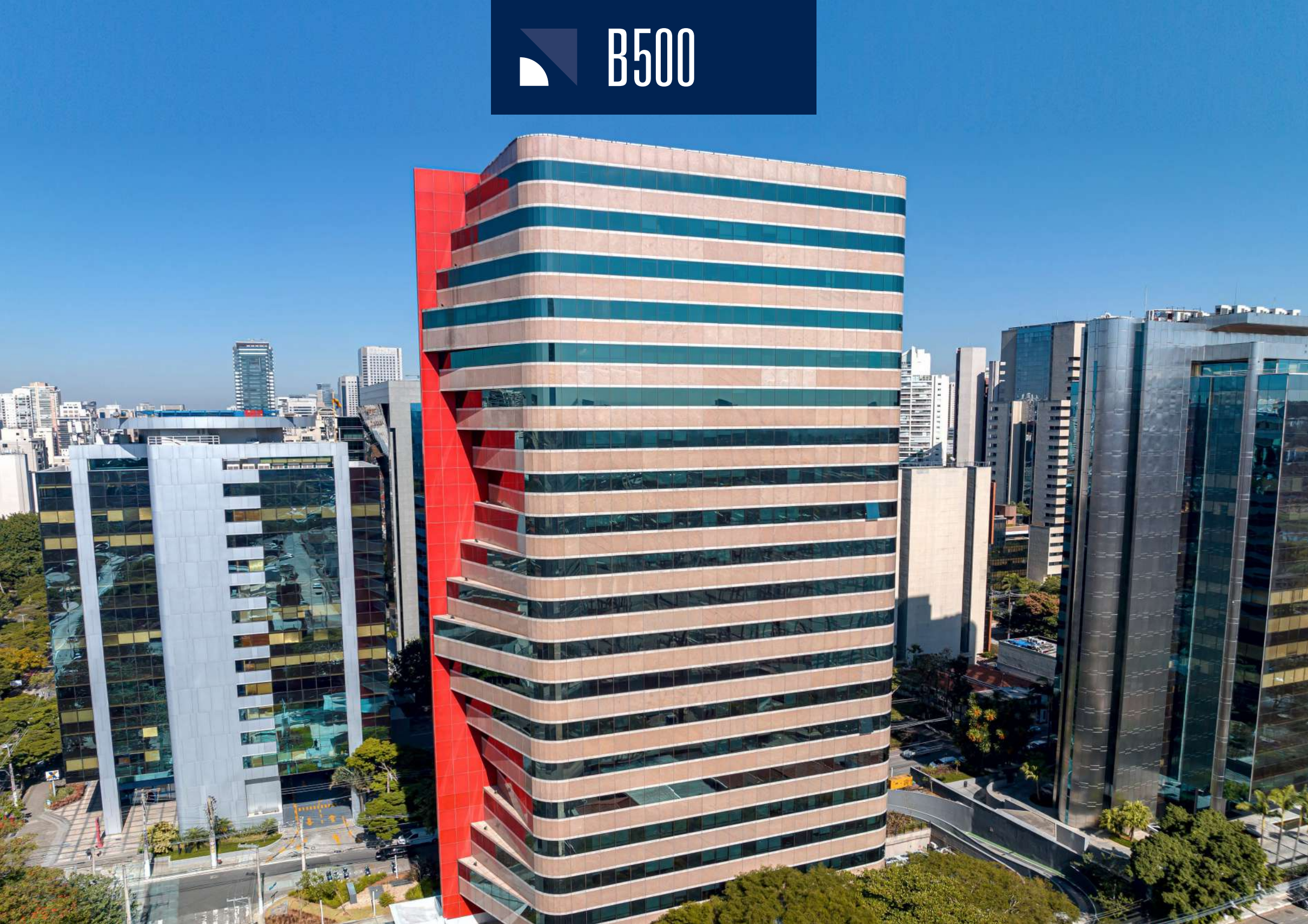
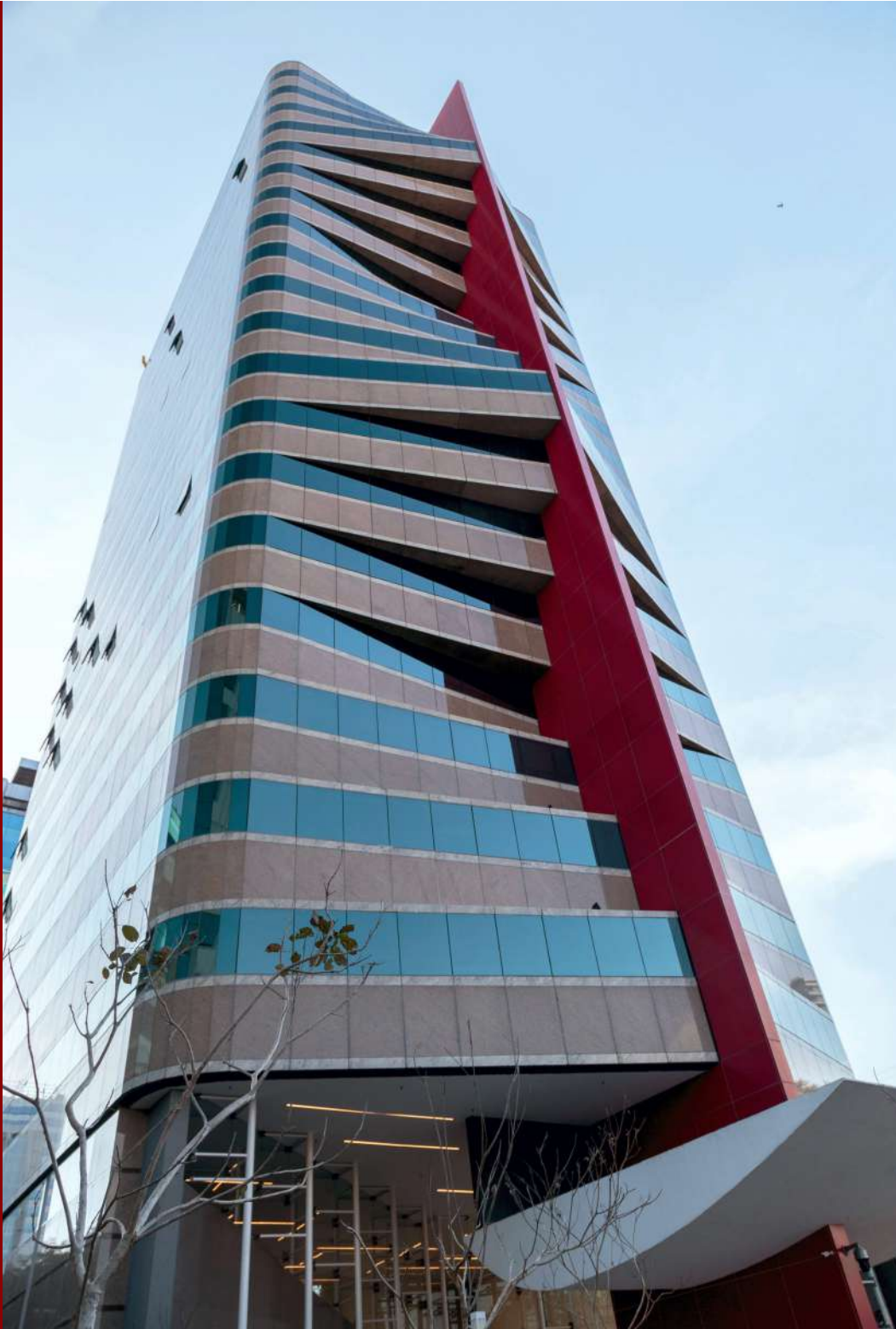




B500





B500 is an iconic building designed by architect **Ruy Ohtake**. Its pillar-free spaces provide occupants with greater flexibility in layout. Upon acquisition, B500 underwent a retrofit, resulting in state-of-the-art facilities, a modernized lobby, smart elevators, and an updated bicycle storage with changing rooms. The building is **LEED® Gold** certified and offers a range of services and comforts, including an auditorium, café, valet service, and concierge.

Located near Vila Olímpia with direct access to Marginal Pinheiros, **B500** offers easy access to an exceptional range of services and conveniences. It is also close to two high-end shopping malls, JK Iguatemi and Vila Olímpia. Additionally, **B500** is well-connected through both Berrini and Vila Olímpia CPTM train stations and an extensive network of cycle lanes.

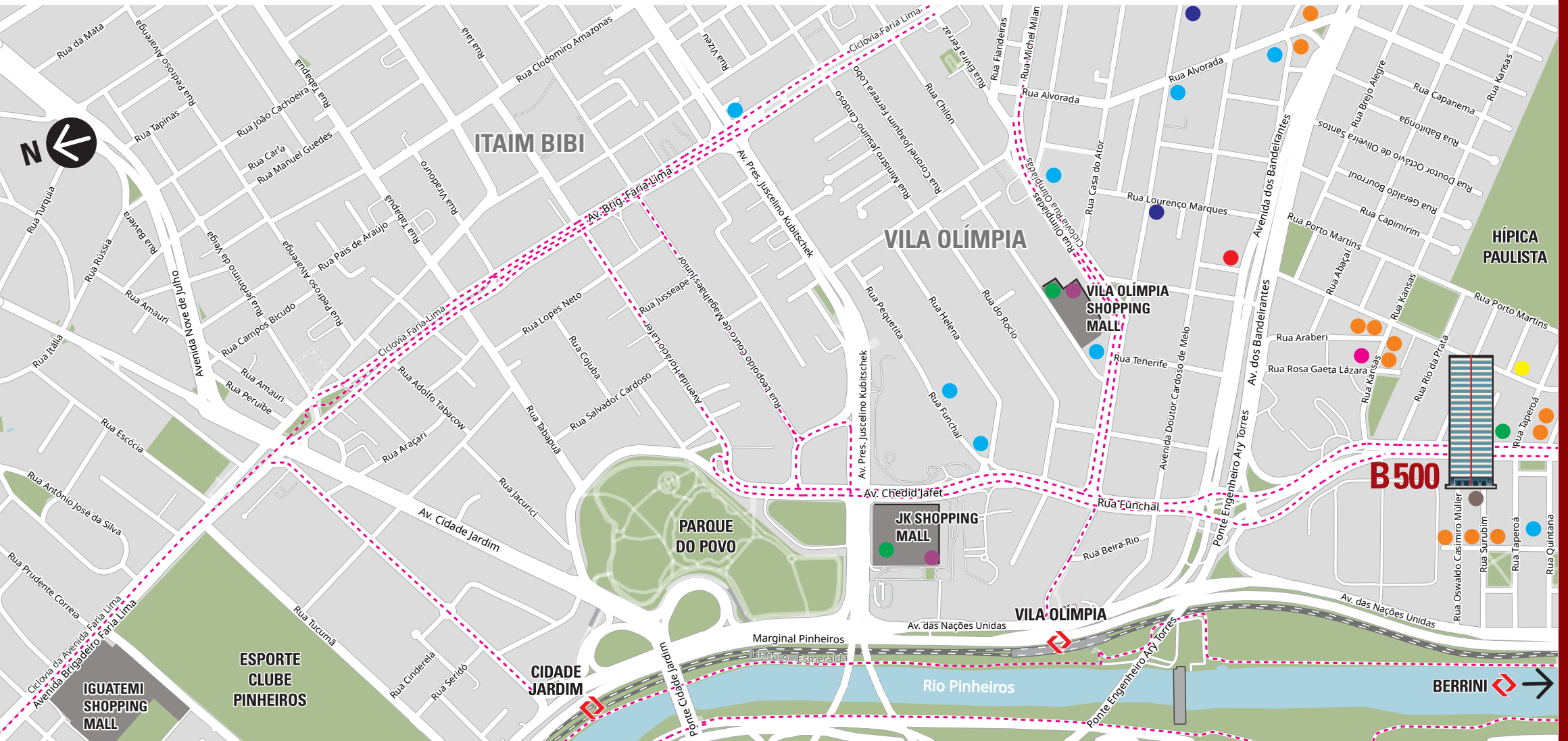
Location: Praça Prof. José Lannes, 40 | Cidade Monções | São Paulo | SP
Leasable Area: 13,303 m²
Configuration: 17 stories. Spaces starting from 735 m²
Retrofit: 2019





Learn more about
the building







Location



Key

-  CPTM (Train) (850 m Berrini Station)
-  Cycle Lanes

-  Banks
-  Hotels
-  Restaurants
-  Gyms

-  Post Offices
-  Theaters
-  Pharmacies
-  Taxi Ranks

-  Hospitals

Praça Professor José Lannes, 40 | Berrini | São Paulo SP



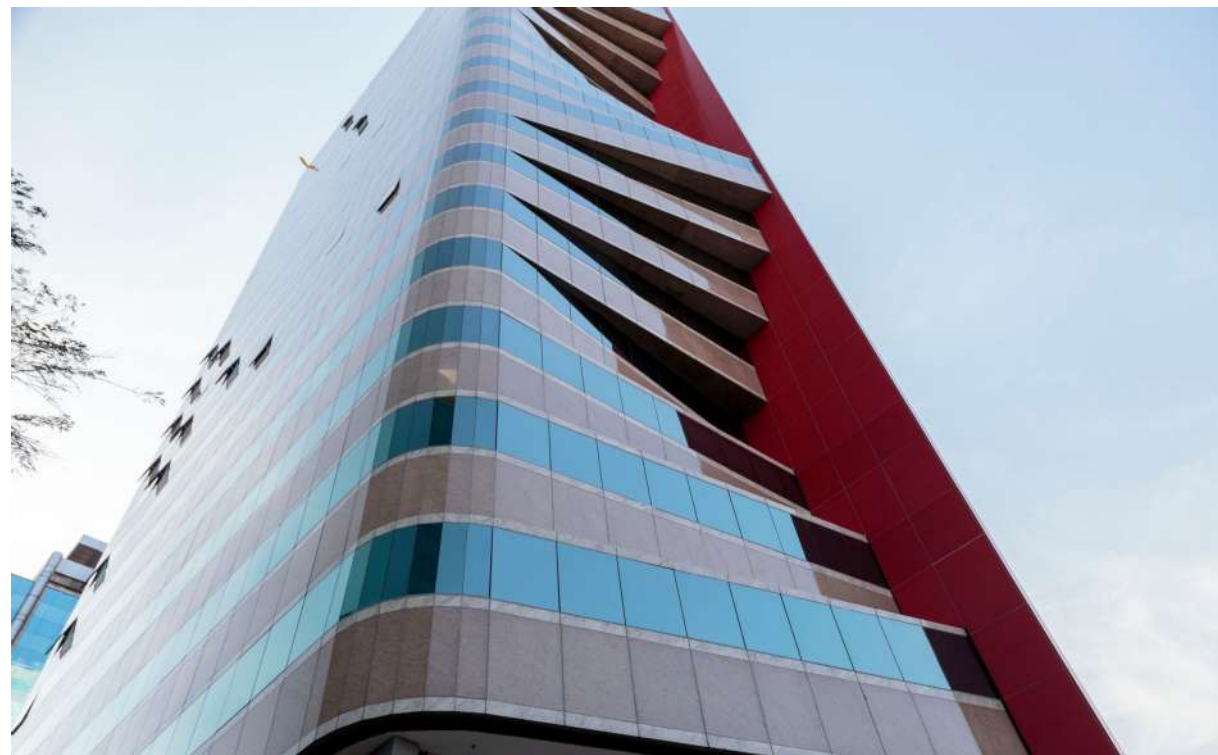
Parque do Povo



JK Shopping Mall



Santander Theater





Facade



Lobby



Lobby



QR Code Access



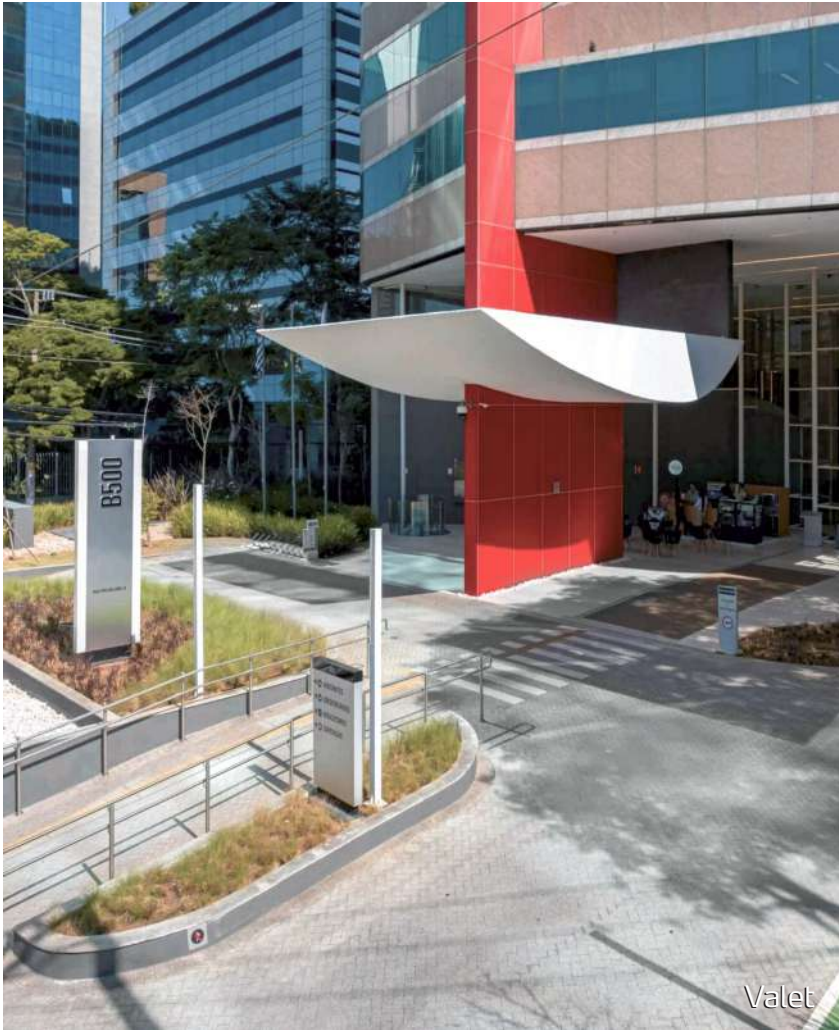
Typical Floor



Auditorium



Bicycle Storage



Valet



Café

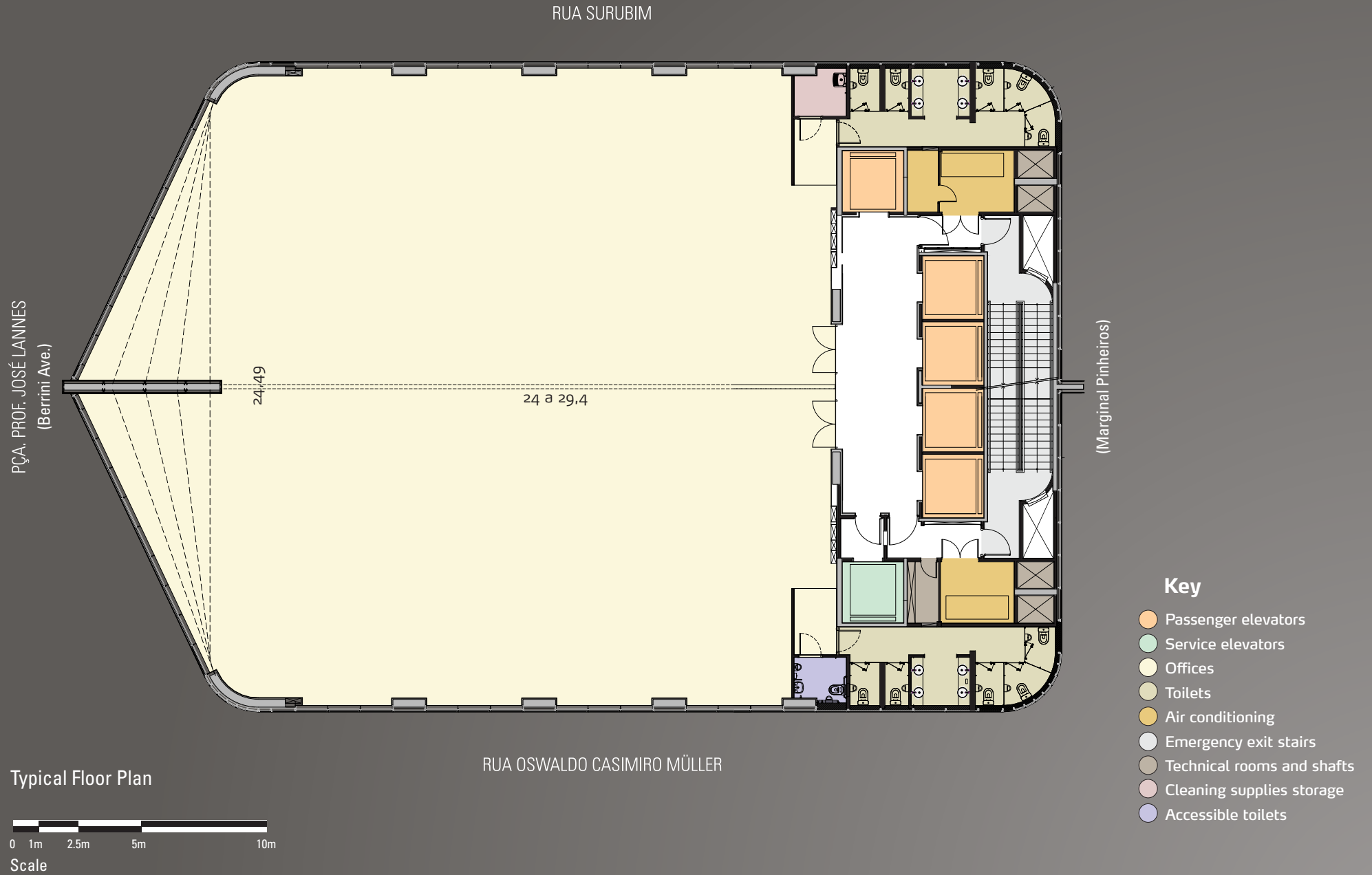


Electric Vehicles Spaces



Changing Room

Typical Floor



Typical Floor Plan



Typical Floor Layout



Suggested Occupancy Layout



Scale

Technical Information

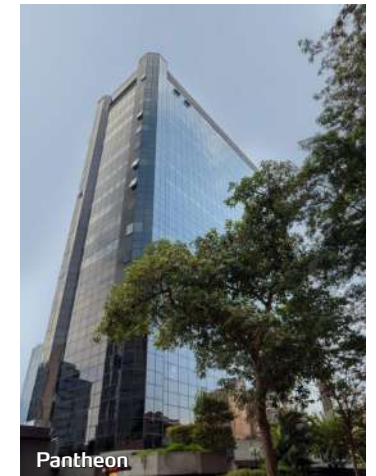
- 1. Facade**
Granite with reflective glasses.
- 2. Lobby**
Neolith finishing. Parking valet services.
- 3. Typical floor height**
Floor to ceiling - 2.60 m.
- 4. Typical floor ceiling**
Mineral modular ceiling.
- 5. Typical floor**
Metallic raised floor 15 cm.
- 6. Floor restrooms**
1 men's restroom and 1 women's restroom, with 5 cabins each, and 1 accessible restroom per floor.
- 7. Technical areas**
Technical rooms for electrical and data equipment for cable routing in all floors.
- 8. Building management supervision**
Control station for air conditioning, power and lighting systems, elevators, pumps, power generators, and fire prevention system.
- 9. Basement garage**
3-level basement garage with 339 parking spaces.
- 10. Air conditioning**
Chilled Water Air Conditioning System.
- 11. Elevators**
Smart call system. 5 passenger elevators for tower access, 1 for service purposes and 2 for the garage.
- 12. Generators**
Generator to serve 100% of the common areas.
- 13. Fire protection system**
2 internal fire escape staircases, with forced pressurization, smoke detector and sprinklers, hydrants, and extinguishers.
- 14. Personal & asset safety**
Closed-circuit TV (CCTV), access through magnetic cards and mobile app, electronic turnstiles, barriers and 24-hour surveillance. Interface with BMS.
- 15. Bicycle storage**
Bicycle storage with locker rooms for building users and bike rack for visitors.
- 16. Amenities**
Auditorium, meeting rooms, shipping area, concierge and café.

Chart of Areas

Boma Area (m ²)				
Floor	Final 1	Final 2	Total per floor	Parking spaces per floor
1 st	403.34	403.34	806.68	18
8 th and 16 th	403.34	403.34	806.68	20
2 nd , 6 th , 10 th , 14 th	383.61	383.61	767.22	18
3 rd , 5 th , 11 th , 13 th	375.73	375.73	751.46	16
4 th , 12 th	367.74	367.74	735.48	16
7 th , 9 th , 15 th	391.51	391.51	783.02	18
17 th			521.55	21
Total		13,303.50		301

The information contained herein is for illustrative purposes only, does not constitute part of any legal instrument, and may be changed without prior notice.







Contact

+55 11 4301-0000

comercial@barzelproperties.com.br

www.barzelproperties.com.br