

CENTRAL200

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San Pedr
oficinas c
business c

📍 Valle Del Campestre, San Pedro Garza García, Nuevo León

Premium Office Spaces in Presale, San Pedro Garza García, Nuevo León

\$105,000



0

BEDROOMS



0

BATHROOMS



0 m²

BUILT AREA



0

PARKING

DESCRIPTION

Nestled within one of the most thoughtfully designed districts in San Pedro Garza García, Nuevo León, México — where shared streets and pedestrian walkways wind through lush landscaped gardens — this landmark project redefines the business experience: 20 floors of premium office space within a vibrant mixed-use community, complete with a business club and helipad.

Situated in Distrito Valle Campestre, this development functions as a true ecosystem, conceived in seamless harmony with its surroundings.

3 Office Models

Each thoughtfully designed to meet the diverse needs of modern businesses.

Floors 2 through 11: Quarter-floor offices ranging from 212 to 275 m²

STARTING PRICE: \$105,000 MXN

*Pricing is determined based on floor level, square footage, and views.

Features:

- Energy efficiency management
- Comprehensive security systems
- Fully automated building
- 5 underground parking levels

AVAILABILITY:

Floors 6, 8, 9

DELIVERY:

January 2025: Early beneficial delivery

April 2025: Full operations commence

AMENITIES

- ✓ Covered parking
- ✓ Garage
- ✓ Sprinkler irrigation
- ✓ Closed-Circuit Security System
- ✓ Office
- ✓ Multipurpose room
- ✓ Street parking
- ✓ Patio
- ✓ Air conditioning
- ✓ Elevator
- ✓ 24 Hour Security

ESTIMATED FINANCING

Estimated monthly payment

\$839 /mo

Down payment	20% · \$21,000
Term	20 years
Annual rate	10.5%
Amount financed	\$84,000

Estimate only. Check with your bank for actual terms.





**CENTRAL300
EN BREVE**

20
NIVELES DE OFICINAS

3
MODELOS DE OFICINA

Desarrollo de uso mixto con ubicación privilegiada y vistas panorámicas únicas

Seguridad Integral

6+ elevadores de alta velocidad

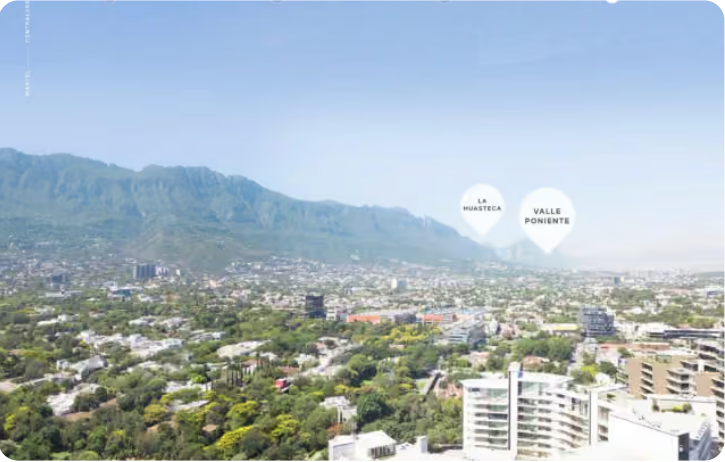
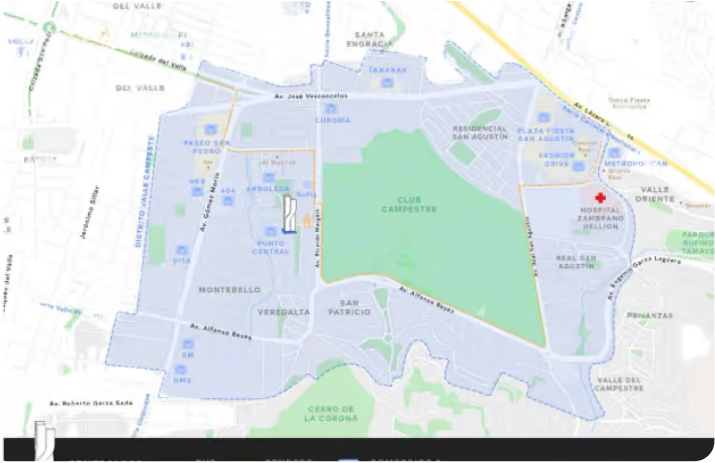
Eficiencia en el consumo de energía

Fachada Inteligente

Edificio automatizado

Hallpunto

5 sistemas de estacionamiento con cajones de 19m²



MODELOS

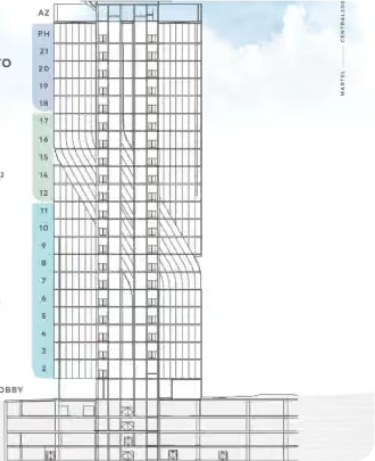
Un espacio a la medida de tu empresa

Los 3 modelos de oficina se diseñaron pensando en las diversas necesidades de las empresas. Sin importar extremos, todas las unidades gozan de impresionantes vistas, acceso directo y seguridad integral.

PISO COMPLETO
1,100 m²

MEDIO PISO
450-550 m²

CUARTO DE PISO
212-275 m²





CENTRAL200

Un nuevo ícono San Pedro

A una de las zonas
planeadas del municipio,
calles compartidas,
peatonales rodeadas por
jardineras— llega
una torre que sumará
de negocios al centro
San Pedro: 20 niveles
oficinas con un
business club y

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REAL ESTATE WITH SOUL

Premium Office Spaces in Presale, San Pedro Garza
García, Nuevo León



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