



primeravision building
offices for rent

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The primeravision building, with its unbeatable location in the city of Lima, is a class A+ corporate building with maximum presence. It offers a new level of excellence and innovation in office space.

The project, developed by allende arquitectos, applies the most advanced international standards for corporate buildings, together with the highest level of commitment to environmental criteria and sustainable design to achieve **LEED Core and Shell Gold** rating.



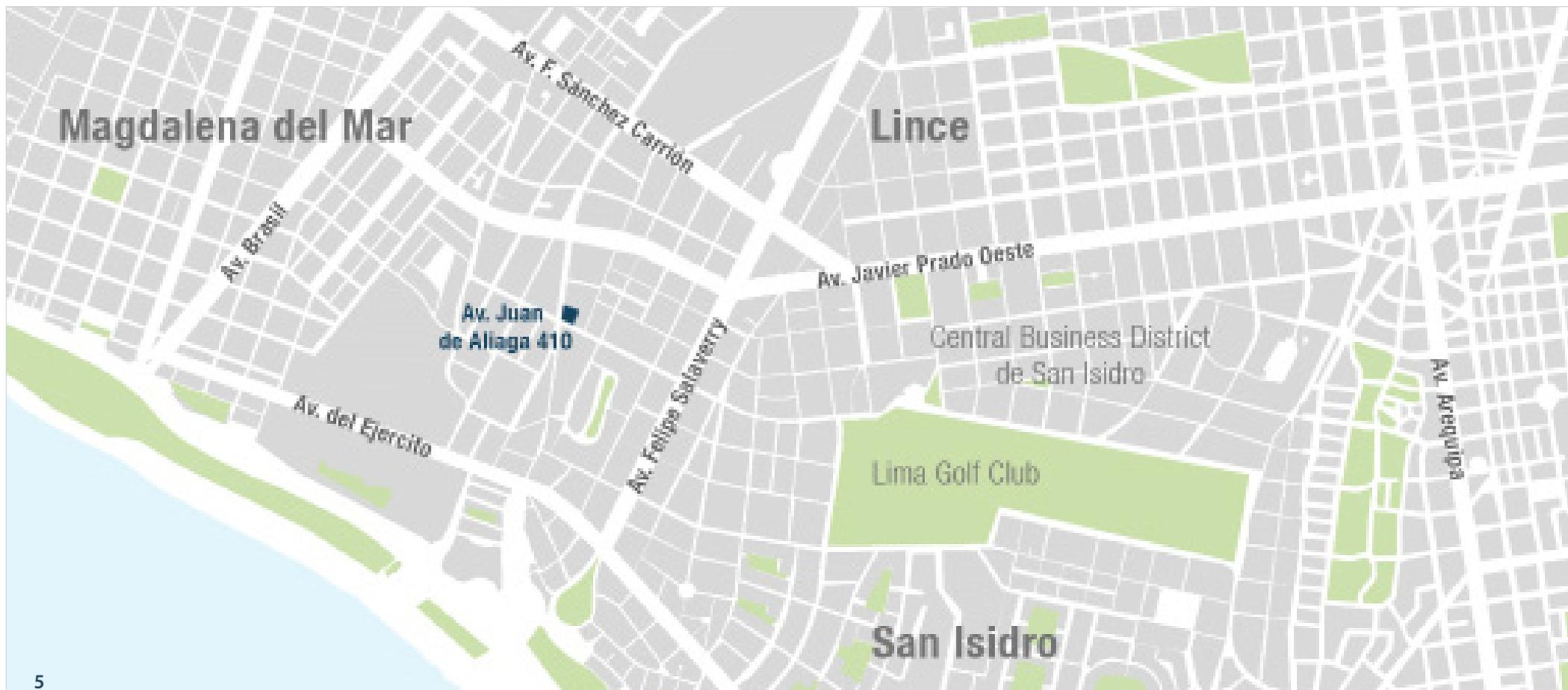
location

Located in a new business and financial development hub, the site is ideal for creating an excellent business environment in Lima city centre, will prime services at hand from leading firms and the best communications, accessibility and corporate presence.



location

The expansion of the Central Business District of San Isidro, with direct communication and easy access from Jorge Chávez international airport, concentrates the corporate headquarters of major public and private companies, with over 20 embassies and the best business hotels in the city of Lima. All this makes for a strategic location for doing business.



✓ primeravision building

17.640,97 m² of dedicated aboveground commercial and office floorspace over 18 floors and rooftop. Façades overlooking Avenida Juan de Aliaga and Avenida Alberto del Campo.

9,811.15m² of underground space with 8 floors of parking space to accommodate 246 vehicles, including reserved spaces for disabled parking.

Direct access from the car park by stairs and lifts to the main core of the building.

Main lobby on the first floor with direct access from the street, with waiting and reception area. All entrances to the building and car parks are accessible to people with reduced mobility, in accordance with international standards.



primeravision building

Commercial space on first floor with independent access from the street and reserved parking spaces below ground level.

Main core of office floors with stairs, lift lobby, toilet facilities and pre-installation for disabled toilets.

Office space equipped with raised flooring, dropped ceiling and centralised HVAC installation, air renewal, fire protection and led lighting, with free headroom of 2.70m.

Outer façade with double glazing, silkscreened glass and composite aluminium panels. Rooftop with green roof and usable terrace space.



primeravision building

Façade on Avenida Juan de Aliaga designed for maximum use of natural light, while its geometry adapts to the climate and the needs of the building's users. Vertical composite panels for protection from unwanted light and passive reflection to the inside.

Silkscreened glass with white dot pattern to attenuate and disperse sunlight into the working spaces. Double glazing units assembled with acoustic PVB polyvinyl butyral film for improved sound insulation performance.

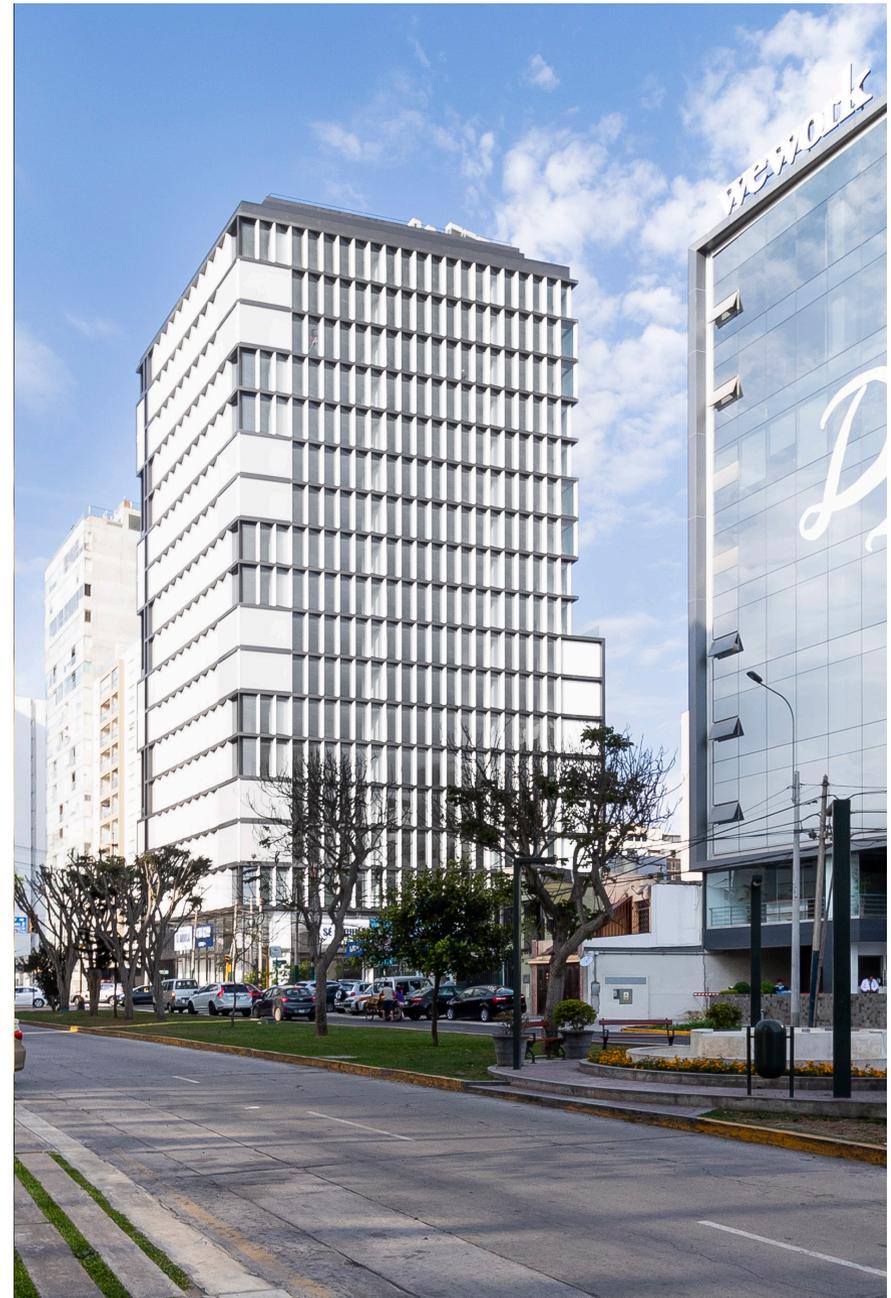


primeravision building

Façade on Avenida Alberto del Campo with geometry adapted to orientation. Vertical composite aluminium panel combined with clear double glazed windows and PVB polyvinyl butyral film for sound insulation.

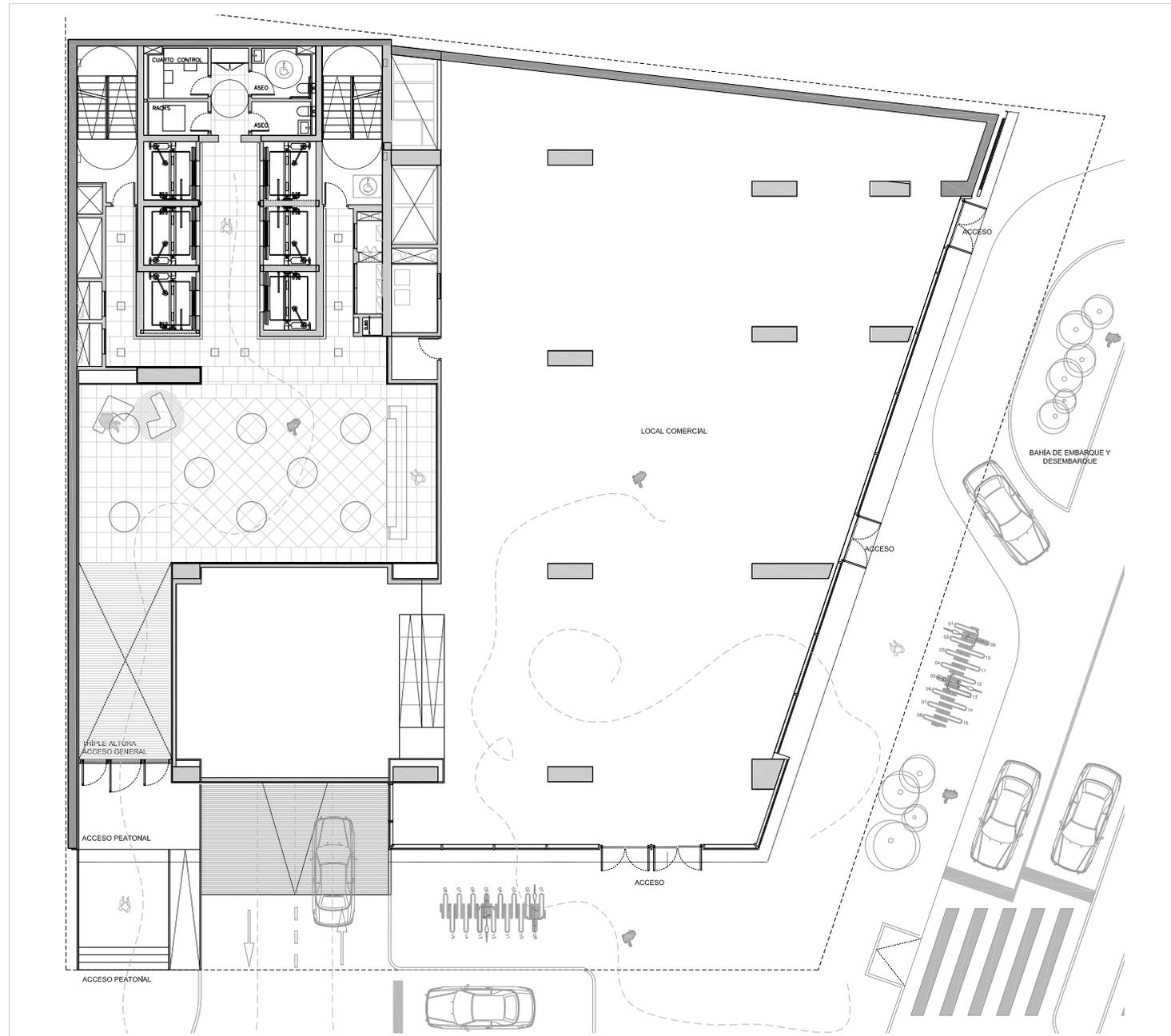
Façade to inner courtyard with PVB-laminated single glazing for acoustic control and aluminium-faced micro-perforated glass capsules in composite panels.

The building meets specifications that guarantee **LEED Core and Shell Gold** standards.



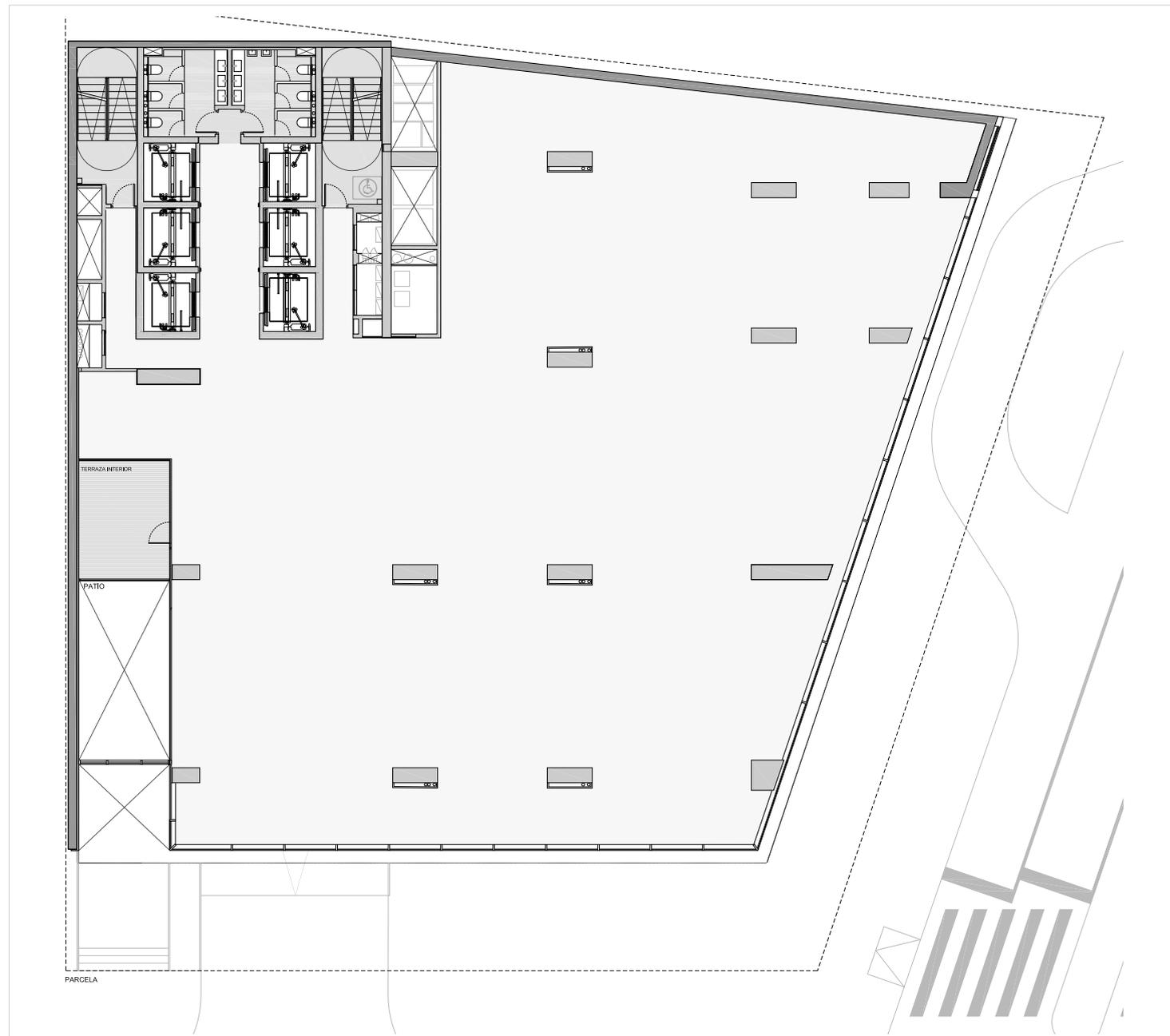
floorplans 01

RENTABLE AREA: 649.27 m²



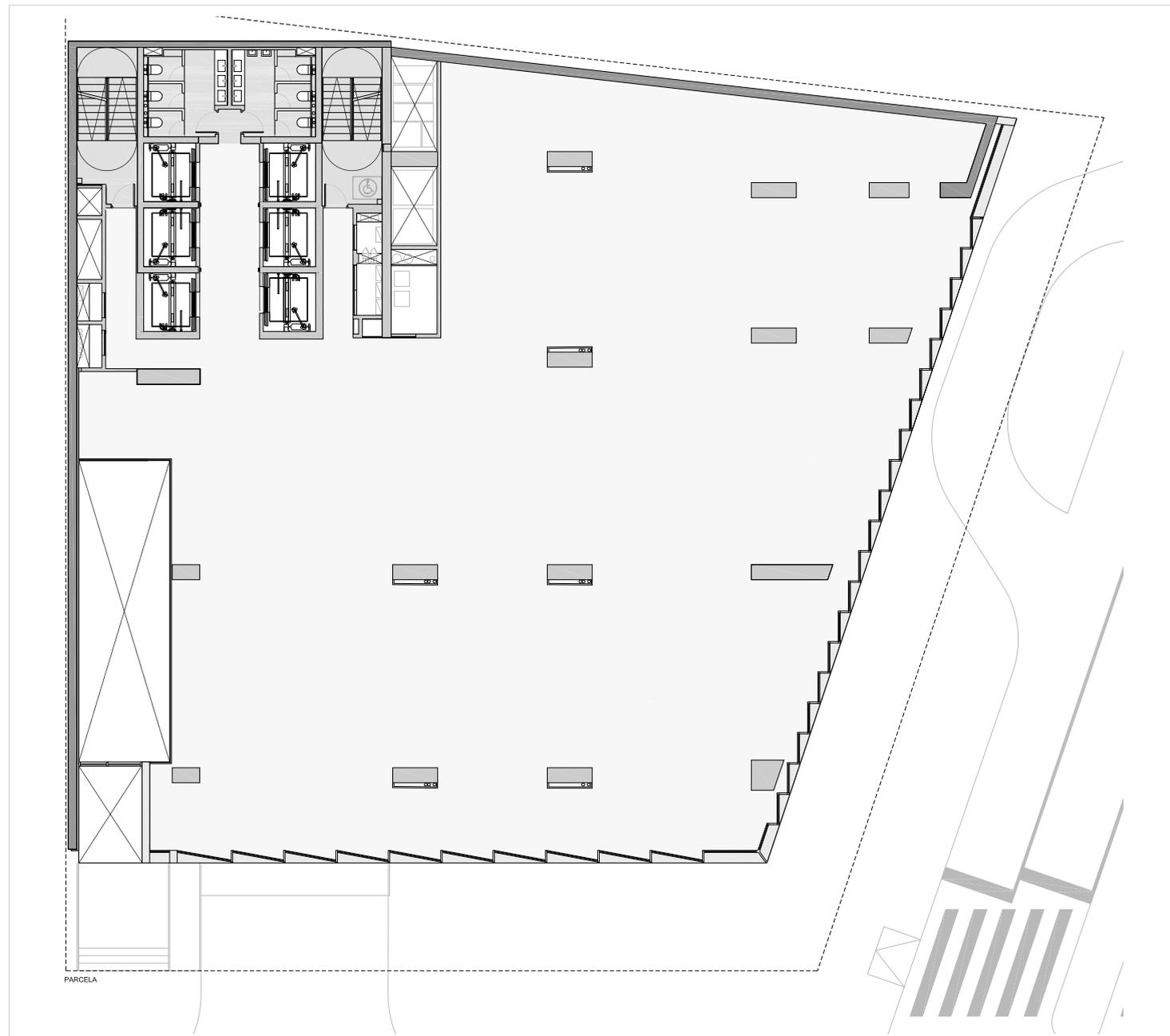
floorplans 02

RENTABLE AREA: 906.94 m²



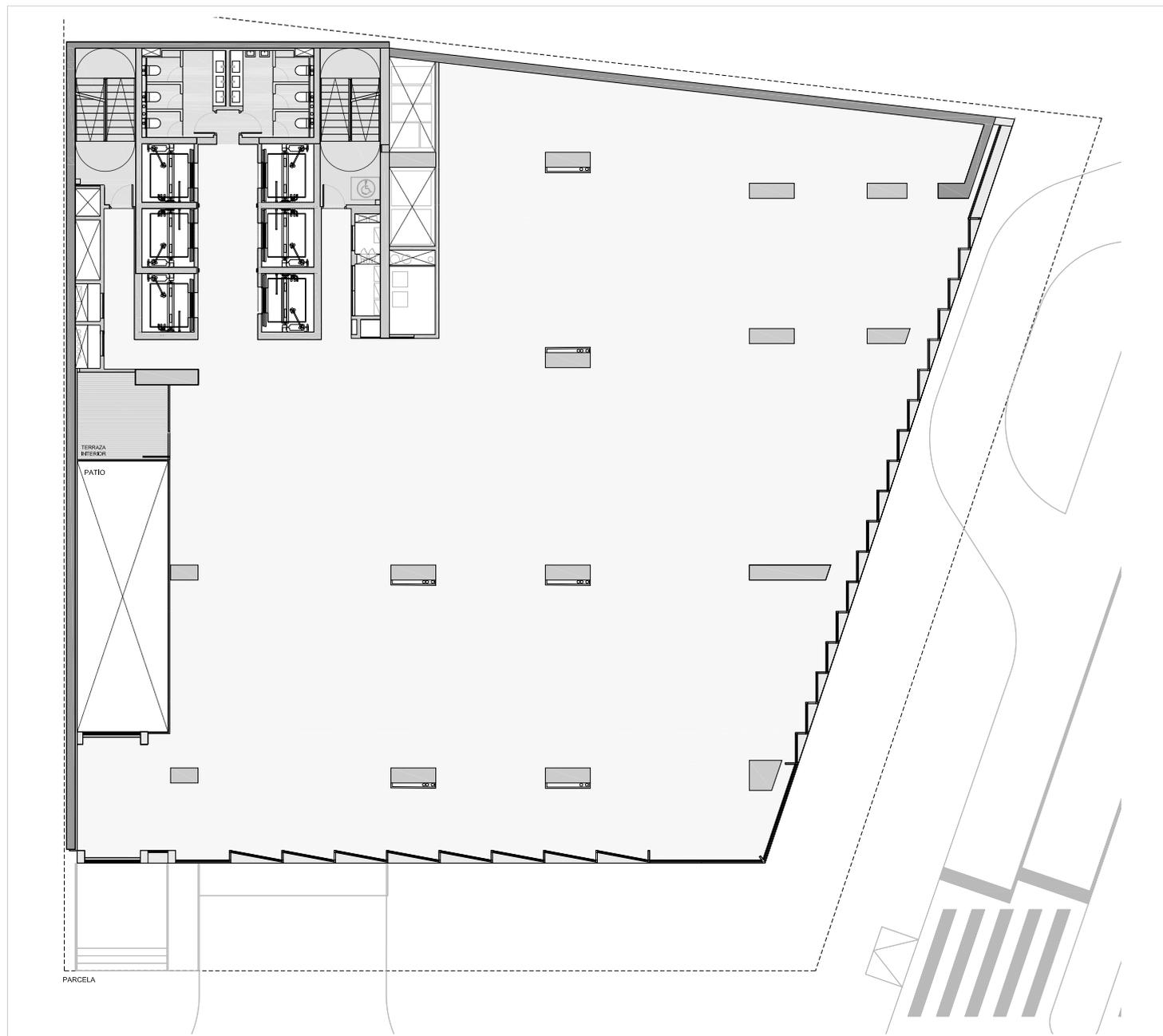
floorplans 03

RENTABLE AREA: 923.40 m²



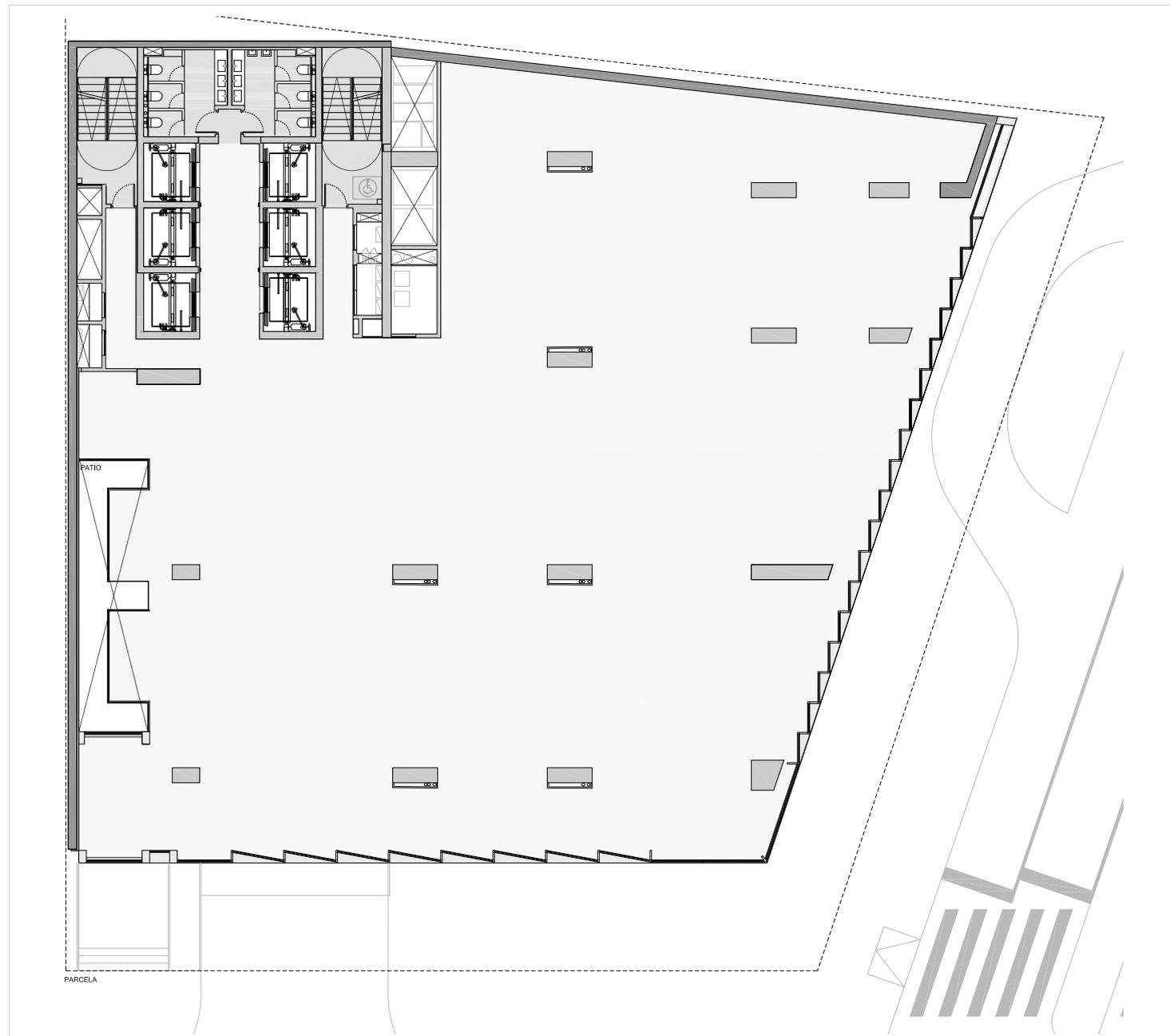
floorplans 04

RENTABLE AREA: 952.81 m²



floorplans 05

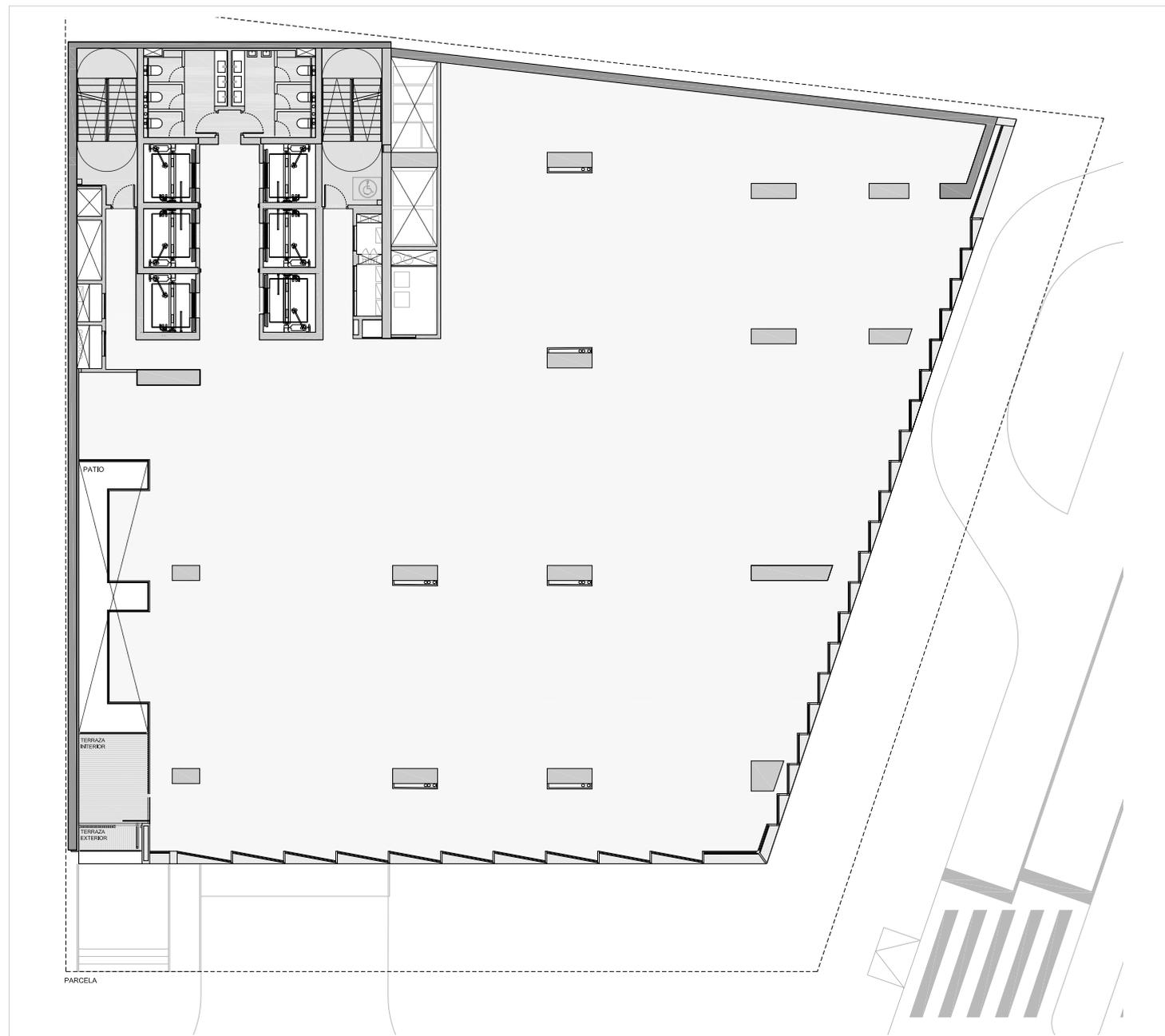
RENTABLE AREA: 958.87 m²



floorplans 06

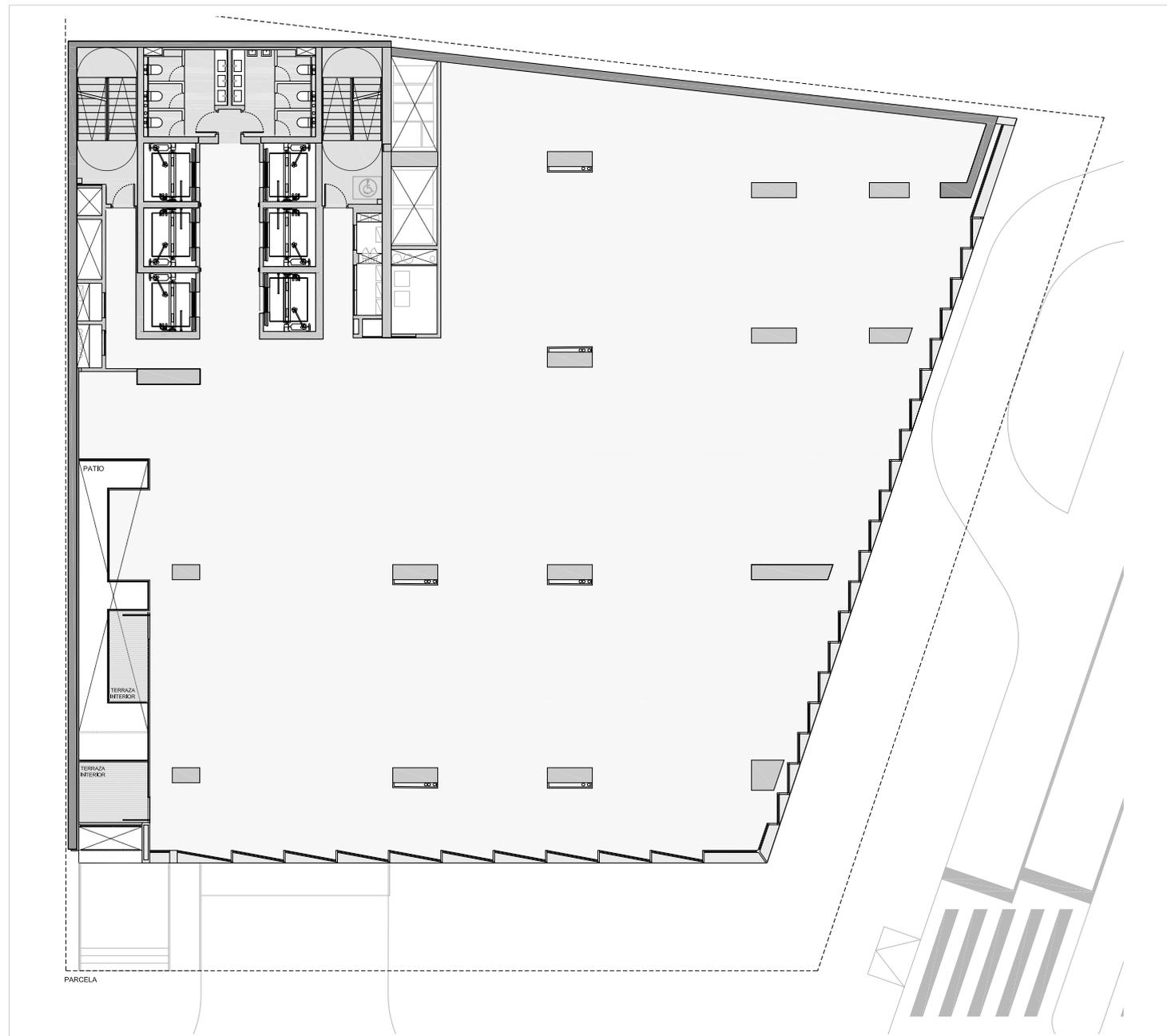
RENTABLE AREA: 955.18 m²

TERRACE AREA: 2.39 m²



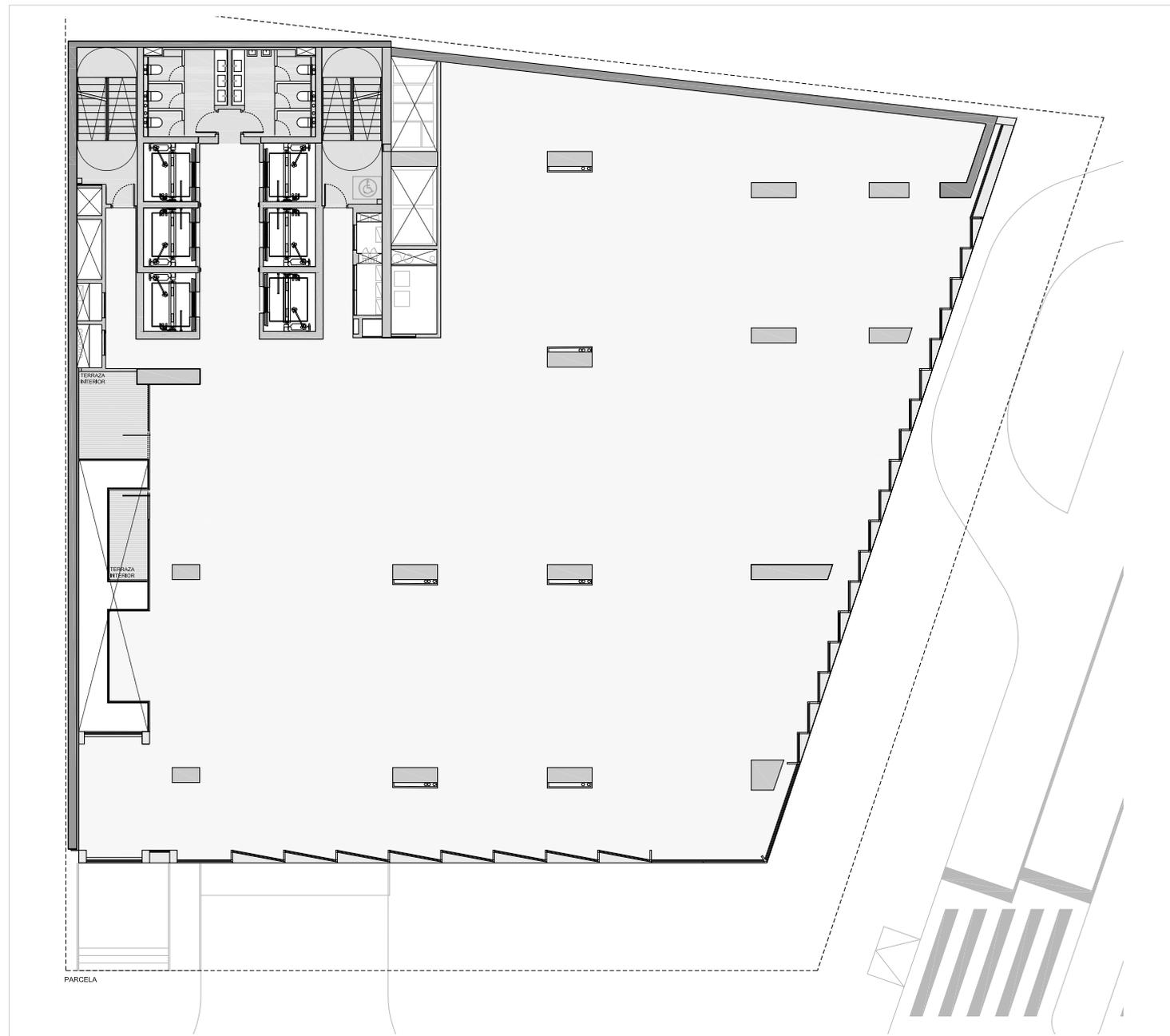
floorplans 07

RENTABLE AREA: 952.06 m²



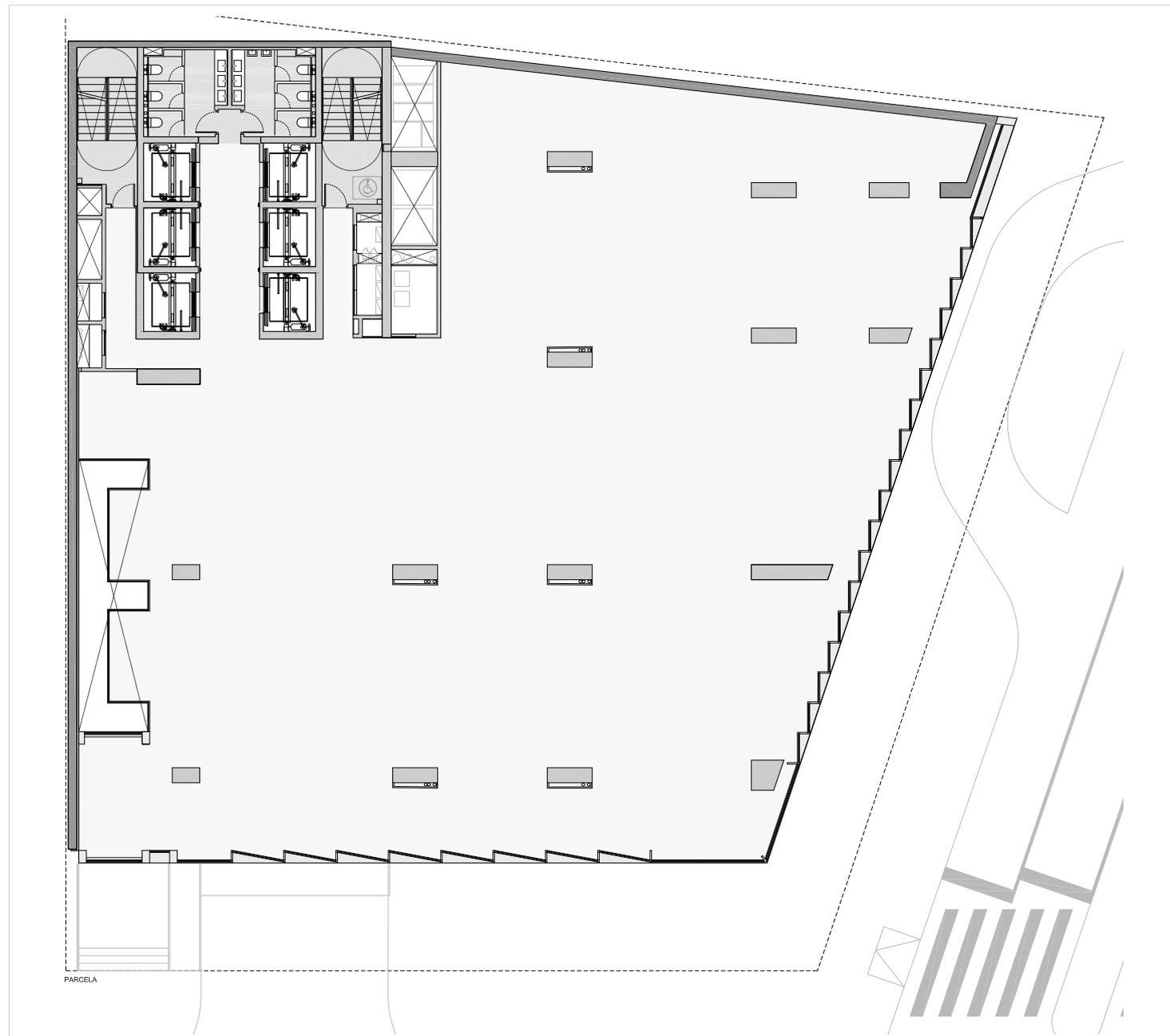
floorplans 08

RENTABLE AREA: 958.89 m²



floorplans 09

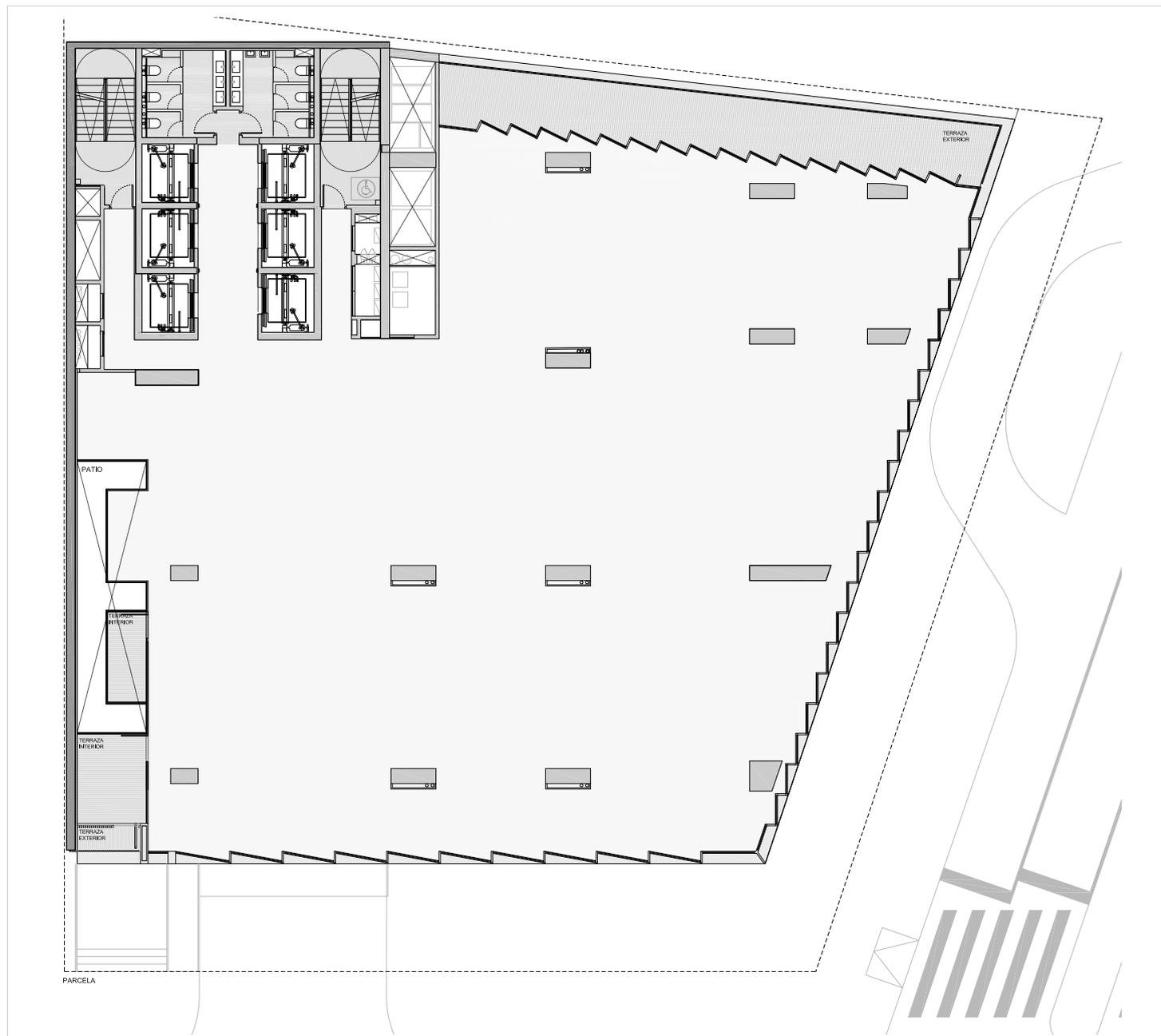
RENTABLE AREA: 958.88 m²



floorplans 10

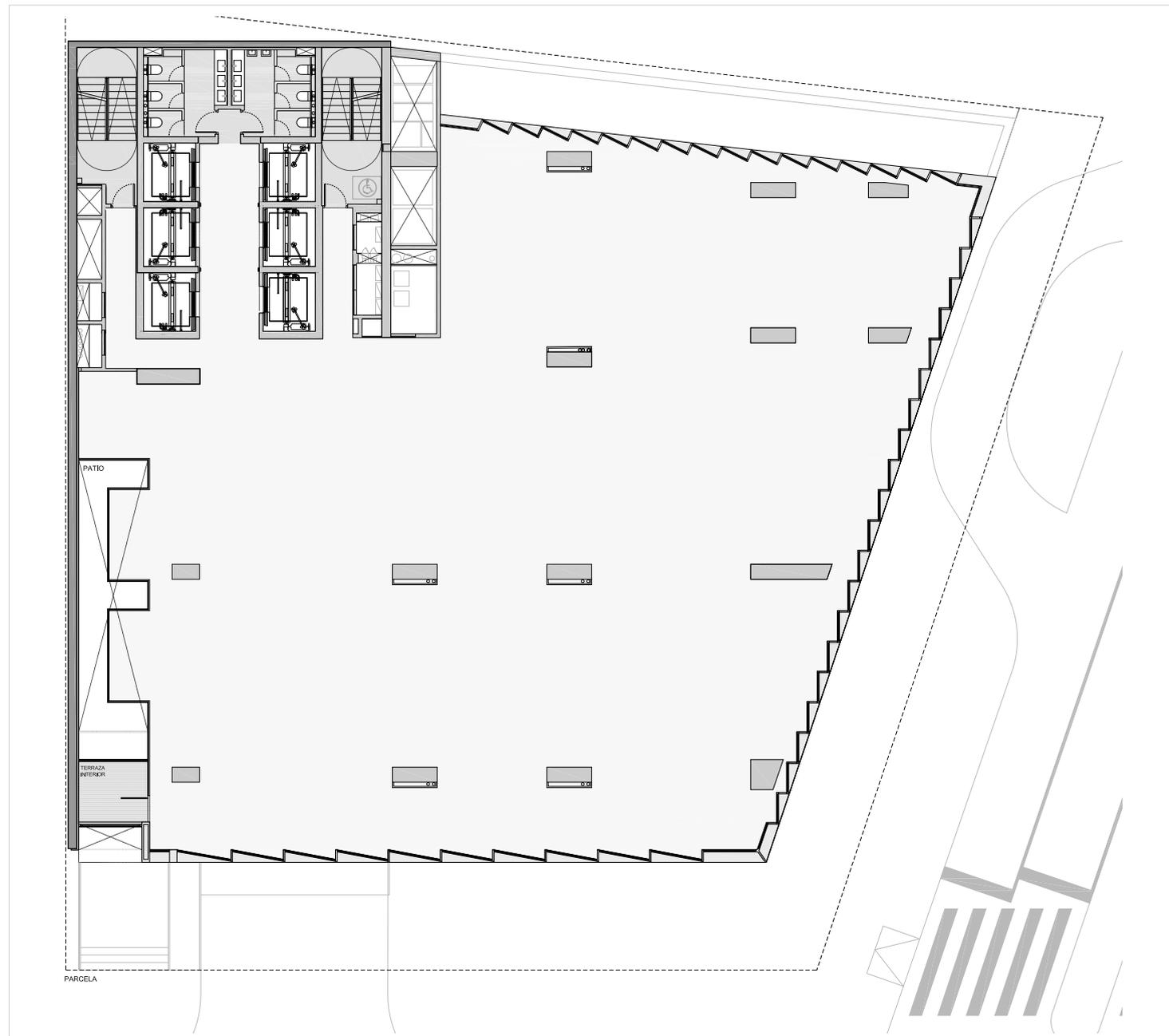
RENTABLE AREA: 899.57 m²

TERRACE AREA: 58.01 m²



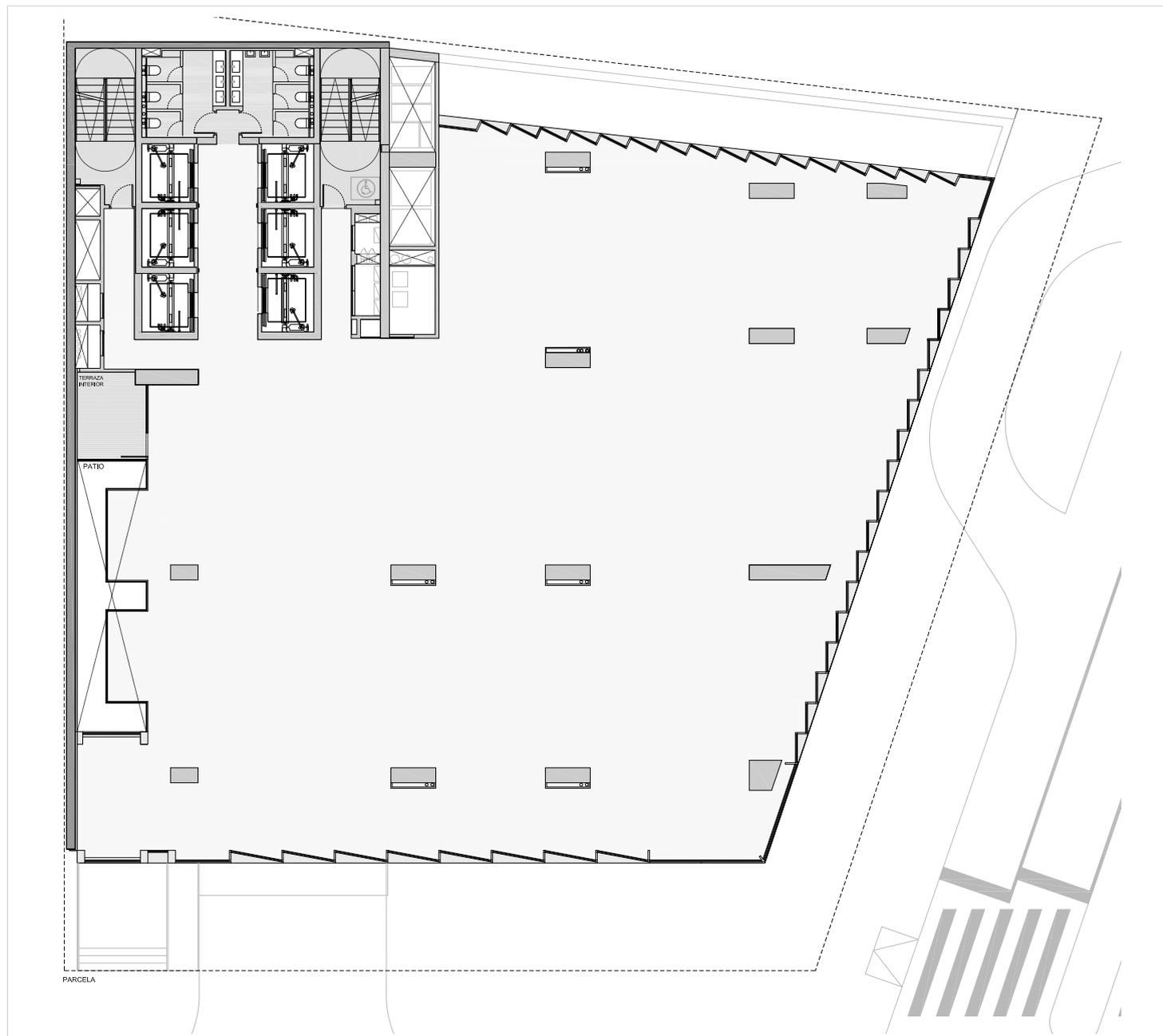
floorplans 11

RENTABLE AREA: 896.45 m²



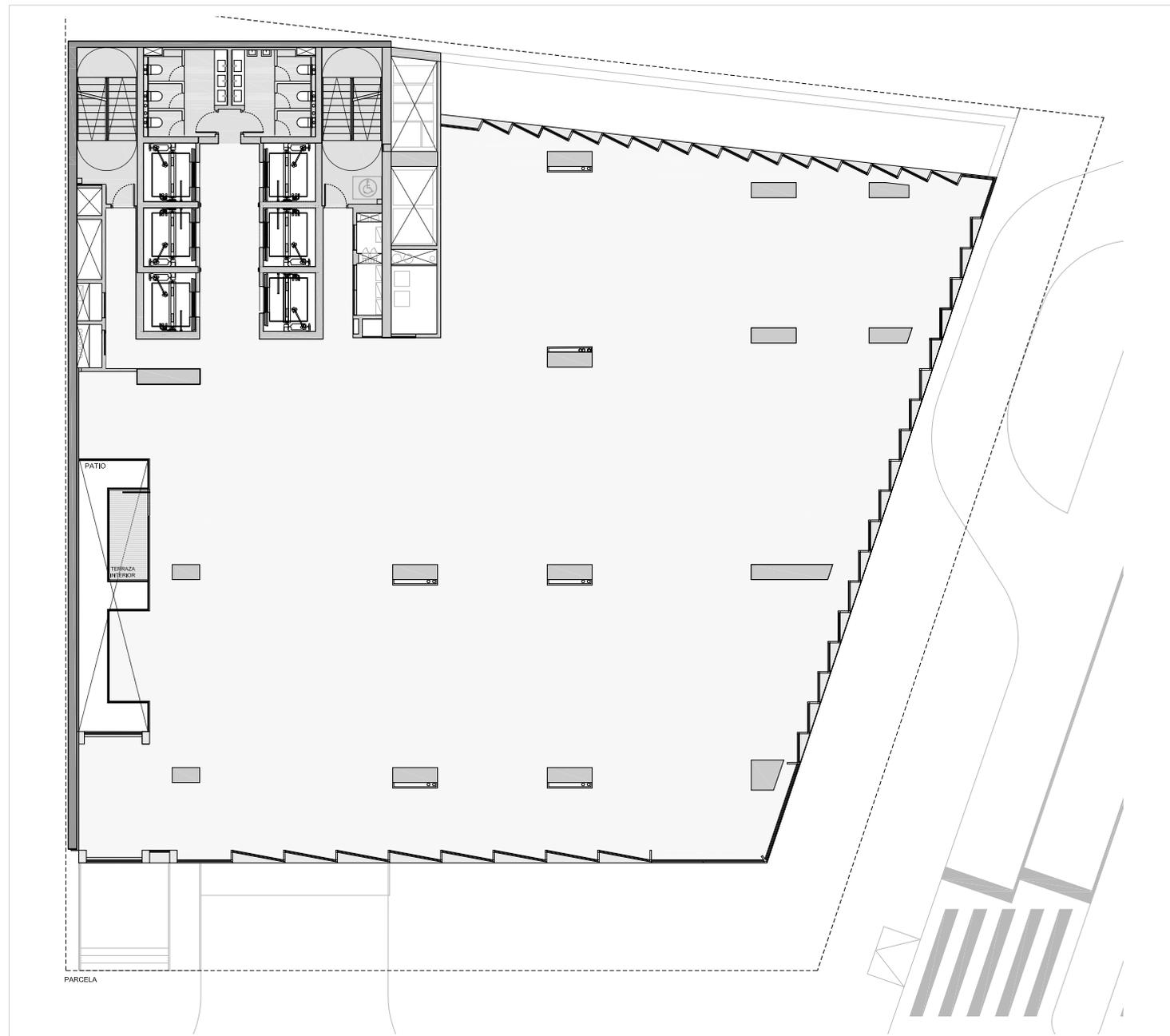
floorplans 12

RENTABLE AREA: 903.27 m²



floorplans 13

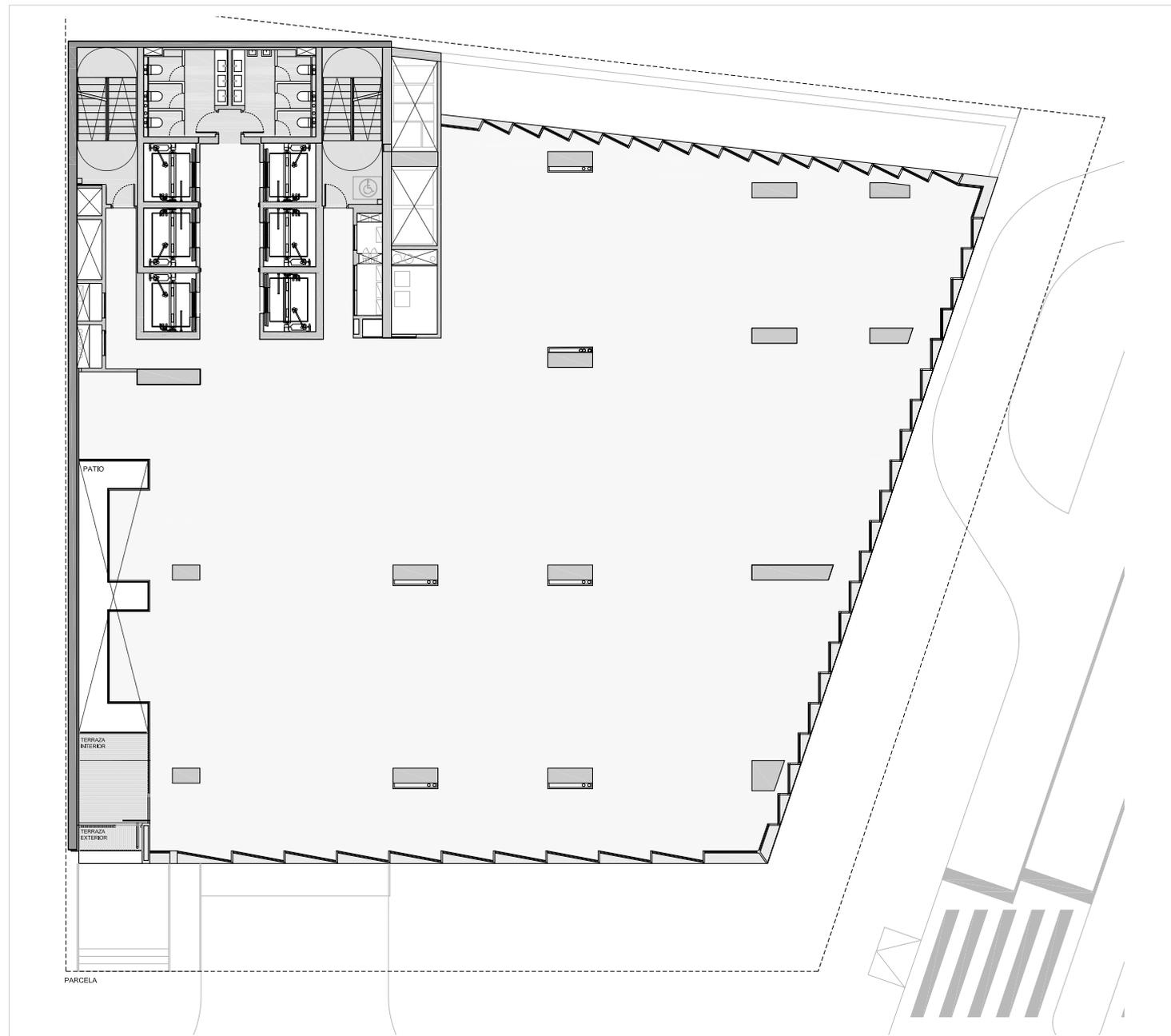
RENTABLE AREA: 909.32 m²



floorplans 14

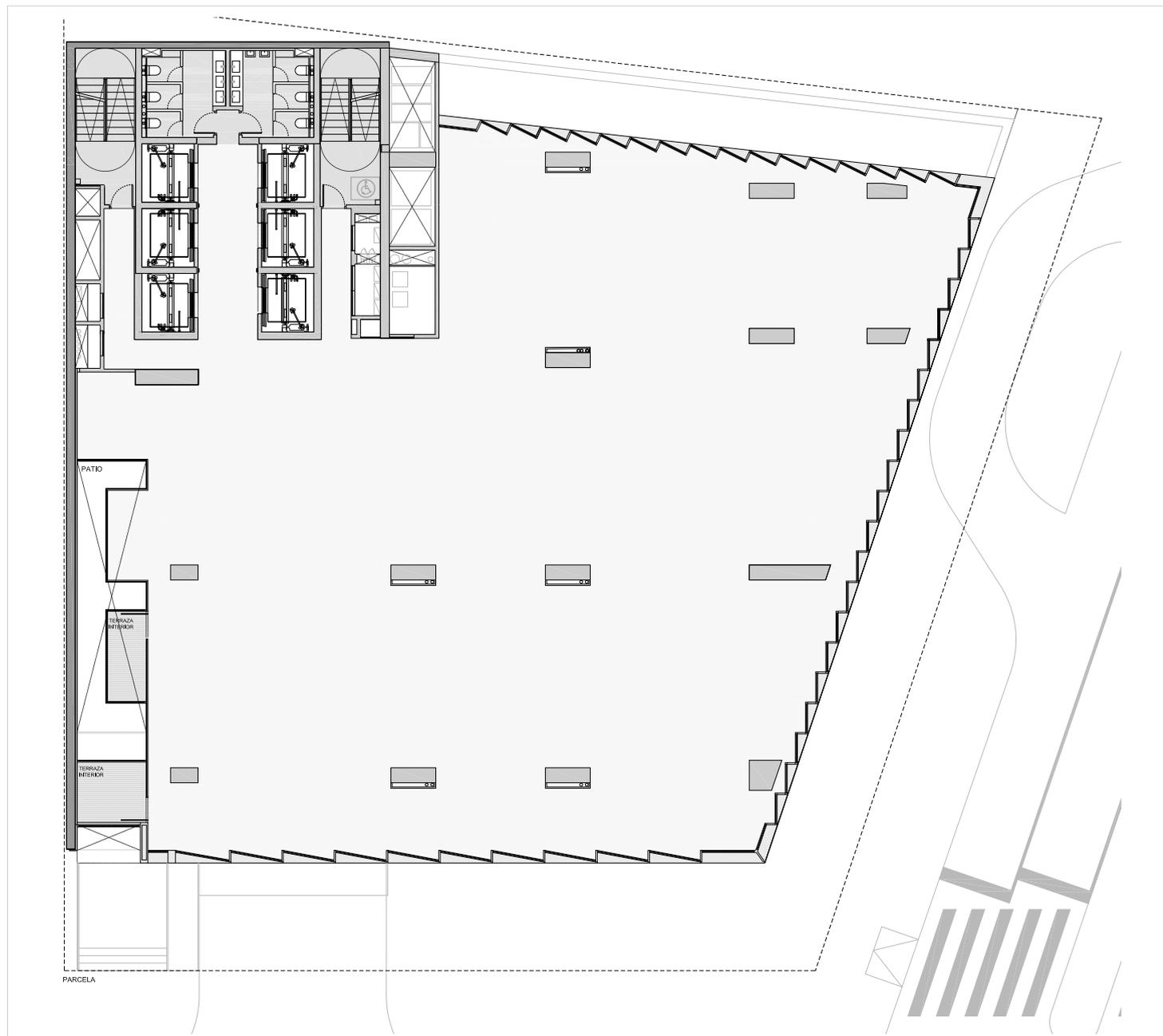
RENTABLE AREA: 899.58 m²

TERRACE AREA: 2.39m²



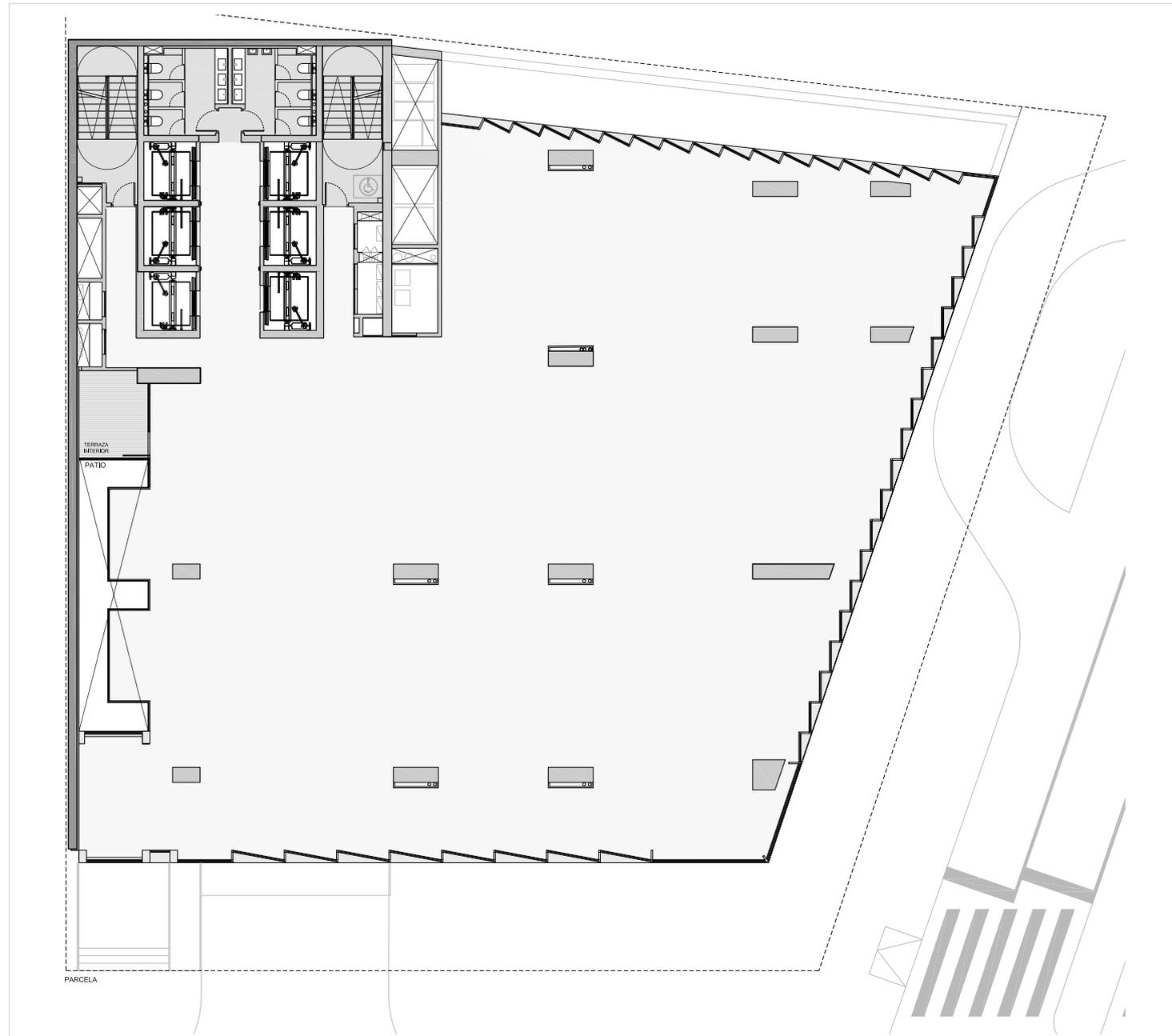
floorplans 15

RENTABLE AREA: 896.45 m²



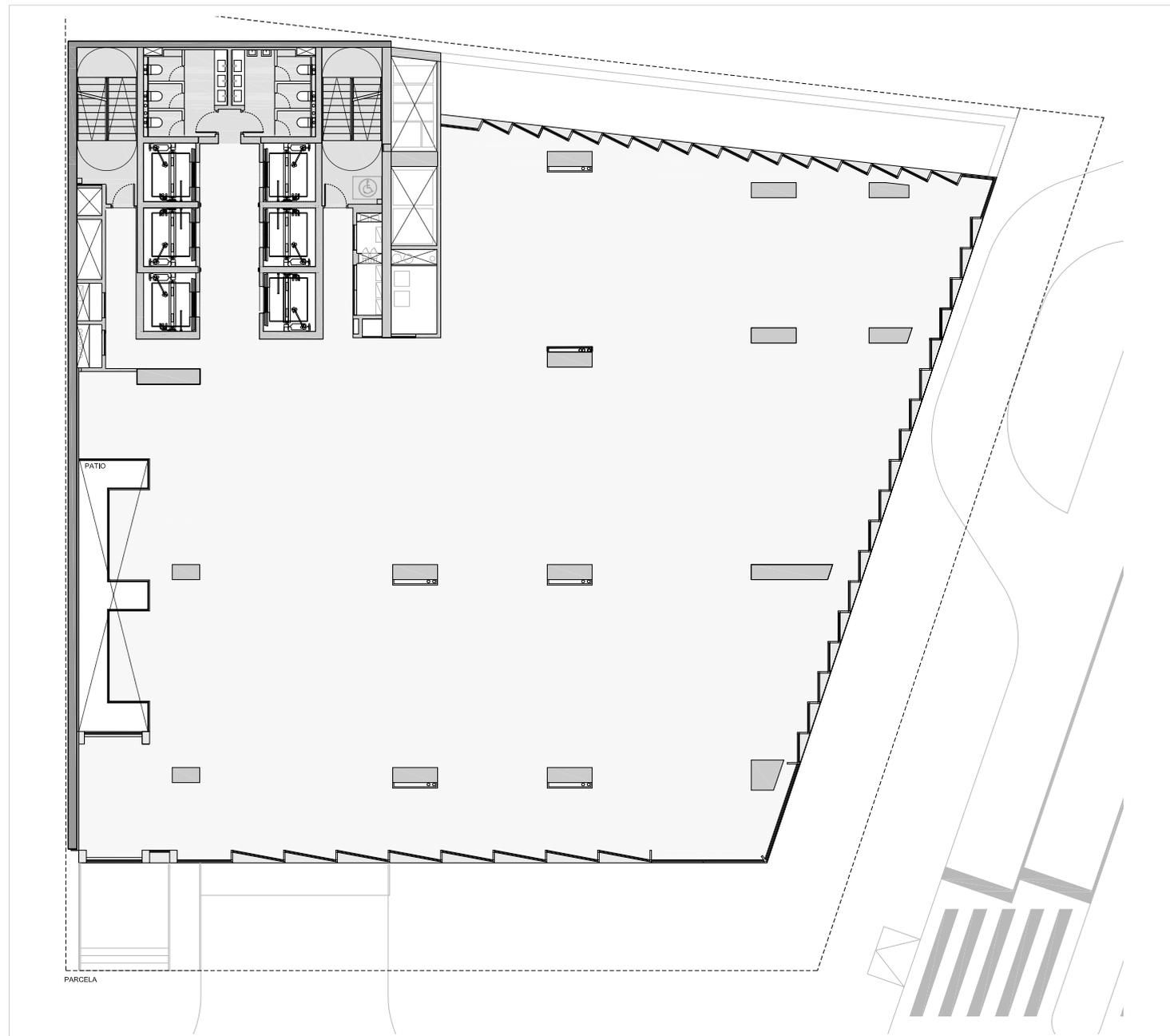
floorplans 16

RENTABLE AREA: 903.26 m²



floorplans 17

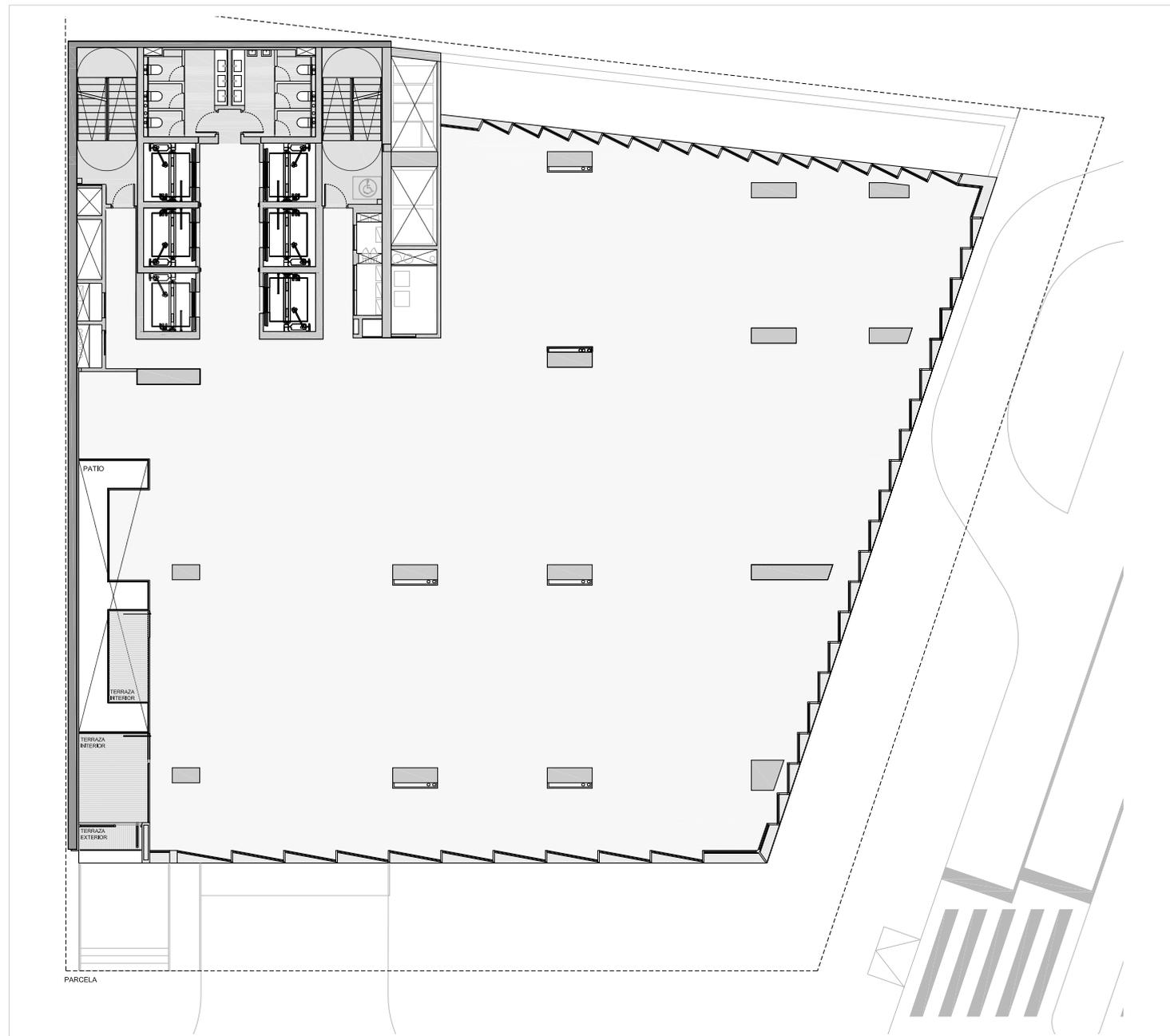
RENTABLE AREA: 903.27 m²



floorplans 18

RENTABLE AREA: 899.55 m²

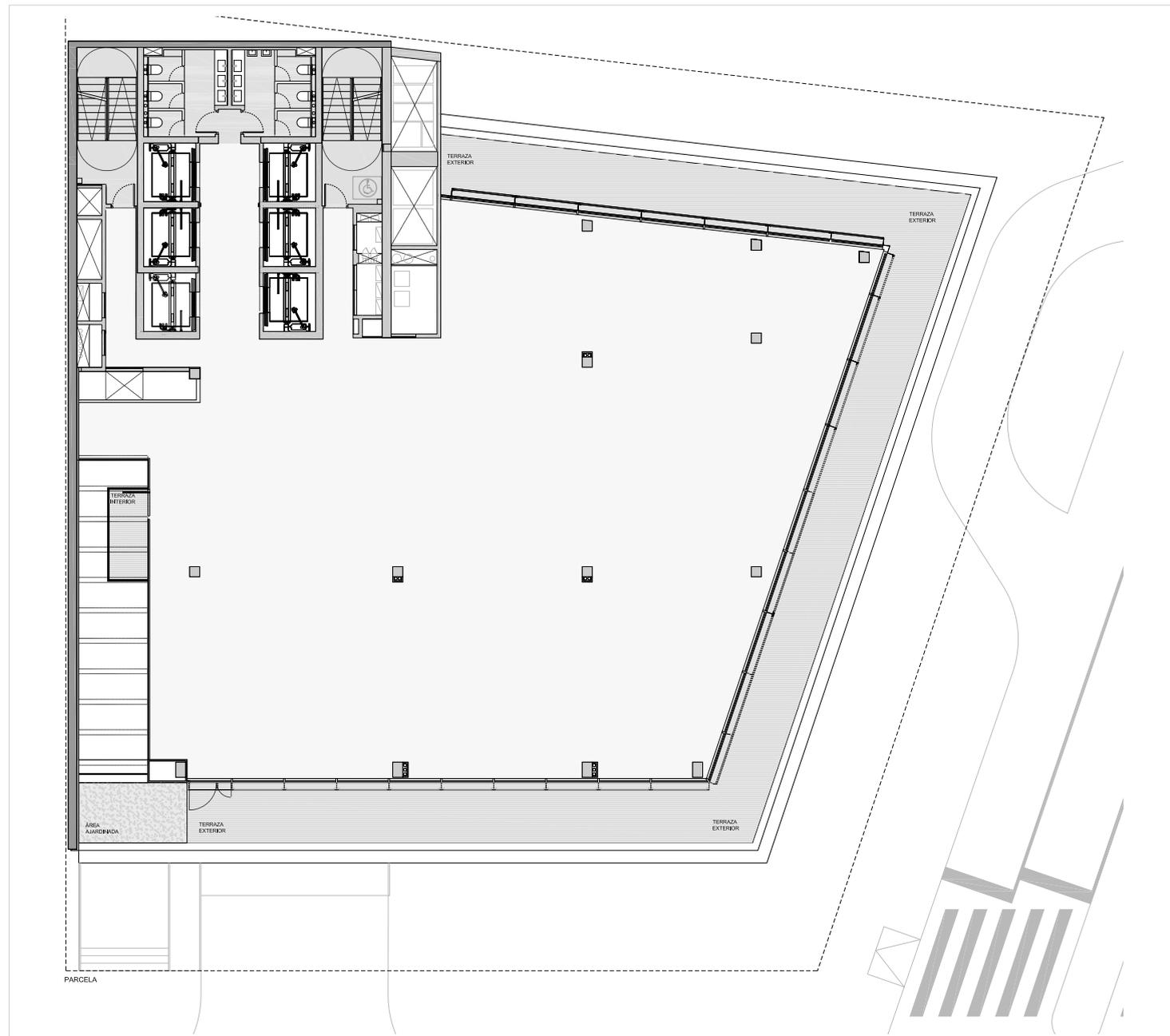
TERRACE AREA: 2.39 m²



rooftop floorplan

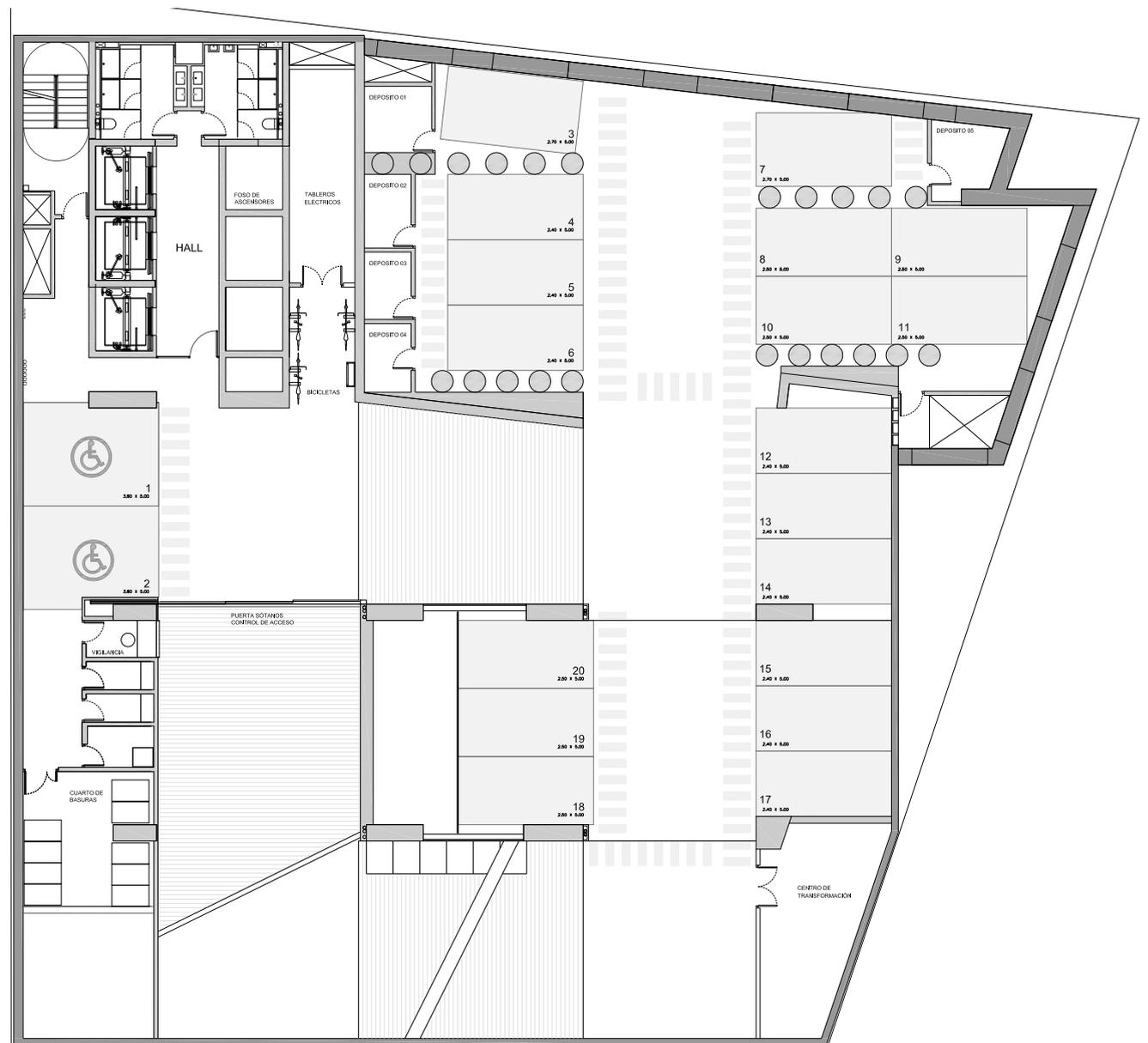
RENTABLE AREA: 662.84 m²

TERRACE AREA: 193.78 m²



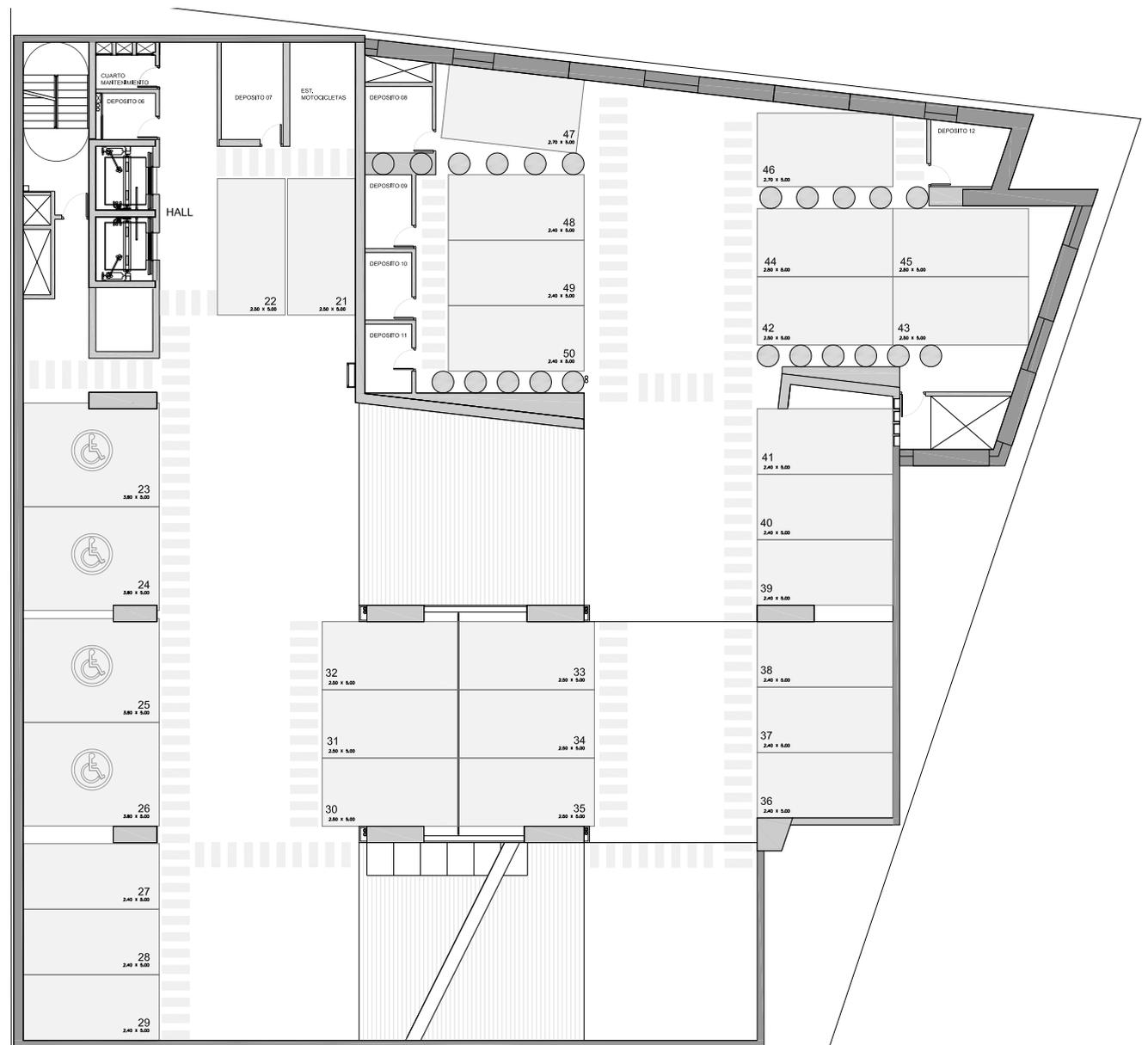
basement floorplan 01

No. PARKING SPACES: 17



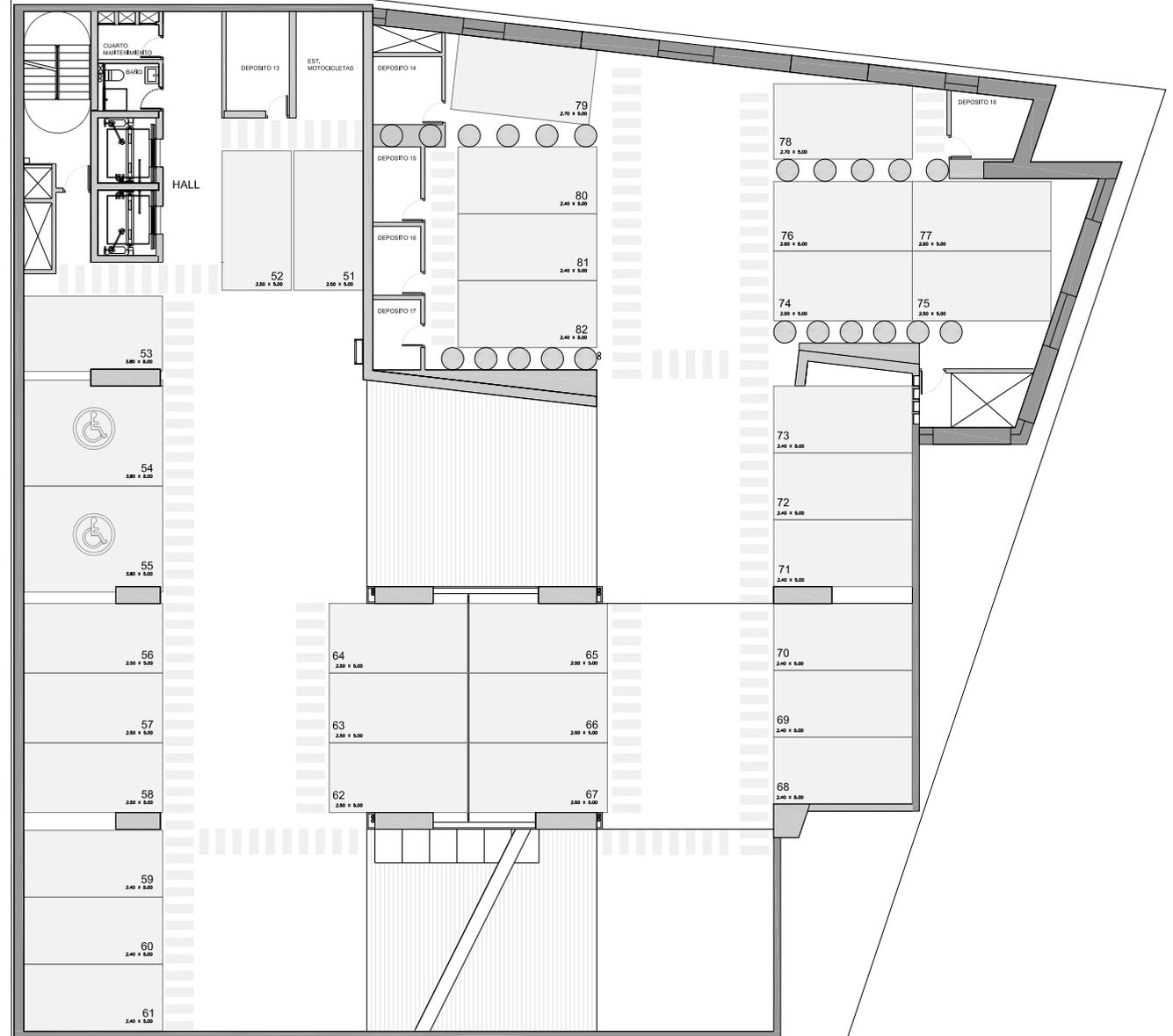
basement floorplan 02

No. PARKING SPACES: 30



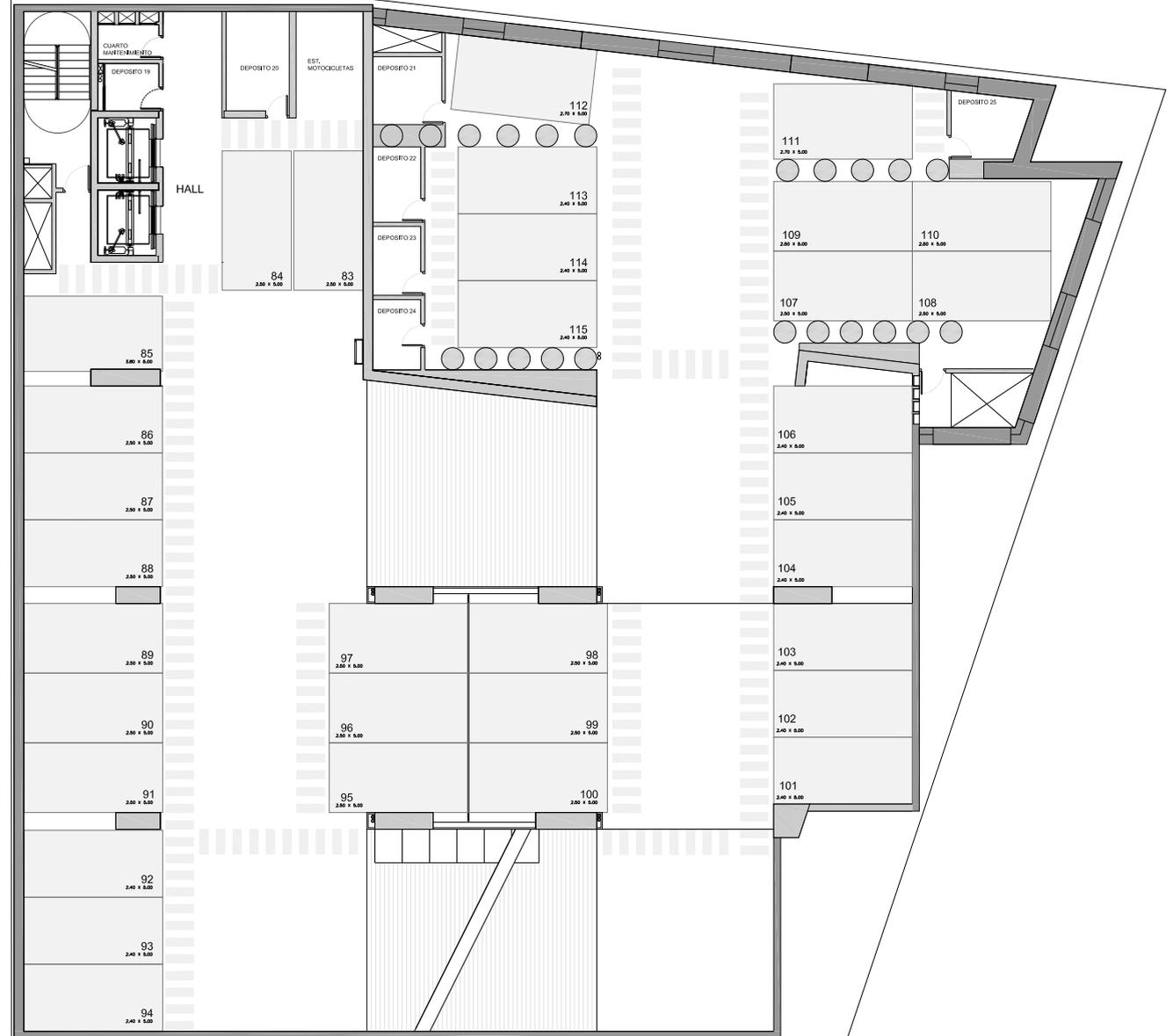
basement floorplan 03

No. PARKING SPACES: 32



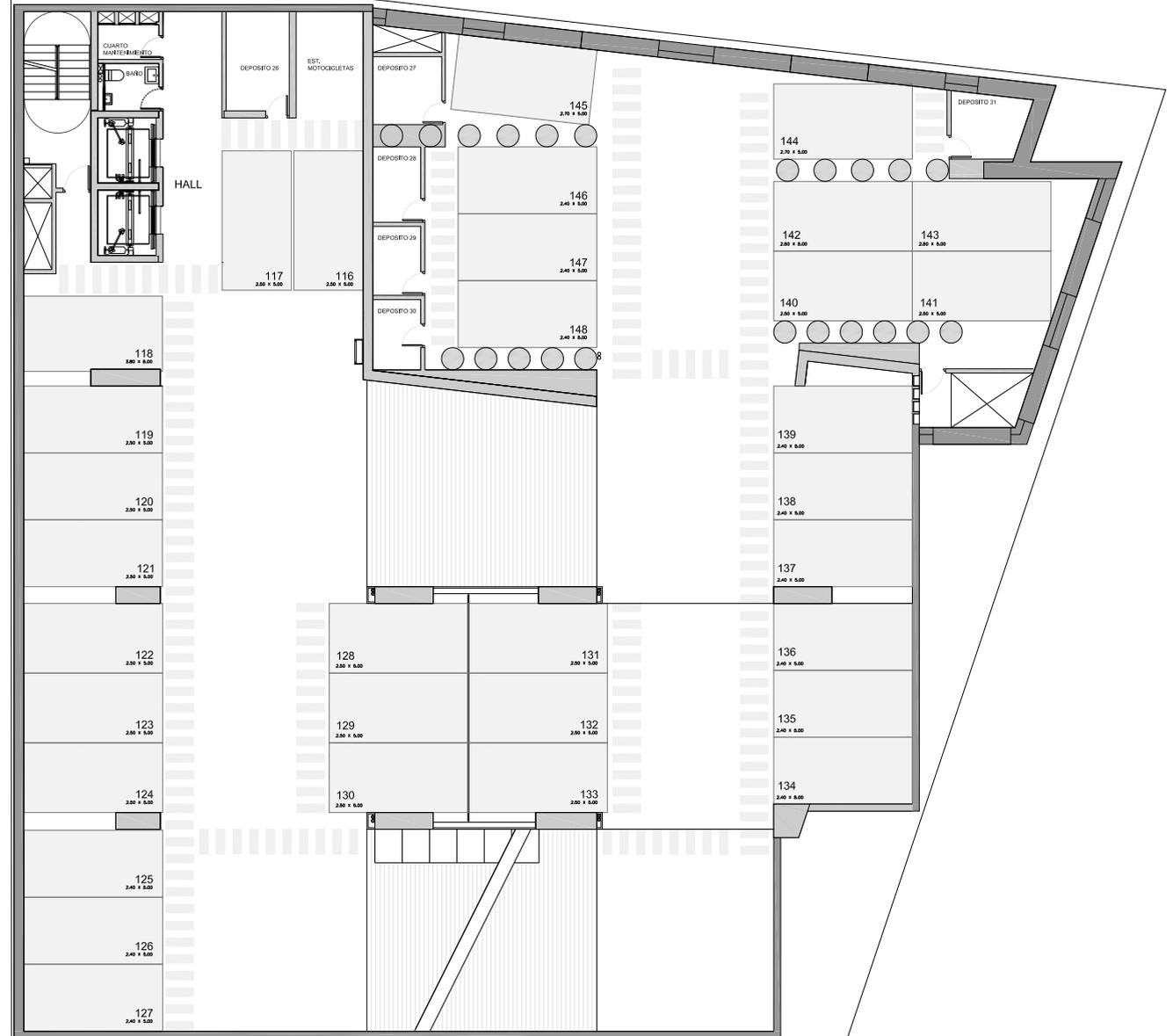
basement floorplan 04

No. PARKING SPACES: 33



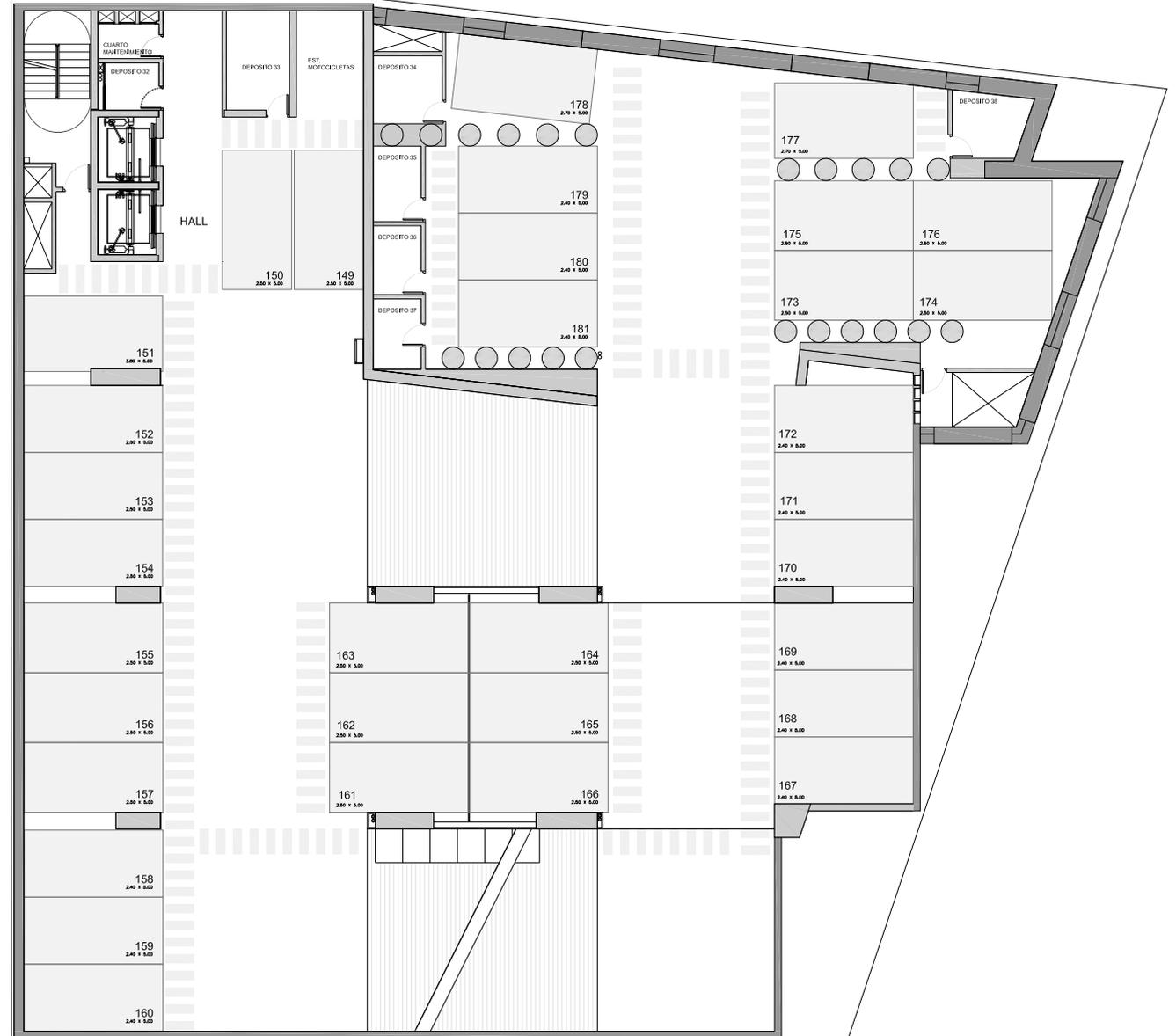
basement floorplan 05

No. PARKING SPACES: 33



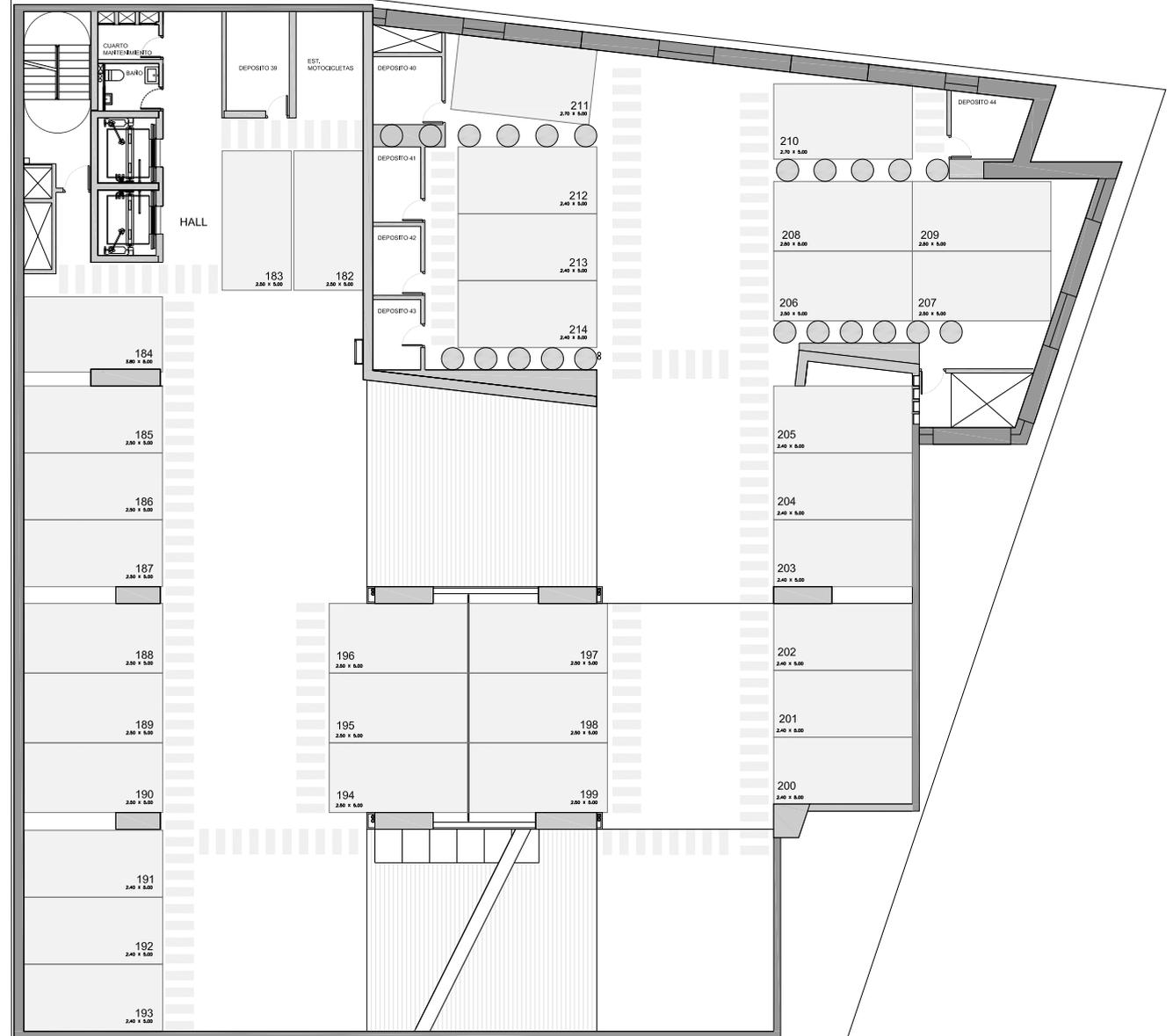
basement floorplan 06

No. PARKING SPACES: 33



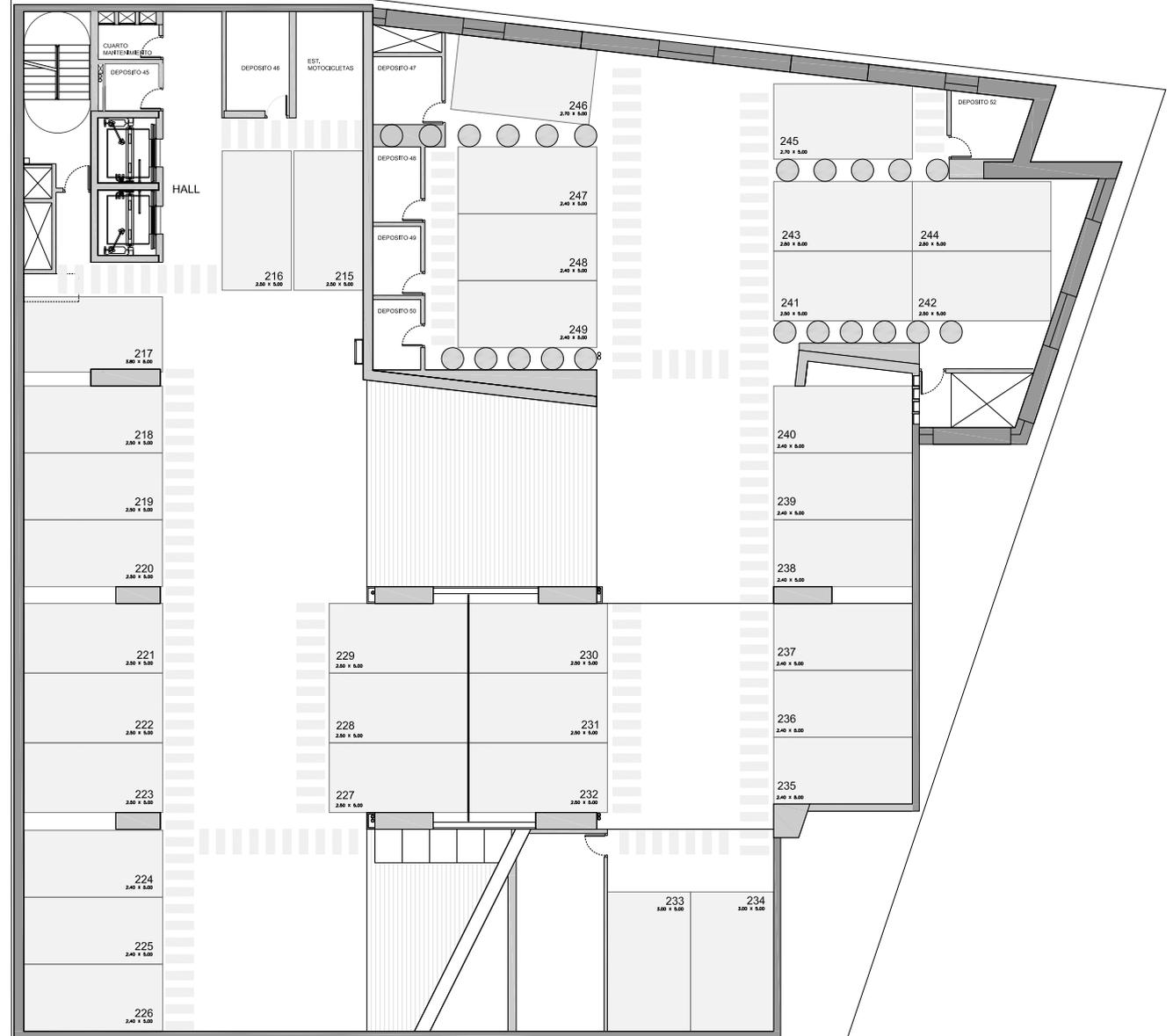
basement floorplan 07

No. PARKING SPACES: 33



basement floorplan 08

No. PARKING SPACES: 35



EDIFICIO DE OFICINAS PRIMERA VISIÓN

Avenida Antonio Miroquesada 416-420, Magdalena del Mar, Lima

 Área del lote 1,085.00 + 319.42m² = 1401.42m²

 Área edificable del lote = 1083.27m²
CUADRO DE AREAS

PISOS	Niveles	ÁREA CONSTRUIDA M2	ÁREA ALQUILABLE M2	ÁREA TERRAZA EXTERIOR M2	Nº EST. PROPUESTOS / PLANTA	ÁREA DEPÓSITOS M2
P. 19	1	682.01	662.84	193.78		
P. 18	1	913.13	899.55	2.39		
P. 17	1	933.23	903.27			
P. 16	1	918.76	903.26			
P. 15	1	919.21	896.45			
P. 14	1	913.16	899.58	2.39		
P. 13	1	933.23	909.32			
P. 12	1	918.77	903.27			
P. 11	1	919.21	896.45			
P. 10	1	913.15	899.57	58.01		
P. 09	1	988.84	958.88			
P. 08	1	974.38	958.89			
P. 07	1	974.82	952.06			
P. 06	1	968.76	955.18	2.39		
P. 05	1	988.83	958.87			
P. 04	1	974.37	952.81			
P. 03	1	953.36	923.40			
P. 02	1	921.80	906.94			
P. ACCESO	1	931.95	649.27			
TOTAL SOBRE RASANTE	19	17,640.97	16,989.86	258.96	-	-
SÓTANO 01	1	1,225.27			17.00	25.46
SÓTANO 02	1	1,195.68			30.00	30.01
SOTANO 03	1	1,195.68			32.00	25.46
SOTANO 04	1	1,195.68			33.00	30.01
SOTANO 05	1	1,195.68			33.00	42.78
SOTANO 06	1	1,195.68			33.00	47.33
SOTANO 07	1	1,195.68			33.00	42.78
SÓTANO 08	1	1,195.68			35.00	67.47
CISTERNAS Y BOMBAS	1	216.12				
TOTAL BAJO RASANTE	9	9,811.15	-	-	246.00	311.30
TOTALES		27,452.12	16,989.86	258.96	246.00	311.30

Supporting structure

Anchored perimeter wall in reinforced concrete.

Basement and first floor slab in reinforced high-strength post-tensioned concrete.

Upper structure slabs in reinforced high-strength post-tensioned concrete.

High-strength reinforced pillars and walls.

Façades

Composite aluminium-faced vertical exterior panels.

Double glazed window units with PVB polyvinyl butyral film for sound dampening along the Avenida Alberto Campo façade.

Double glazing of PVB-coated silkscreened glass with white dot pattern, for acoustic control along the façade of Avenida Juan de Aliaga.

Single-glazing laminated with PVB fil, for acoustic dampening of inner courtyard.

Double glazed door and window units with PVB polyvinyl butyral film for sound dampening in the commercial premises.

Internal partition walls

Main lobby and staircase cores in plasterboard on aluminium frames.

Enclosures of toilets and lobbies in plasterboard and aluminium frames, clad in high density panelling and dry-pressed vitrified stoneware tiling.

Interior carpentry

Toilet and hallway doors in high density fibreboard with vertical axis swing opening and hidden stainless steel hinges.

Fire-resistant emergency exit door in lacquered steel plate.

Building access hall

Large-format dry-pressed vitrified stoneware floor tiling.

Walls finished in composite panels and glass cladding above doors.

Matte white modular metal dropped ceiling, micro-perforated for acoustic control.

Double glass doors integrated in the building façade.

Lift lobbies on office floors

Large-format dry-pressed vitrified stoneware floor tiling.

Rectified ceramic walls and lifts with textured matte stainless steel fronts.

Matte white modular metal false ceiling, micro-perforated for acoustic control.

Toilets

Dry-pressed vitrified stoneware wall and floor tiling.

Mirrors and countertops with integrated washbasins.

Taps with aerator and consumption control according LEED standards.

Wall mounted toilets with concealed tank.

Lifts

Group of five lifts for regular uses, service lift for floors above ground from the loading dock at first basement level.

Lifts with duplex operation.

Stainless steel doors with central opening, 1m wide by 2.40 high.

Interior headroom 2600mm One-piece translucent ceiling, concealed perimeter lighting

Access for persons with disabilities according to regulations.

Urbanisation

Drop off and vehicle bay in polished concrete with lighting posts.

Universal accessibility to building and car park.

Pedestrian access in dry-pressed vitrified stoneware paving.

Parking facilities

Continuous polished concrete paving in vehicle and pedestrian traffic areas.

Exterior and interior ramps in textured concrete.

Car park walls finished in two-tone vinyl paint according to level.

Loading dock at first basement level.

OFFICES

Flooring

Raised flooring with 60 x 60 cm tiles, enclosed in galvanized steel and height of 15cm.

Reinforced concrete slab finished with dust-repelling paint.

Enclosures for communications and power supply under raised flooring.

Dropped ceiling

Modular metal ceiling panels 120 x 30cm, matte white and micro-perforated for sound attenuation, with a perimeter structure of self-supporting aluminium profiles for composite panels and double 15mm vinyl painted plasterboard ceiling tiles.

Extraction grilles and central rotating diffusers for the centralised HVAC system according to dropped ceiling layout.

Interior lighting

Modular light fittings 120 x 30cm, integrated in dropped ceiling with bright led source and optics for high visual comfort in general work areas. Modular light fittings integrated in dropped ceiling with bright LED light source and asymmetric optics in lift lobbies.

Fitted downlights with bright led source in toilets and utilities rooms.

GENERAL FACILITIES

HVAC installations

Input of outside air with primary air conditioners that allow energy recovery.

Extraction from toilets in centralised vertical ducts.

Intelligent Daikin VRV system installed in offices with variable refrigerant flow allowing individual zone control in each room.

Monitoring and management system

Building Management System (BMS) with control point for monitoring and managing the HVAC, lighting automation, air curtains and pressure control systems for fire protection, plumbing and irrigation water.

Security

CCTV security system for surveillance of building entrances at parking and first floor levels. Alarm and security monitoring from control points.

Fire alarms and security integrated into the BMS.

Fire protection

Smoke detectors in shared areas, utility rooms and offices.

Central fire alarm connected to control point.

Fire hydrants with pressurised connections.

Sprinkler fire suppression systems.

Partition walls and doors installed with appropriate RF protection levels.

Parking facilities

Natural ventilation and mechanical monoxide extractor systems.

Extraction volume automatically controlled by CO sensors.

Electrical installation

Distribution from switchboxes on each floor to HVAC, lighting and power circuits.

Power generator

Generator to supply emergency power for essential services.

Lighting

Offices equipped with modular fixings of 120 x 30 cm with led light downlight with led light source in foyer, stairs, lift lobbies and toilets.

Car park aisles with sealed fluorescent lighting.

Telecommunications

Utilities room for connections from operators of basic telephony services, ISDN, cable network, fibre-optic, TV and radio receivers.

Cabling from communication connection points to office floors.

DEVELOPER



PROJECT MANAGER



PROJECT

allende arquitectos

Gabriel Allende, Arquitecto

ingenieros JG



■ G O G A I T E
Ingenieros Consultores

LEED CERTIFICATION

sumac

SALES

CBRE | Peru

allende arquitectos is an architecture and urban design studio founded and led since 1982 by Gabriel Allende, an architect trained at the Escuela Superior de Arquitectura de Madrid (ETSAM) and with a master's degree in architecture from the University of California, Los Angeles (UCLA). Throughout his career he has mentored a multidisciplinary team of professionals specialising in cost control procedures and researching new techniques and materials to allow large-scale projects to be developed. allende arquitectos oversees its international activities from its headquarters in Lima and Madrid.



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