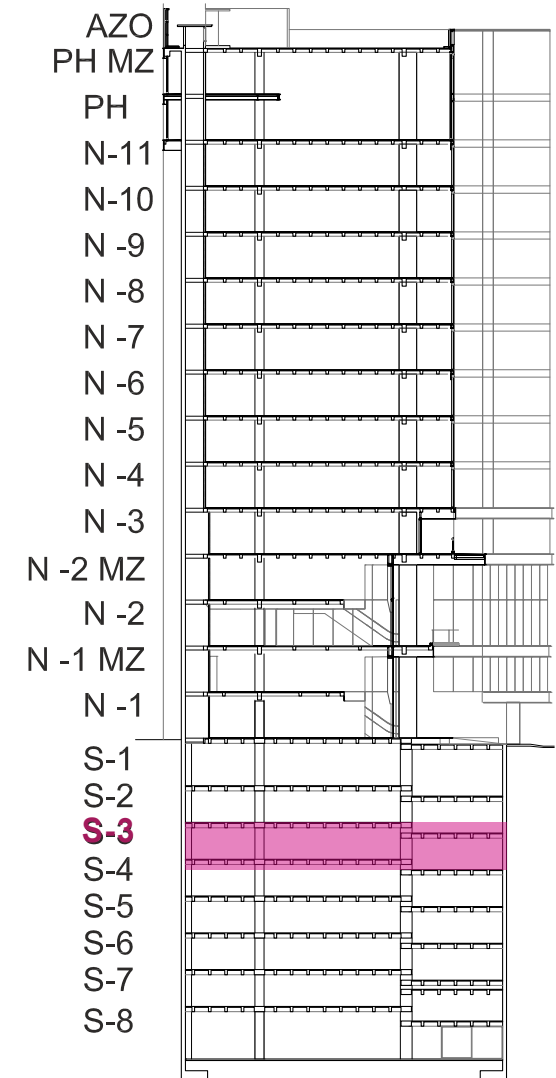
1:3.175



CORTE ESQUEMÁTICO



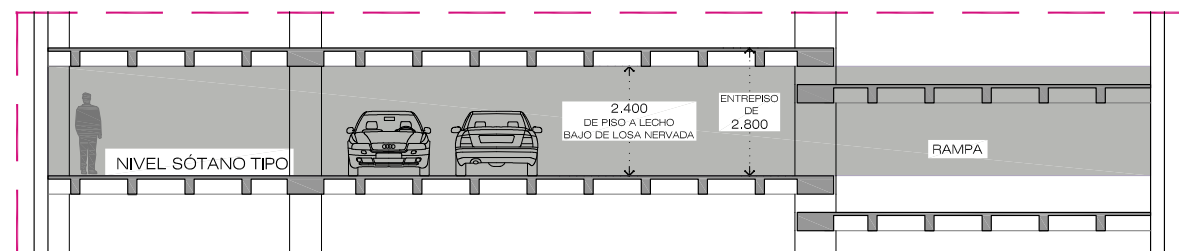
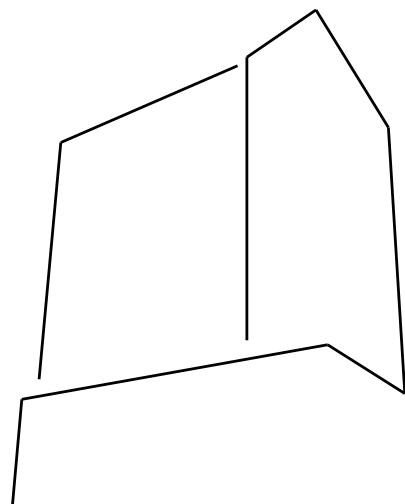
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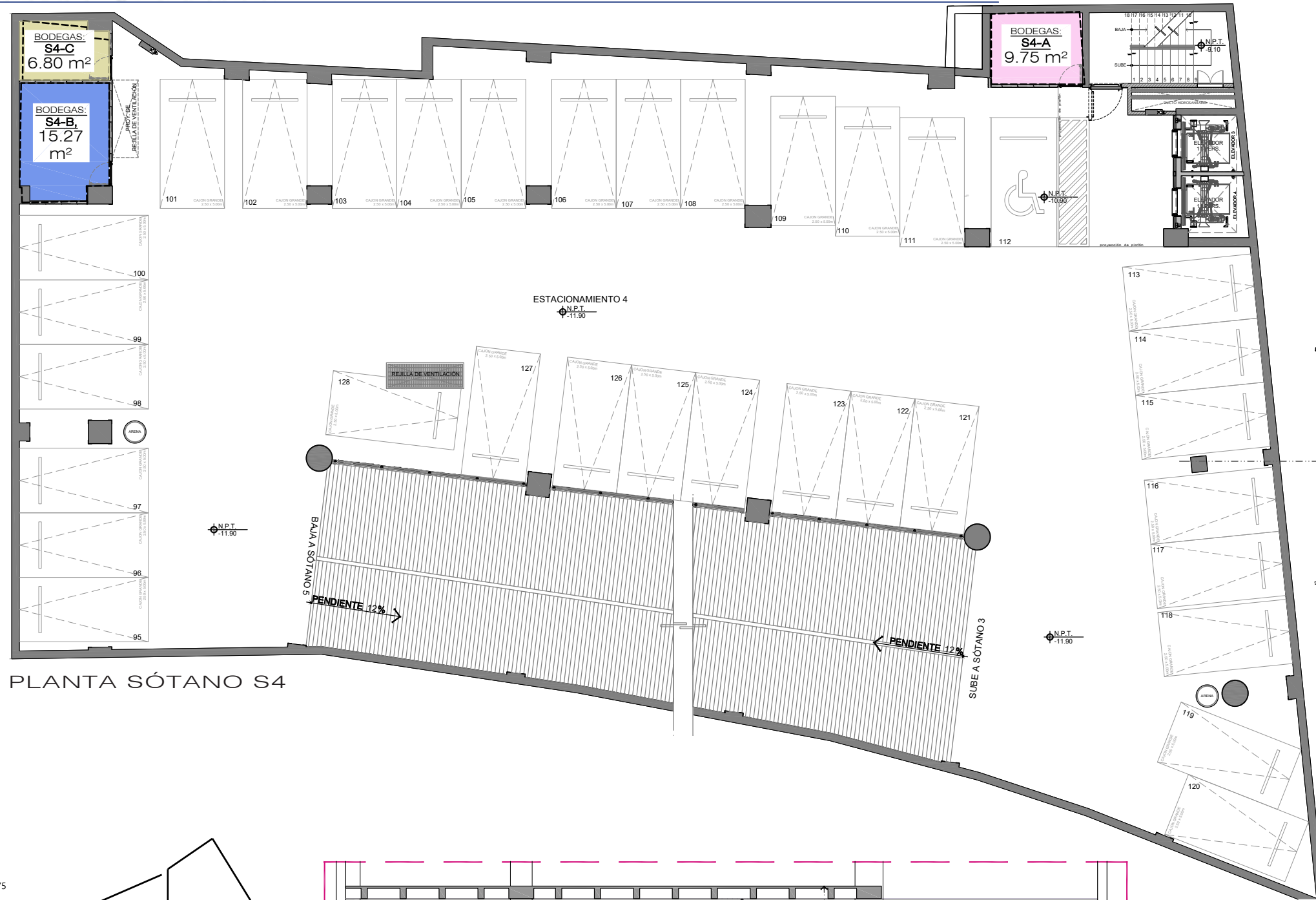
CORTE ESQUEMÁTICO G-25

S3

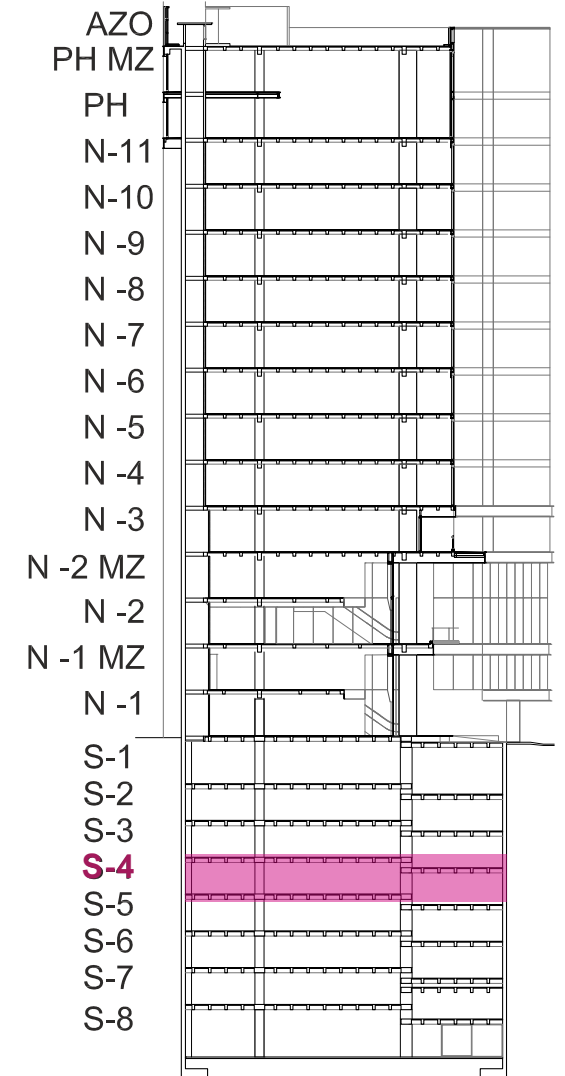
13.175



CORTE ESQUEMÁTICO



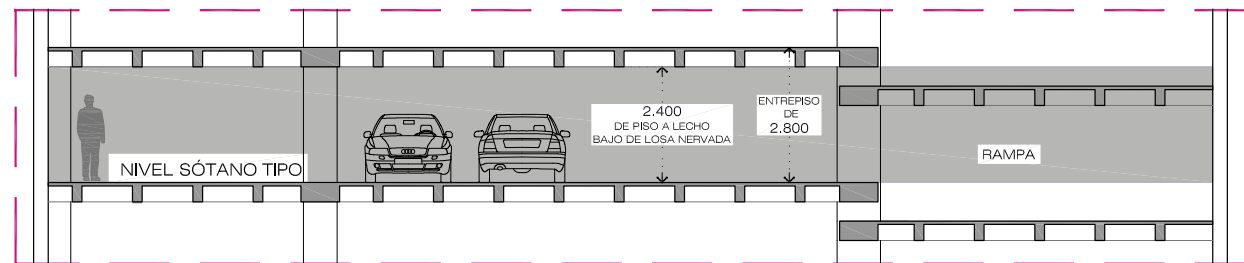
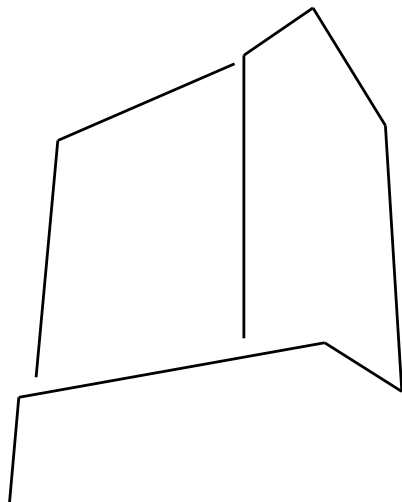
PLANTA SÓTANO S4



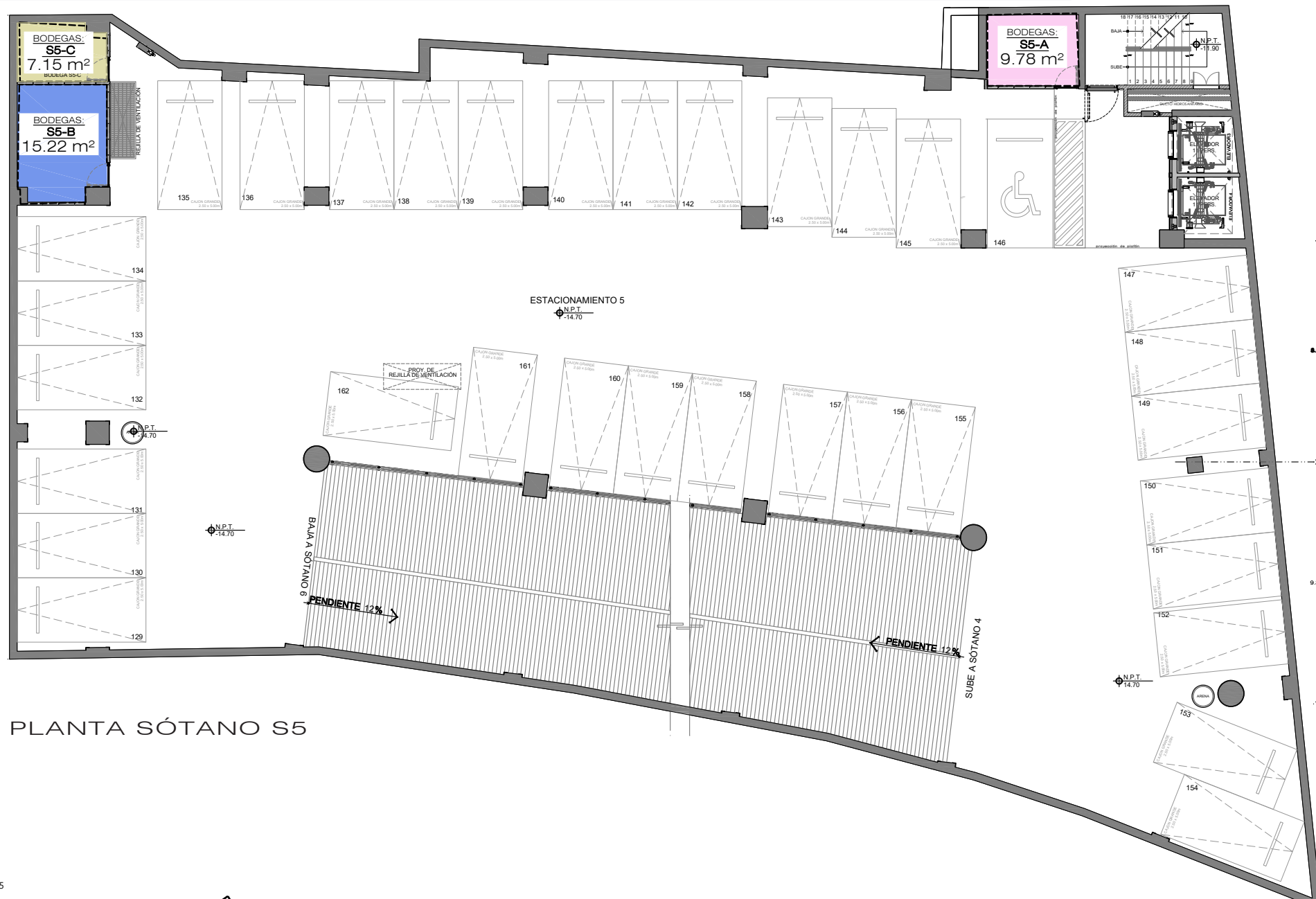
CORTE ESQUEMÁTICO G-25

S4

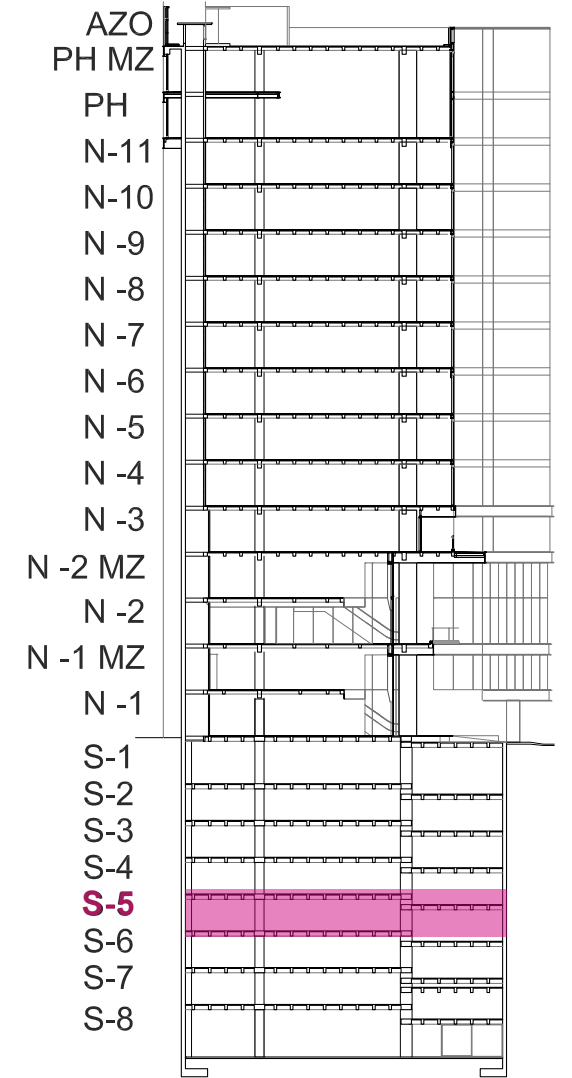
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CORTE ESQUEMÁTICO



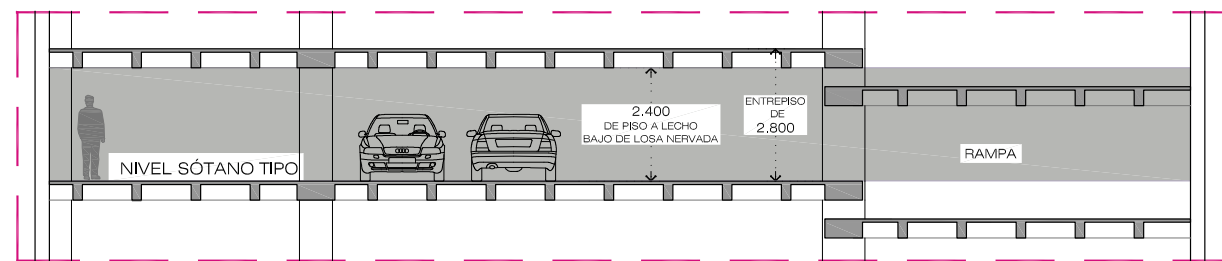
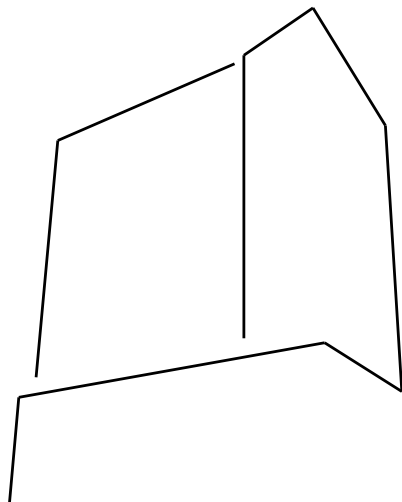
PLANTA SÓTANO S5



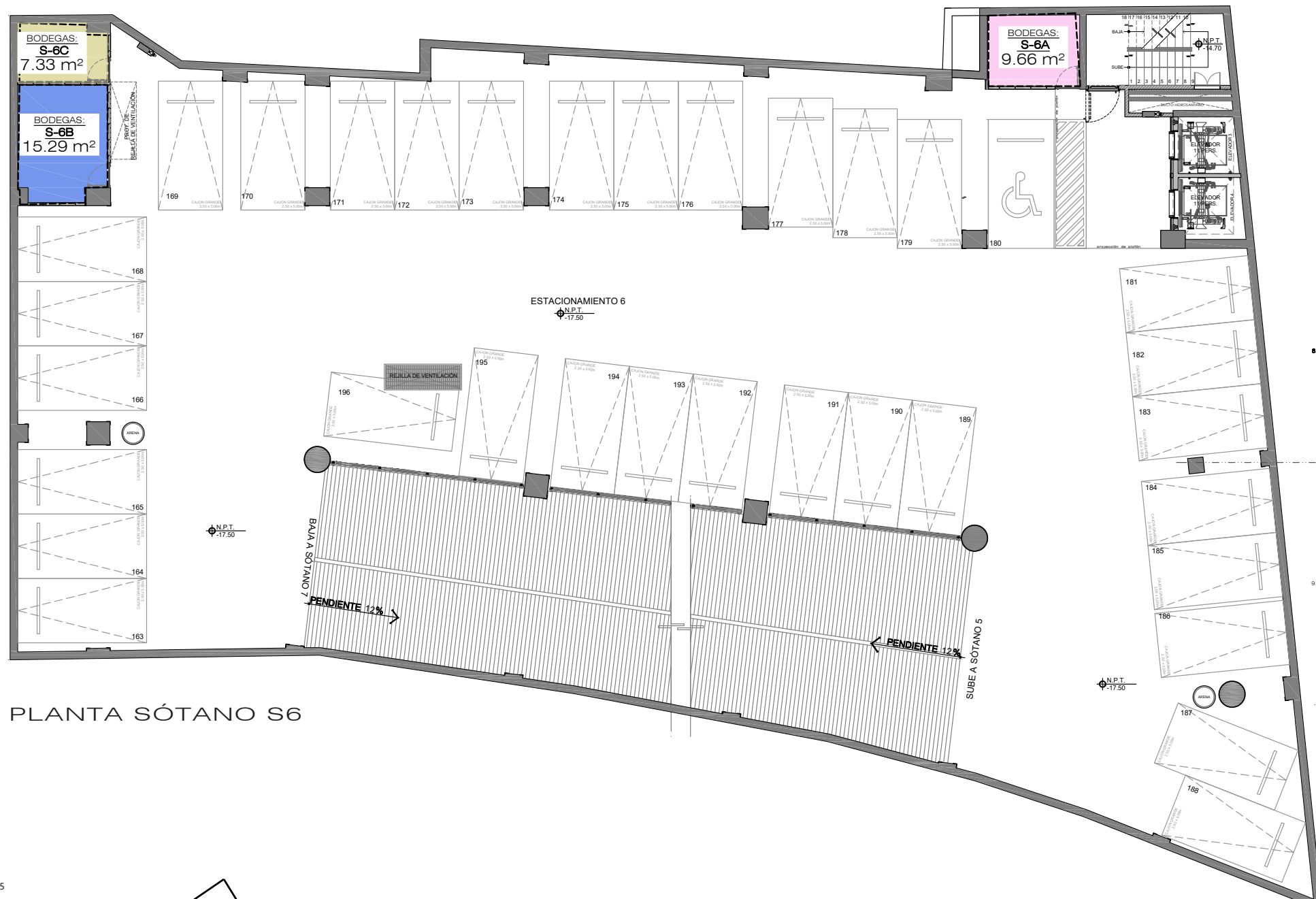
CORTE ESQUEMÁTICO G-25

S5

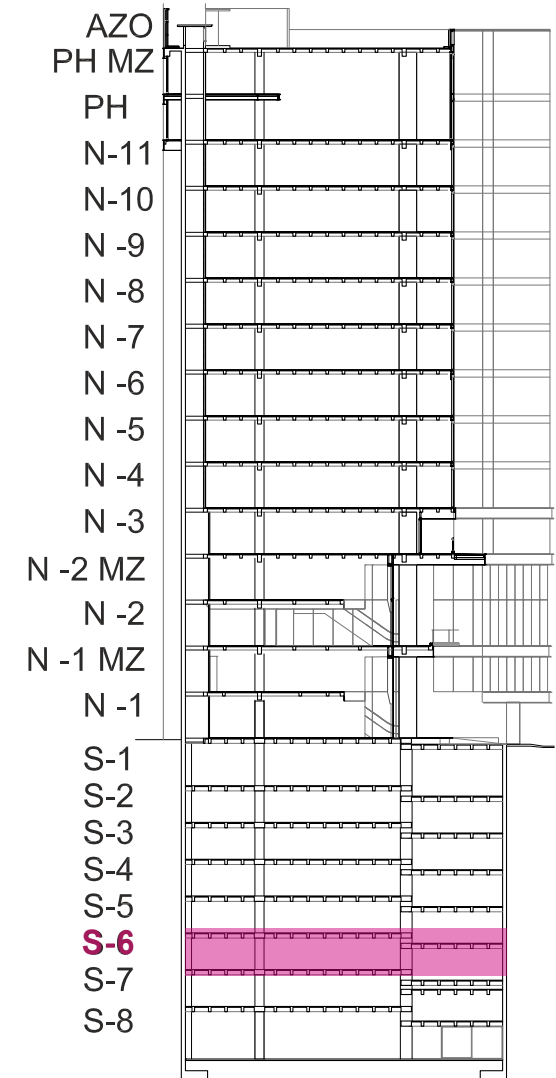
1:3.175



CORTE ESQUEMÁTICO



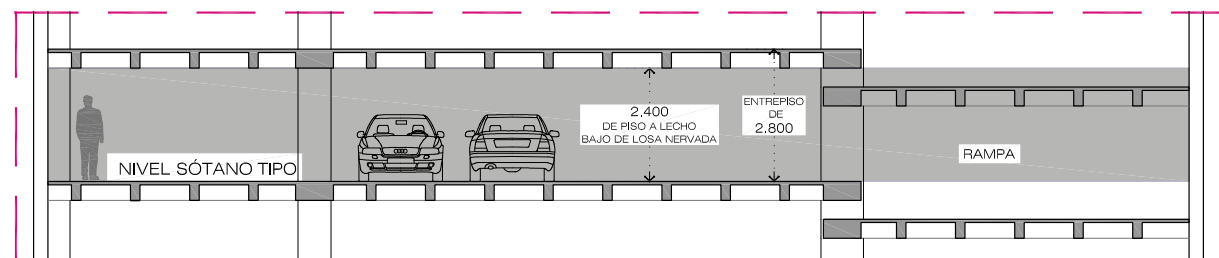
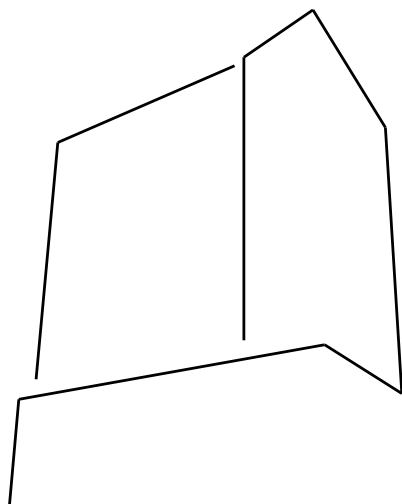
PLANTA SÓTANO S6



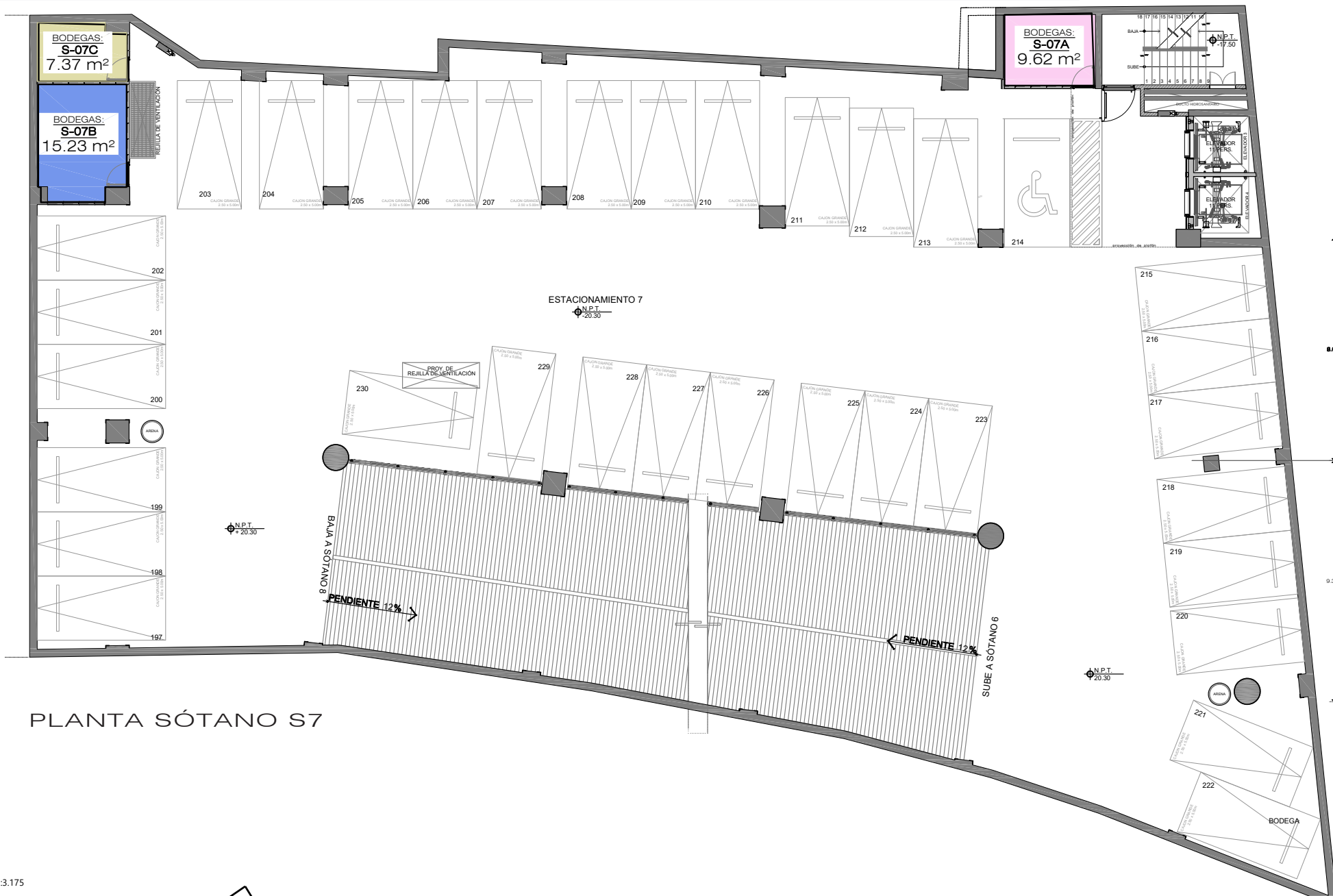
CORTE ESQUEMÁTICO G-25

S6

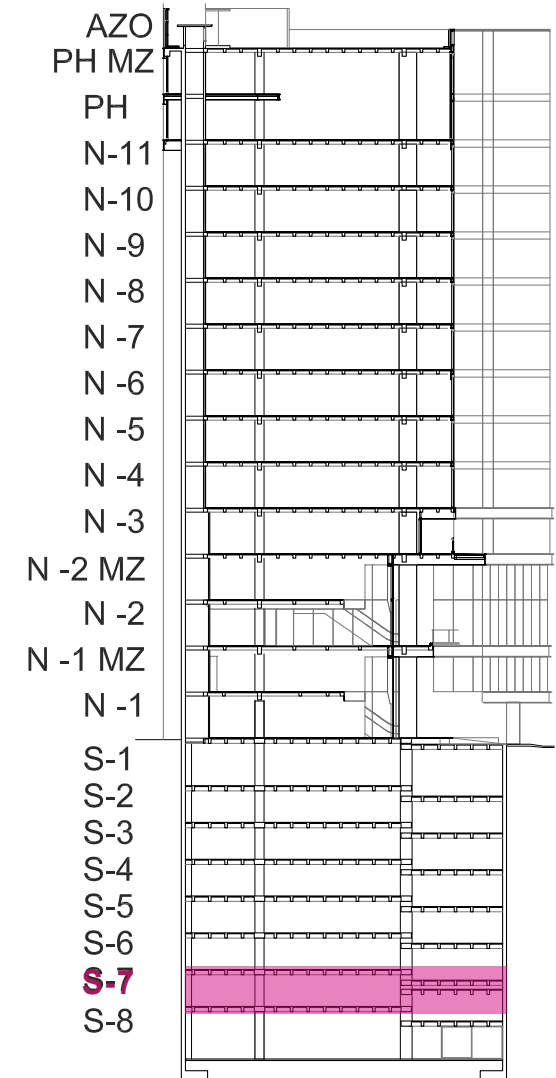
1:3.175



CORTE ESQUEMÁTICO



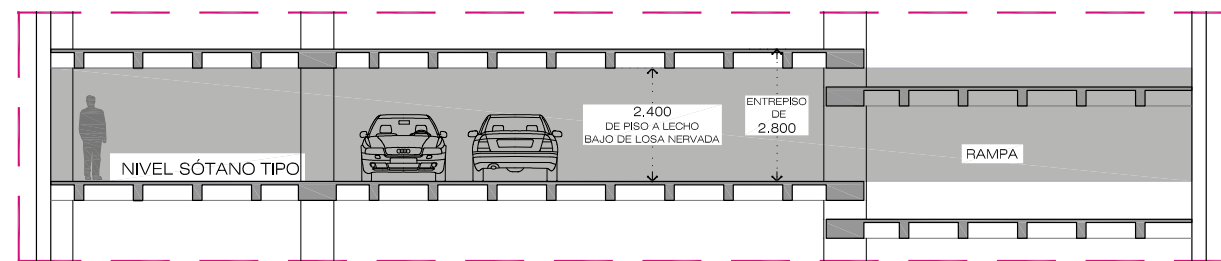
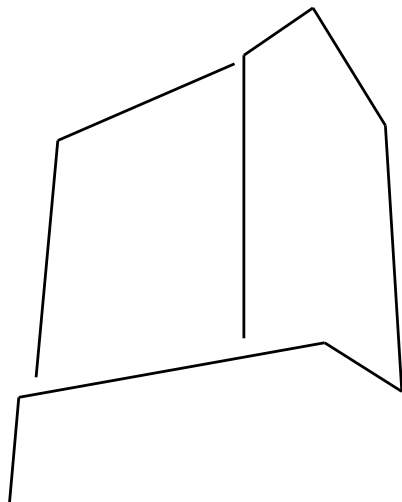
PLANTA SÓTANO S7



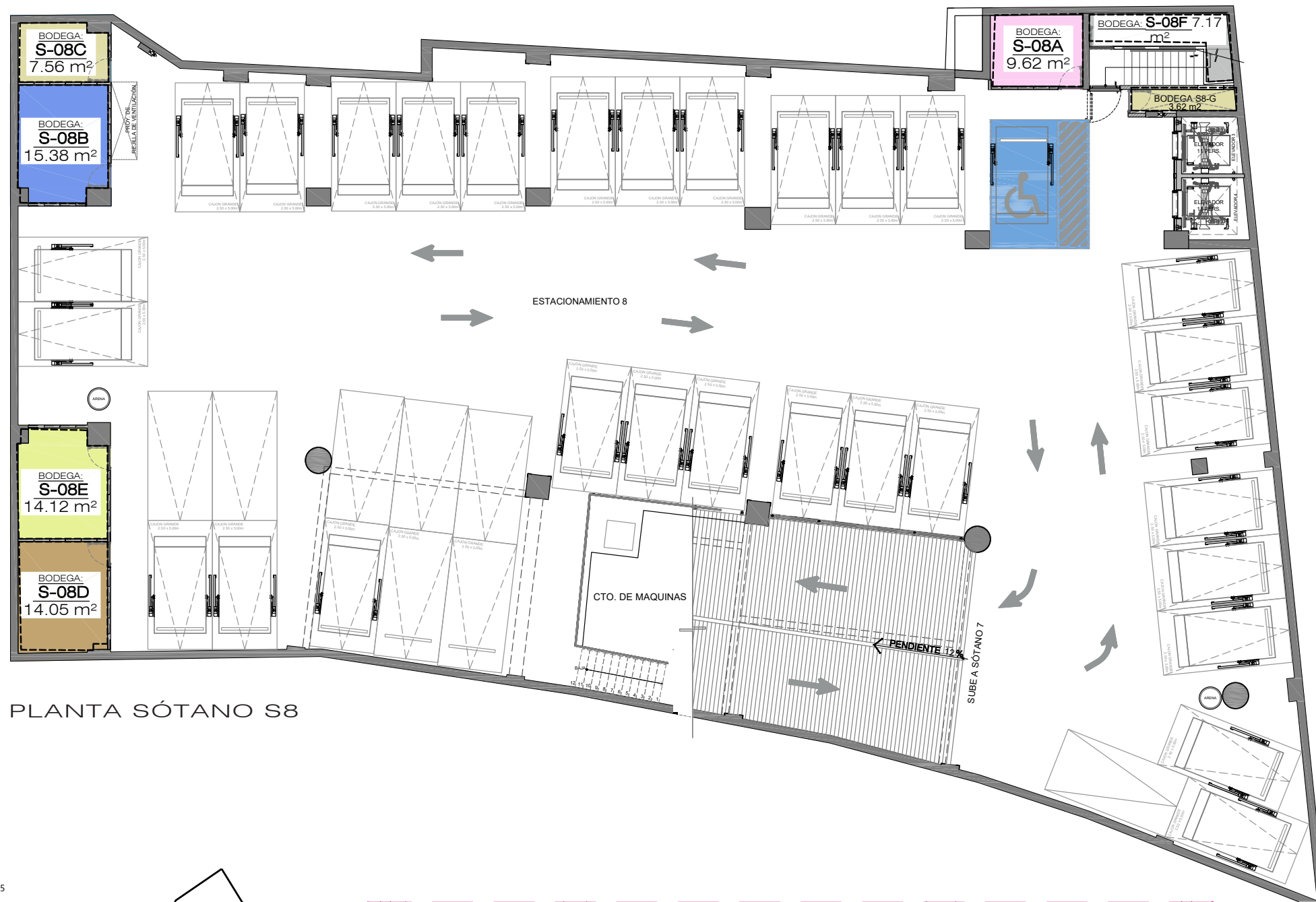
CORTE ESQUEMÁTICO G-25

S7

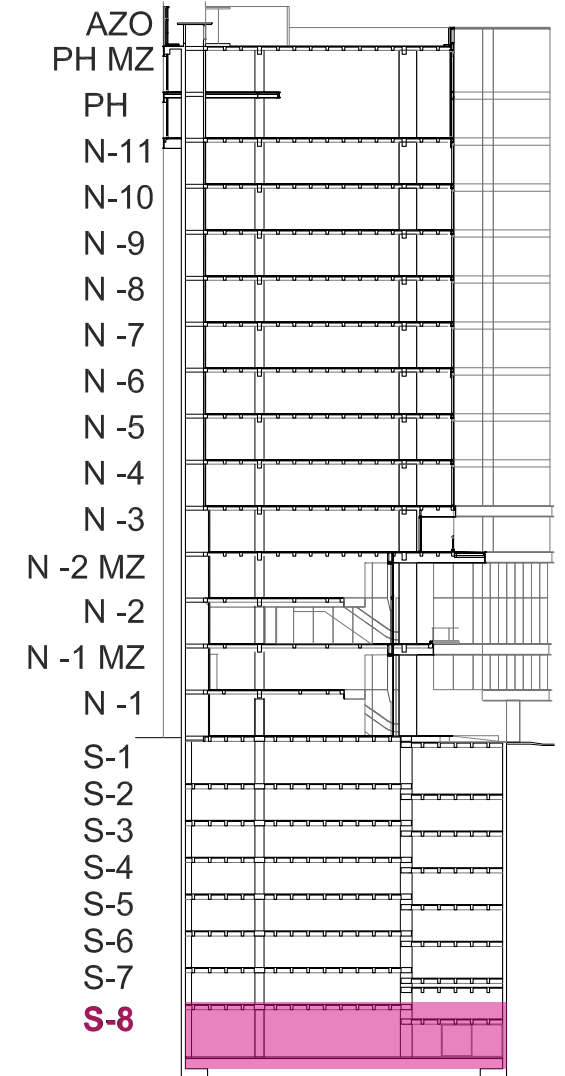
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CORTE ESQUEMÁTICO



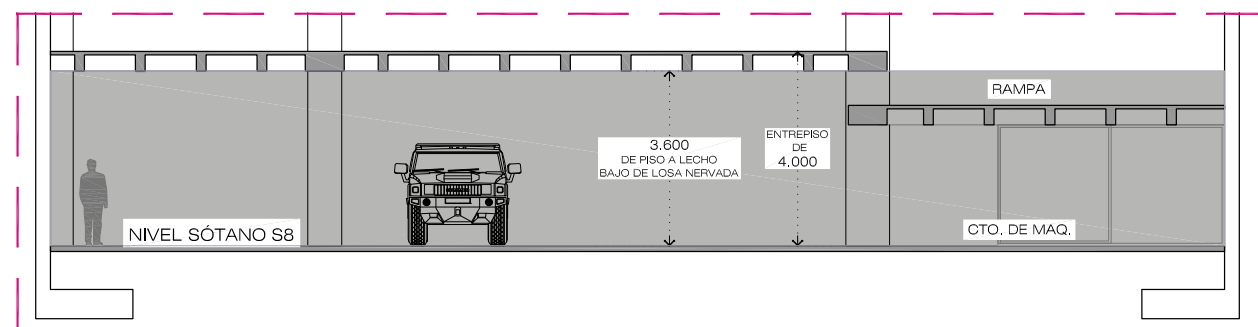
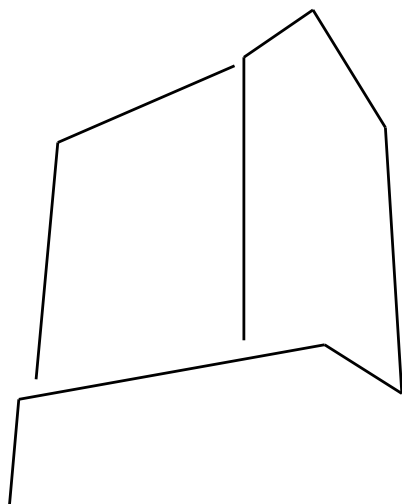
PLANTA SÓTANO S8



CORTE ESQUEMATICO G-25

S8

1:3.175



CORTE ESQUEMATICO

