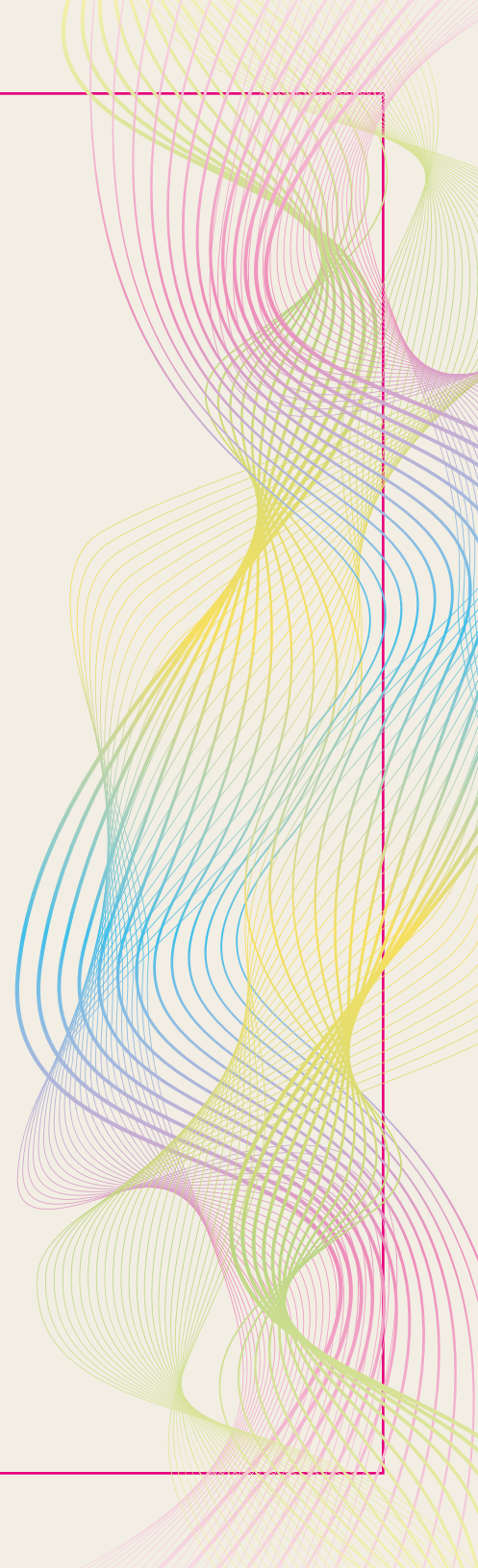


EN RENTA

PROPIEDAD EN
GUADALAJARA, JAL
3 FRENTES

AV. MARIANO OTERO, MODERNA,
44190 GUADALAJARA, JAL.
7,057 M² DE AREA RENTABLE

CBRE



LA OPORTUNIDAD



AV. MARIANO OTERO,
MODERNA, 44190
GUADALAJARA, JAL.

CBRE tiene el gusto de ofrecer en renta la siguiente propiedad.

Ubicada en un punto estratégico en la Ciudad de Guadalajara, con frente hacia Mariano Otero y Chapultepec Sur, una propiedad de **MÁS DE 7 MIL M² EN UNA ZONA ALTAMENTE COMERCIAL.**

Maravillosa conectividad y exposición hacia la glorieta de Niños Héroes con gran afluencia vehicular.

Una oportunidad única en la zona por su tamaño y ubicación.



<https://goo.gl/maps/dfhee15one19WD1U9>



LA PROPIEDAD



7,057 M² de área rentable



ZONA COMERCIAL,
RESIDENCIAL Y DE SERVICIOS



TRIPLE FRENTE



USO DE SUELO mixto



ALTO TRÁFICO vehicular

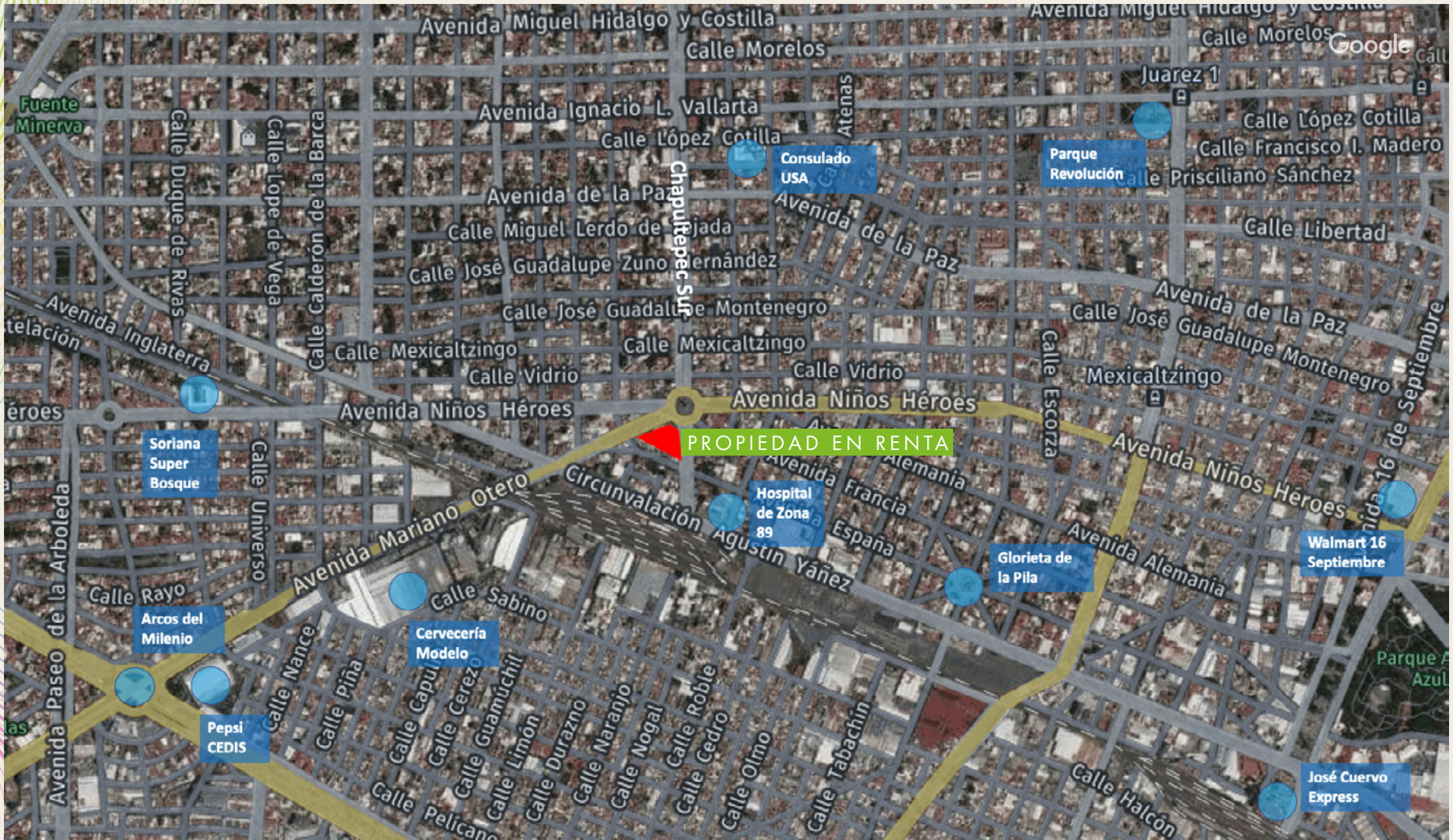


Maravillosa EXPOSICIÓN

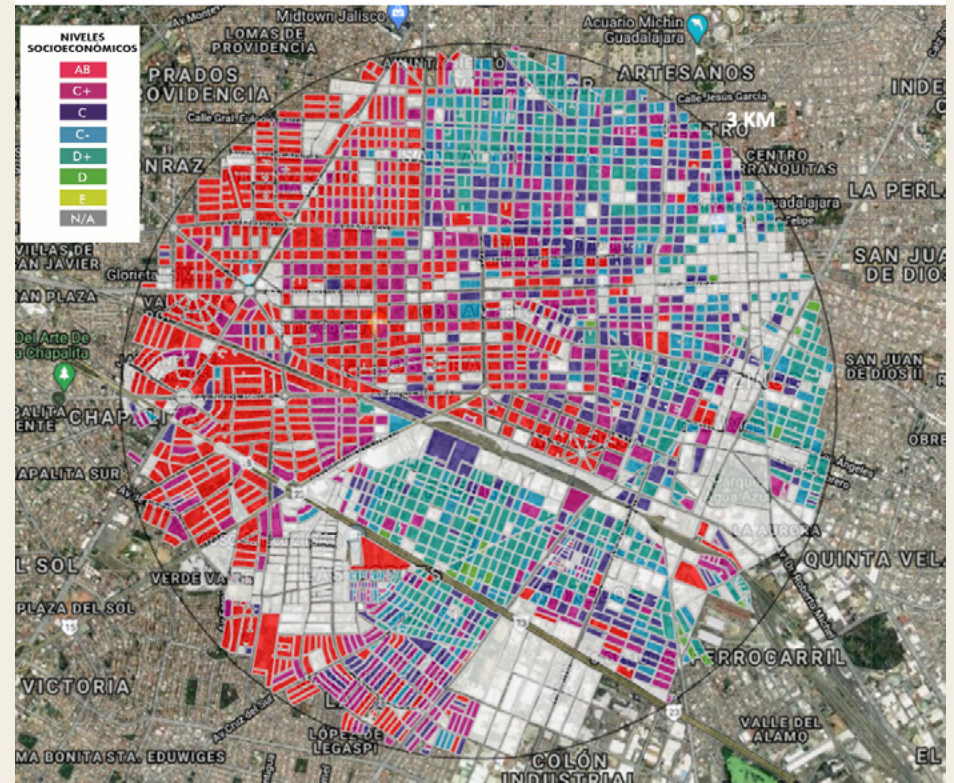
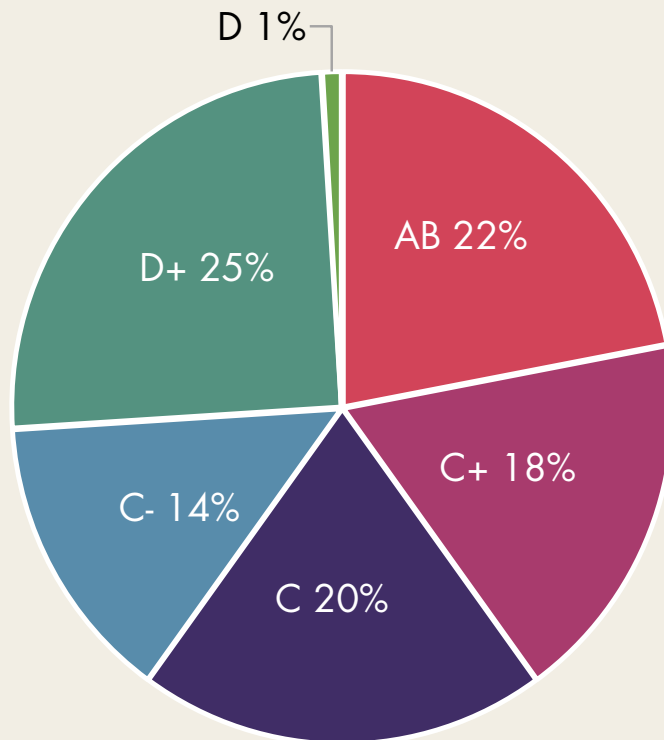


ESTACIONAMIENTO

UBICACIÓN



INFORMACIÓN SOCIOECONÓMICA



INFORMACIÓN DEMOGRÁFICA 3 KM RADIO

Población Total 3 Km	157,292
Población 0 a 14 años	28,707
Población 15 a 29 años	41,518
Población 30 a 49 años	42,875
Mayor de 50	44,192
Población Flotante	230,961
Hogares Totales	43,733

GRACIAS

EN RENTA

PROPIEDAD EN GUADALAJARA, JAL 3 FRENTES

AV. MARIANO OTERO, MODERNA, 44190 GUADALAJARA, JAL.

ALDO MARTÍNEZ
T. (55) 5284 3291
aldo.martinez@cbre.com

LUIS LLACA
T. (55) 5284 3291
luis.llaca@cbre.com

CBRE

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times, different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.