



Thera Corporate





Thera Corporate is a development with standards and resources equivalent to the most sophisticated commercial buildings in the world. Its contemporary architecture, high ceilings, and sophisticated finishes make **Thera** an imposing building in São Paulo. Equipped with advanced building automation and supervision systems, electrical and plumbing facilities, power generators, thermal and acoustic comfort, among others, **Thera Corporate** is a reference for **Triple A** buildings. Furthermore, it features an inside cafe, an outdoor area with a restaurant, concierge, auditorium, bicycle storage facilities, and other amenities.

Strategically located, **Thera Corporate** is at the intersection of Avenues Luís Carlos Berrini and Bandeirantes, with access from both avenues and is also close to Congonhas Airport. With a **LEED® (Leadership in Energy and Environmental Design) Gold** certification, another highlight is its commitment to sustainability.

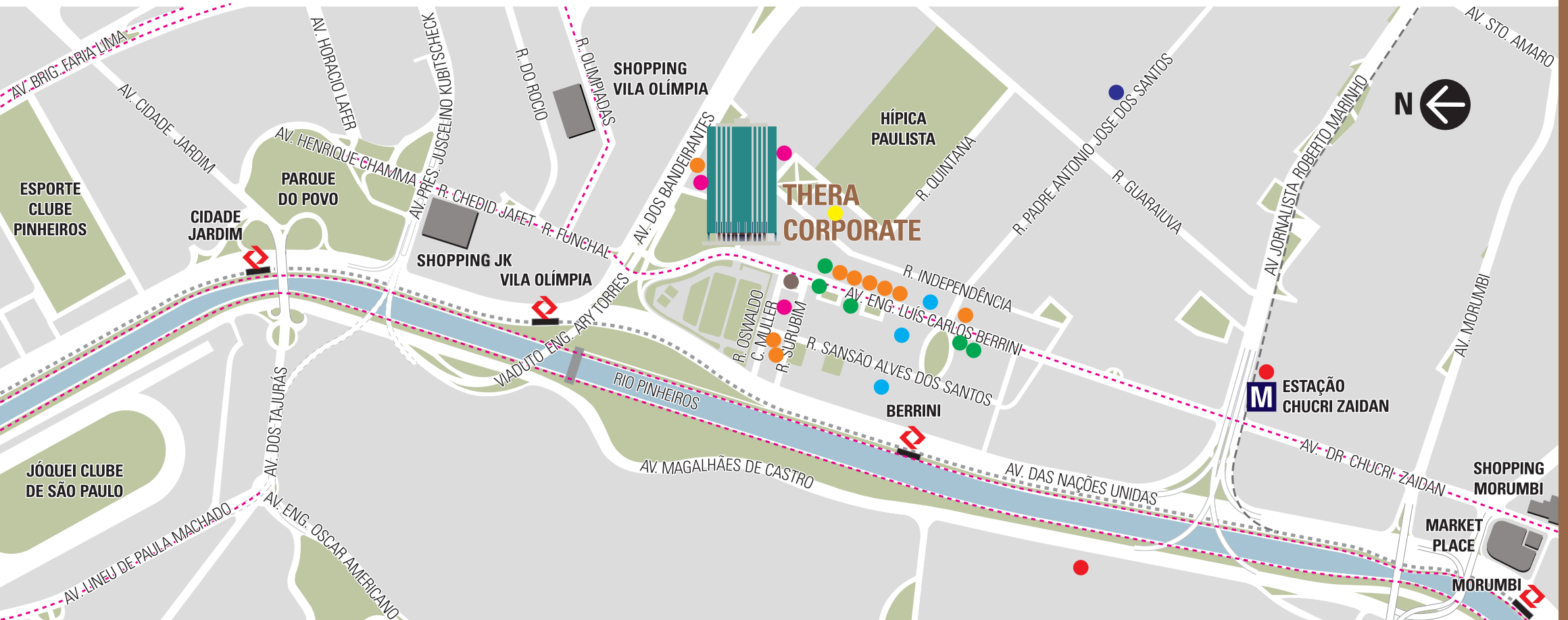
Location: Av. Eng. Luís Carlos Berrini, 105 | Brooklin | São Paulo | SP
Total leasable area: 21,047.94 m²
Configuration: 15 floors. Spaces starting from 1,032 m²
Construction: 2014



360° tour of a
typical floor



Location



Av. Engenheiro Luís Carlos Berrini, 105 | Brooklin | São Paulo | SP

Key

- | | | | | | |
|--|--------------|--|-------------|--|--------------|
| | Subway | | Banks | | Post Offices |
| | CPTM (Train) | | Hotels | | Hospitals |
| | Cycle Lanes | | Restaurants | | Pharmacies |
| | | | Gyms | | Taxi Ranks |



Lobby



Reception



Lobby



Reception



Main Entrance



External Area



Lobby



Lobby Elevators



QR Code Access



Restaurant



Cafeteria



Auditorium Entrance



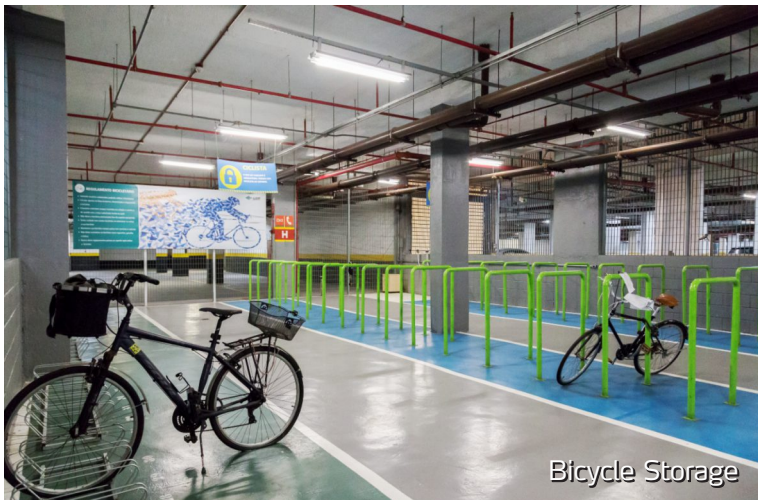
Visitors Bike Rack



Changing room Lockers



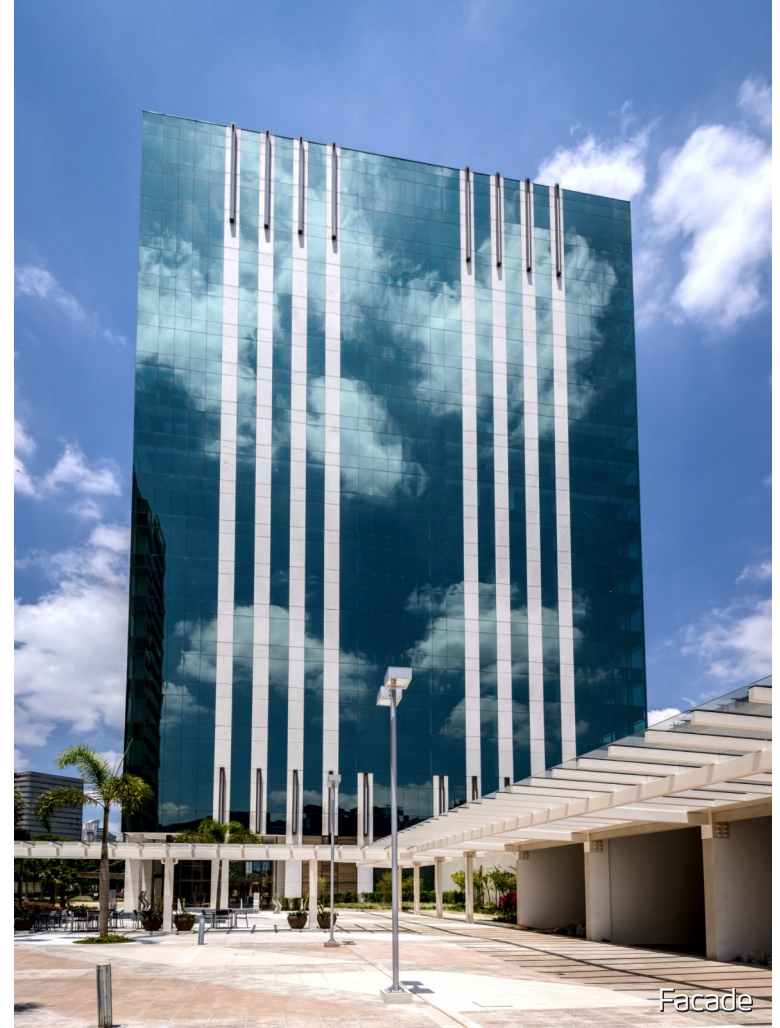
Laundry Lockers



Bicycle Storage

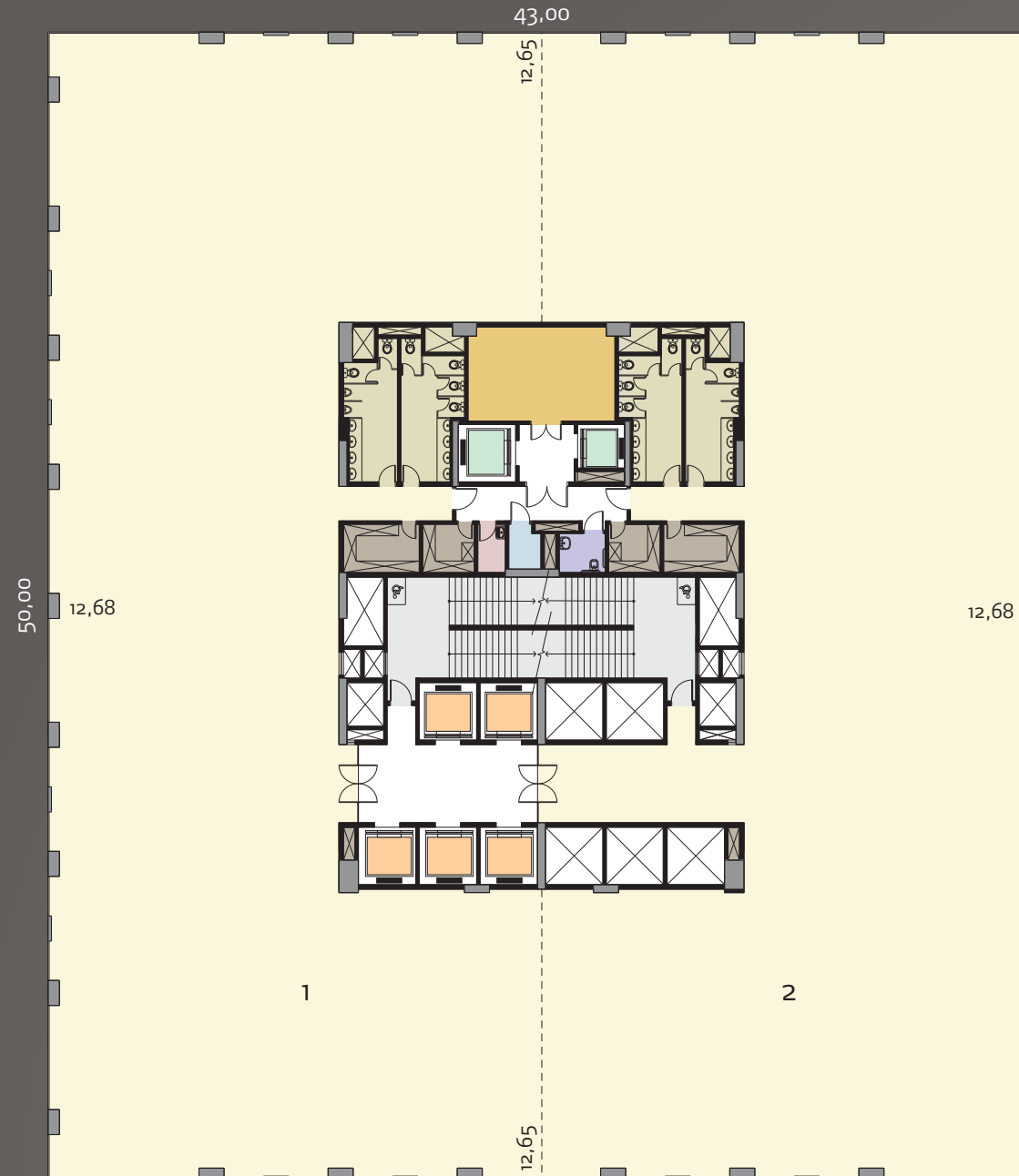


Recycling Station



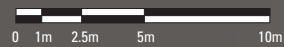
Facade

Typical Floor



- Key**
- Social elevators
 - Service elevators
 - Offices
 - Toilets
 - Air conditioning
 - Emergency exit stairs
 - Technical rooms and shafts
 - Cleaning supplies storage
 - Accessible toilets
 - Garbage

Typical Floor
Lower Zone 3rd to 10th floor



Scale

Av. Eng. Luiz Carlos Berrini

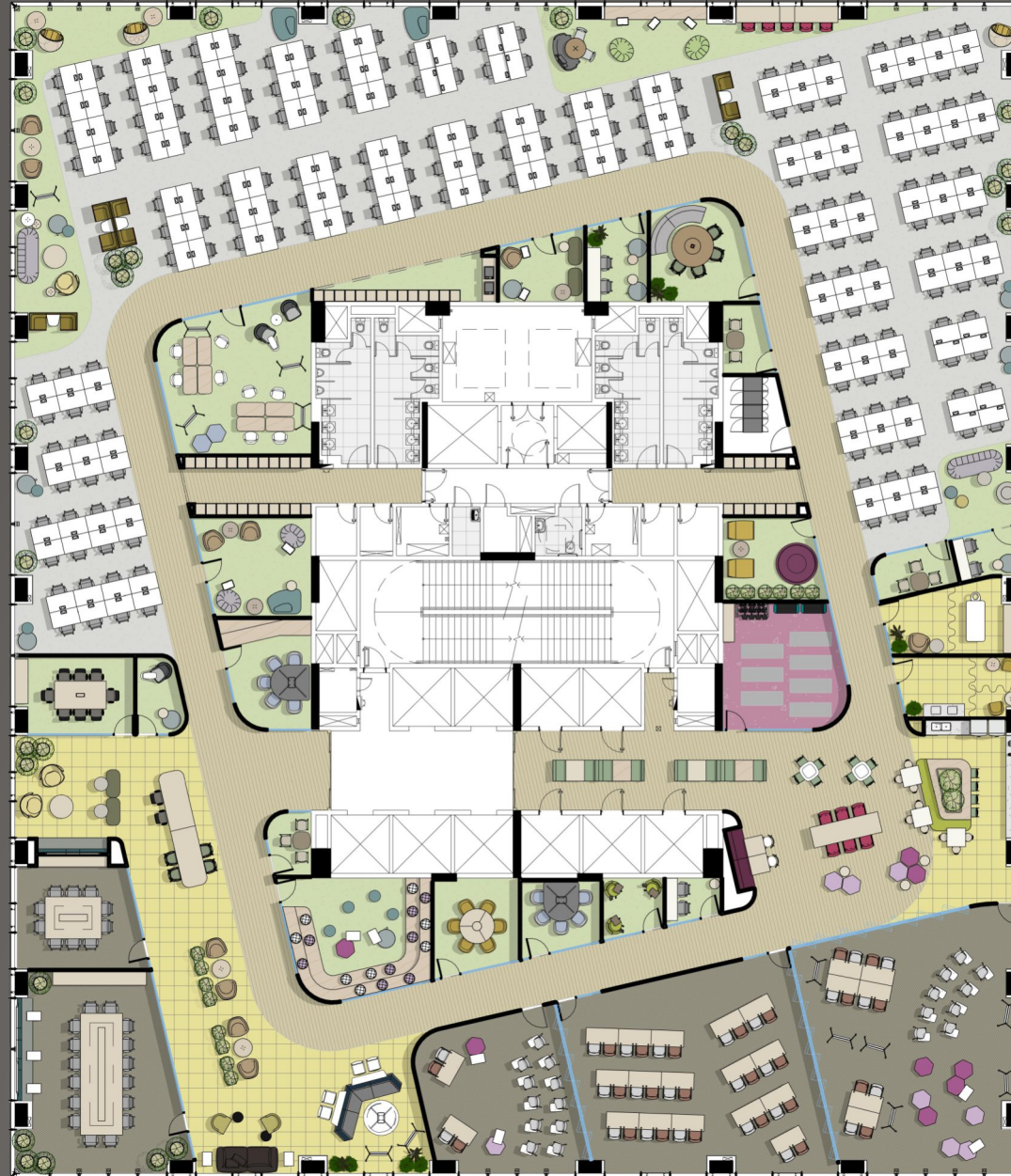


Typical Floor Layout

Suggested Occupancy Layout
Typical Floor
Lower Zone 3rd to 10th floor



Scale



Technical Information

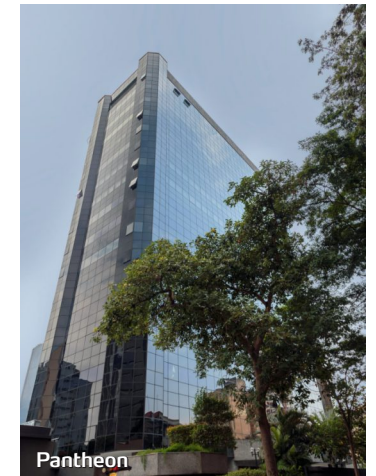
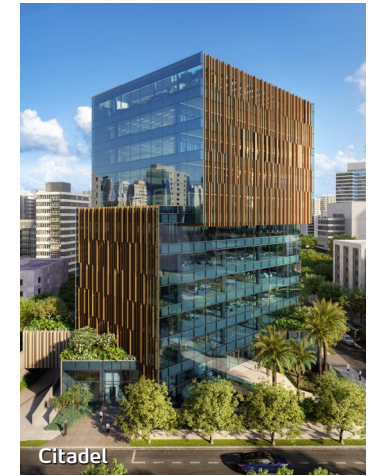
- 1. Façade**
Granite with reflective glasses.
- 2. Lobby**
Marble finishing.
Parking valet services.
- 3. Typical Floor Height**
Floor to ceiling - 2.75 m.
- 4. Ceiling**
Mineral modular ceiling.
- 5. Typical Floor**
Raised floor.
- 6. Technical Areas**
Technical rooms for air-conditioning equipment and electrical and data shafts for cable routing.
- 7. Basement Garage**
4-level basement garage with 884 parking spaces.
- 8. Air Conditioning**
Chilled Water Air Conditioning System.
- 9. Elevators**
10 social and 2 service elevators.
- 10. Generators**
Generators serving 100% of the building.
- 11. Fire Protection System**
2 internal fire escape staircases, with forced pressurization, antechambers, smoke detector and sprinklers.
- 12. Personal & Asset Safety**
Closed-circuit TV (CCTV), access through magnetic cards, electronic turnstiles, barriers and 24-hour surveillance. Interface with BMS.
- 13. Bicycle Storage**
Bicycle storage and changing rooms for tenants and bike rack for visitors.
- 14. Amenities**
Meeting rooms, shipping area, concierge, café, and outdoor living area with a restaurant.

Chart of Areas

Boma Area (m ²)				
Floor	Final 1	Final 2	Total per floor	Park Spaces per floor
5 th to 10 th	1,032.09	1,066.58	2,098.67	59
11 th	1,034.20	1,032.92	2,067.12	58
12 th , 14 th , 15 th	1,091.23	1,038.37	2,129.60	59
Total		21,047.94		589

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