

# Mercosur Business Center Complex

MONTEVIDEO, URUGUAY

**COLLIERS**  
INTERNATIONAL

For Sale



## BUILDING OVERVIEW



The MERCOSUR BUSINESS CENTER Complex is located opposite the sea, along the south esplanade and very close to the Historical Center. It is only 20 minutes away from the Airport and 7 minutes away from the Port.

A three-star hotel and a high class office building.

HOTEL	
100 rooms	Sea view
Managed by Accor	Bar/ Restaurant
3 meeting rooms	Business Center
WiFi	Laundry
Parking	HVAC




OFFICE BUILDING	
5 floors	360sqm per floor
Electrical Generator	Courtain wall facade
Fire detection	Central HVAC
Warehouses	Parking

### COLLIERS INTERNATIONAL ARGENTINA

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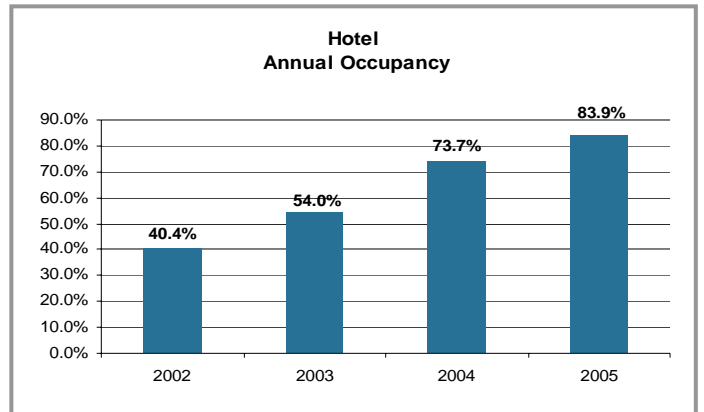
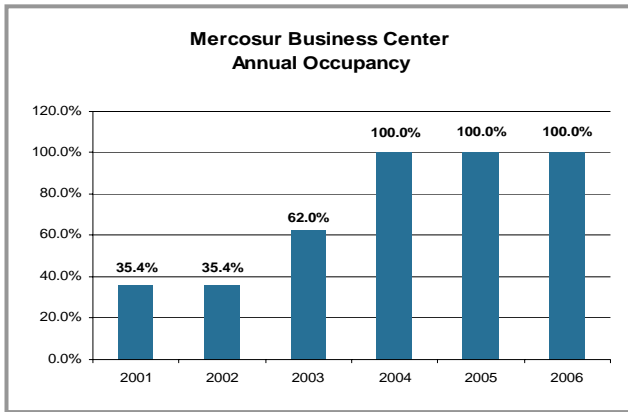
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Total revenues	Last six months 2005	First six months 2006
USD	739000	742000

SALE PRICE	
USD	Ten Millions (10.000.000)