



# ZF TOWERS

Services & Technology Park

**SPACES FOR  
OUTSOURCED  
SERVICES OPERATIONS  
LOCATED IN THE BEST  
FREE ZONE OF THE  
AMERICAS, WITH THE  
BEST BENEFITS TO  
INCREASE YOUR NET  
MARGIN IN COLOMBIA.**



# 4TH BEST FREE ZONE OF THE WORLD.

Training Facilities

Turnkey Offices

LEED GOLD  
Building

Complete Sites

TIER III  
Data Center  
Complex

HOTEL

**Benefit** from the best location in **Colombia for outsourcing operations.**

Enjoy the incentives and advantages at **ZF Towers Services and Technology Park**, where your company can increase the net margin by

**33%**  
average.

- **Tax incentives** within the Free Trade Zone's regime.
- **Lower employee turnover.**
- **Access to human talent available** within the surrounding neighborhoods and an exclusive free job portal for companies inside the Free Trade Zone.
- **Amenities and infrastructure** available for the people: gym and wellness center, universities inside the park, restaurants, hotels, banks, mini markets, private transportation and access to public transportation solutions to / from the free trade zone, food courts, medical center.
- **Lower costs** on facility solutions offering a diverse portfolio available from empty shell up to turnkey solutions and plug and play workstations.
- **Savings** in utilities in Leed Certified Buildings.
- **World class infrastructure** located in **Bogota-Colombia.**

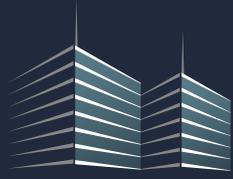
# Zona Franca Bogotá BEST FREE TRADE ZONE OF THE AMERICAS

*BPO, KPO and ITO Specialist*

In the last 3 years, **Zona Franca Bogotá** received awards for the development of its facilities, processes, services, applied technology and amenities for the deployment of service, technology, logistics, and industry activities from various **world-class organizations and specialized publications.**

## OUR AWARDS





**ZF TOWERS**  
Services & Technology Park

## INCREASE NET MARGIN BY AN AVERAGE OF 33%.

- **SAVE 38%** on annual corporate income tax.
- **SAVE 100%** on tariffs and added value tax for construction materials, core building supplies, infrastructure and technology equipment.

**THUS YOUR  
COMPANY  
CAN:**



## FREE TRADE ZONES REGIME'S INCENTIVES



- Only **20%** income tax.
- **0%** Income tax surcharge.
- **0%** Taxes and tariffs on foreign goods.
- **0%** VAT on domestic goods.

**THE ONLY PLACE IN COLOMBIA  
WHERE YOUR NET INCOME  
GROWS THANKS TO TAX  
INCENTIVES, INFRASTRUCTURE  
AND AMENITIES**





**LOWER  
EMPLOYEE  
TURNOVER  
7,26 % vs 12%  
Bogotá**

- Located close to neighborhoods with a population of 1'5 million people within a 3 km radius.
- Universities inside the Free Trade Zone with 24 academic programs including english as a foreign language, allowing employees to enjoy up to 33% discount while studying.
- Free access to Zona Franca Bogotá employment portal with more than 36,000 CV's registered.





- Corporate transportation system to transfer park employees, to and from free trade zone.
- Hotel with 84 rooms.
- Fire station.
- Auditoriums, training and computer rooms, theater.
- Banking offices, ATMs, payment points.
- Multiple food courts.
- Supermarkets and drugstores.
- Beauty salon.
- Medical center and ambulance.
- Gym and wellness center.

## **Ecosystem for BPO, KPO and ITO companies**

*Network of complementary  
services that facilitate day to day*



**A WORLD-CLASS  
CORPORATE SPACE  
WITH EVERY  
SQUARE  
METER DESIGNED  
TO PROVIDE  
EFFICIENCY,  
PROFITABILITY,  
WELLNESS AND  
COMFORT.**

**9% LESS COSTLY THAN  
OTHER LOCATIONS IN BOGOTÁ.**

- Offer available from 1400 sq. ft. up to complete floors or any size your operation may require.
- Expert advice and support in maintenance and infrastructure.
- We offer integrated "Turnkey" services for BPO.

**SPACES AVAILABLE IN 4 DIFFERENT BUILDINGS  
100.000 sq. ft. of area available. TURNKEY OFFICE FOR LEASE.**

### **FACILITY DETAILS AVAILABLE IN ZF TOWERS 135 BUILDING**

- One green deck for leisure and recreation.
- Wide and modern lobby.
- Auditorium with capability for 300 people convertible into three sections.
- Training rooms with capability for 25 people each.
- Commercial stores.
- Cafe-lounges, one on the first floor and another in the green deck.
- Unloading zone.
- Parking space.
- Bicycles Space.



This Project is registered under the LEED® Green Building certification program

LEED certified buildings will be generating **savings** between **30% and 70%** in energy consumption, **30% to 50%** in water usage and waste reduction of up to **90%**. In summary it all translates into savings.





**Comfortable  
infrastructure  
located in  
Bogotá,  
Colombia.**

## STRATEGIC LOCATION

- **ZF Towers** is located at Zona Franca Bogotá, best free trade zone of the Americas.
- Only 0.93 miles from **El Dorado International Airport**, the largest in cargo volume in Latin America, and second in movement of passengers.
- We are close to the most **modern hotel and business district** of Bogotá.

## SERVICES AND TECHNOLOGY CLUSTER

- Our competitive community **integrates more than 28 worldwide service companies from sectors** such as BPO, KPO, ITO, Data Centers, Networking and Cloud.
- There are **more than 13,300 employees** working in the sector services within.





## RELIABLE ENERGY

- Capacity power generators designed for high performance buildings.
- **Redundant and efficient back up energy.**
- Energy output of 1.000 KVA for common areas and 800 KVA for offices.
- **Chiller ventilation for greater efficiency.**
- Back up for electricity at different voltages.
- **Two power circuits for Zona Franca Bogotá Park.**

## OPTIMAL CONNECTIVITY NETWORKS

- 4 submarine fiber cable nodes.
- 14 broadband providers including last mile ends.
- Fiber optical cabling.
- Easy access to specialized technical support with local and multinational companies.

# SECURITY

- **Double fence perimeter security and access control at park's entrances.**
- Two physical security rings: one at the park's entrance and another at the building's entry.
- **Internal security patrol.**
- 24 hour control and monitoring center.
- **Card reader control for entry and exit of vehicles and pedestrians.**
- Closed circuit TV.

# SUSTAINABILITY

- **We are committed to responsible management, and develop programs in:**
- Waste management.
- **Awareness and strengthening of social responsibility strategies.**
- Sustainable mobility.
- **LEED Gold certification for construction.**

# GRUPO ZFB SUPPORT

- Specialists in developing **offices and turnkey solutions** for global operations of BPO, KPO and ITO .
- Leaders in the operation of free trade zones and **experts in the free trade zone regime model.**
- More than **22 years of experience** developing competitive environments for businesses: free trade zones, industrial and service parks.
- B.P.I. certification for good practices and innovation awarded **by Icontec International and the Chamber of Commerce of Bogotá.**
- More than **4,305,563** sq. ft built in infrastructure to our customers.
- Members of the **United Nations Global Compact** committed to sustainable development.



**ZF TOWERS™**  
Services & Technology Park



## CONTACT US

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**Bogotá, Colombia**