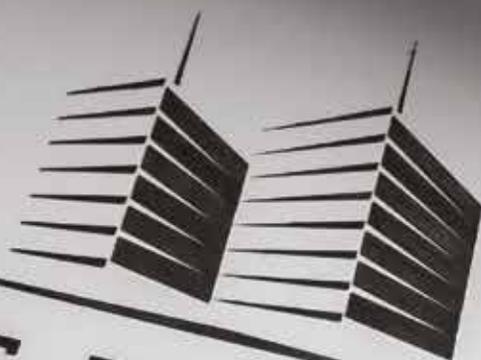


**COMPETITIVE  
BUSINESS  
ENVIRONMENT  
FOR SERVICE  
OPERATIONS  
IN COLOMBIA**

*Cali / Colombia*



**ZF TOWERS™**  
VERSALLES



## ZF TOWERS VERSALLES

*Provides maximum comfort and convenience with infrastructure designed for service companies interested in starting, expanding or moving their operation to modern, efficient and safe facilities. By combining savings in energy consumption, lower staff turnover and competitive rental prices for spaces in a comprehensive environment, facilitating people's lives, you will reduce costs and increase profits.*

*The building is licensed for trade and service activities. It is ideal for the establishment of basic medical services, health institutions, health promotion agencies, travel agencies, advertising agencies, law firms, software development, call centers, IT service integrators, corporate offices and administrative offices, and academic centers, among other opportunities.*

# ADVANTAGES OF SITUATING YOUR BUSINESS IN ZF TOWERS VERSALLES

*Savings in costs  
of operational efficiency*

## OPERATING EFFICIENCY

- 0% CAPEX to start your operation.
- Maintenance costs included in the rental fee.
- 17% energy saving thanks to the comfort evaporative air system.
- Soundproof windows with UV filter.
- Environmentally efficient with LED lighting.
- Separate water reserve tanks for fire protection system and bathrooms.
- Regulated energy and with a total substitution plant of 350 KVA.

## SECURITY

- Resistant earthquake building complying with the NSR-10 standard.
- 24/7 surveillance.
- Security cameras and closed circuit television.
- Boom barriers control access of vehicles.
- Fire protection system in all offices.
- Emergency external stairs.

## OTHER FEATURES

- Offices with natural lighting and view of Versailles Park.
- 1 elevator with capacity for 8 people.
- 3 training rooms for 71 people.

- Independent kitchen and cafeteria with panoramic view of the park.
- Bathroom facilities on each floor for men, women and disable people.
- Terraces that can be suitable for comfort and relaxation.

## ENVIRONMENT

- Financial centers.
- Malls.
- Residential area.
- Wide range of restaurants.
- Surrounded by important access roads and very close to the MIO (*Integrated system of mass public transport*) Americas station.



## COMPETITIVE RENTAL COSTS IN IDEAL SPACES FOR YOUR OPERATION



### AREAS AVAILABLE

- 56,779 sq. ft. built with a built-up area of 47,598 sq. ft., 4 floors and a basement, and capacity for 700 workstations.
- Open areas for different office designs. *(Areas from 1,829 sq. ft. to 18,298 sq. ft.)*

- Turnkey office option.
- New offices in white works.
- Reception and administration service.

FLOOR	BUILT AREA IN SQ. FT.	WORKSTATIONS	PARKING LOTS		AREA FOR PRIVATE TERRACES SQ. FT.
			CARS	MOTORCYCLES	
2 nd FL.	9,308	260	20	10	0
3 rd FL.	9,285	253	19	9	189
4 th FL.	9,113	177	13	6	2,013

## REASONS *to establish your business in Cali, Valle del Cauca*

- The region has a population of 4.7 million and a GDP of USD \$28 billion in 2017.
- Known as the "Cradle of Multinationals" Valle del Cauca boasts more than 150 multinationals serving national and international markets.
- Cali is the capital city of the region and the third most important city in Colombia.
- Highly qualified human talent. Each year, approximately 33,000 students graduate from institutions of higher education.
- There are 43 institutions for higher education, more than 650 undergraduate programs and more than 420 graduate programs.
- Lower labor costs among the main cities of Latin America.
- Most competitive real estate market in the country.
- The Palmira airport is the second most important airport in Colombia, with 78 weekly flights to international destinations.

Source: INVEST PACIFIC - [www.investpacific.org](http://www.investpacific.org)



## GROUP ZFB

- Over 21 years of experience in the development of competitive business environments.
- More than 4,305,564 sq. ft. built in recognized projects within industrial and service parks, offices, data centers, warehouses and built to suit projects.

- ZF TOWERS Bogotá headquarters, built and developed by the ZFB Group is the largest service and technology park in Colombia with more than 32 companies and 13,000 employees.
- Leaders in the operation of free zones in Colombia.
- Members of the Global Compact committed to sustainable development.

## CONTACT US

Cel: (57) 310 274 9584 - Bogotá: (57-1) 404 6644 Option 2  
National Line: 01 8000 423 621

**[www.zftowers.com](http://www.zftowers.com) - [www.grupozfb.com](http://www.grupozfb.com)**

Bogota / Colombia