

# BQ 590

**Location:** Prol. Bernardo Quintana 590,  
San Pedrito Peñuelas I, C.P. 76140  
Querétaro, Querétaro

**Geographic Coordinates:**  
-20.6179222057227,  
-100.40351692172123

**Areas:**

Land: 3,870 m<sup>2</sup> / 41,656 sq ft

Usable Area:

Tower A: 7,657 m<sup>2</sup> / 82,419 sq ft

Tower B: 3,322 m<sup>2</sup> / 35,757 sq ft

Total: 10,979 m<sup>2</sup> / 11,817 sq ft



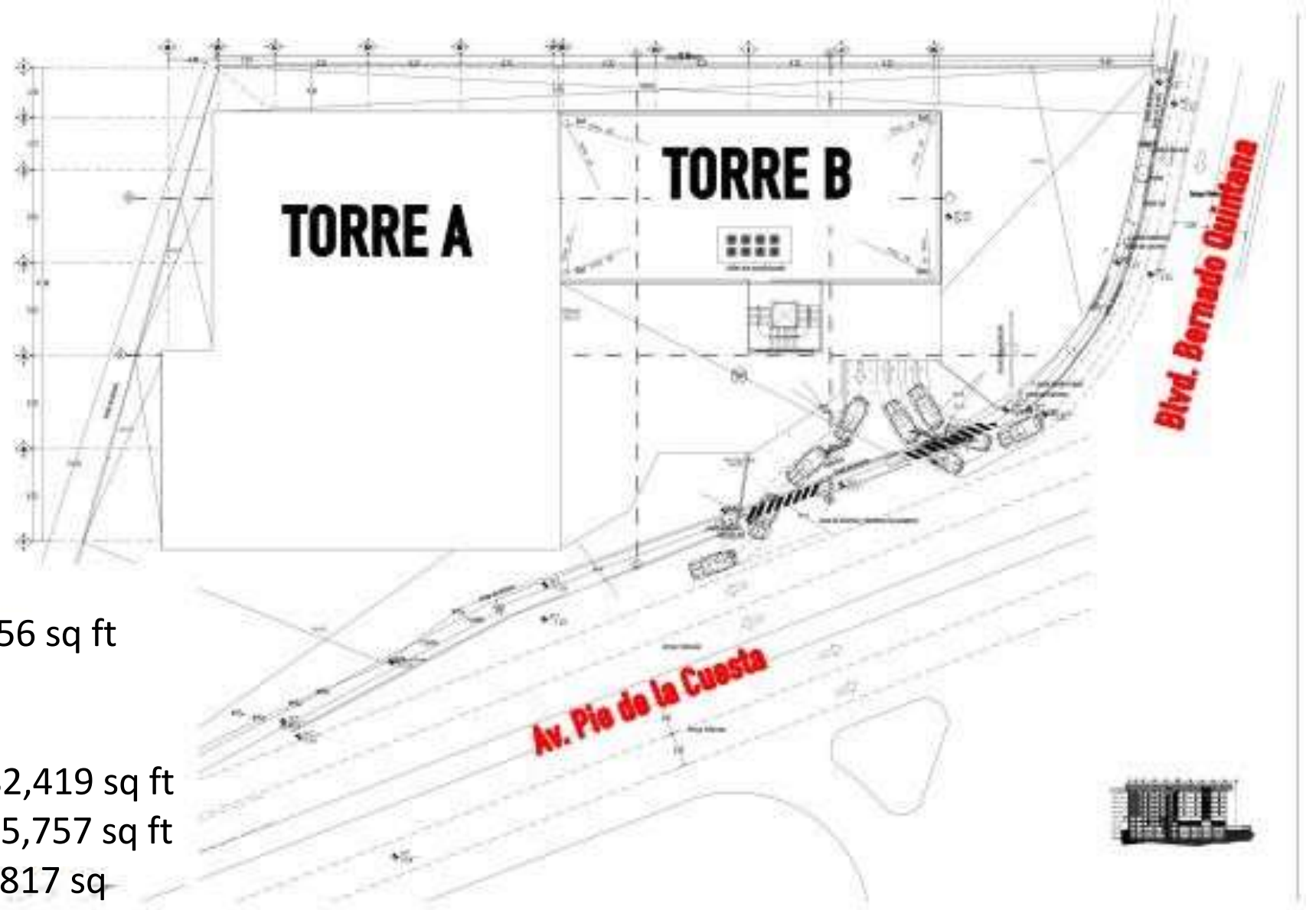
# BUILDING



# BUILDING



# PLANT



## Areas:

Land: 3,870 m<sup>2</sup> / 41,656 sq ft

## Usable Area:

Tower A: 7,657 m<sup>2</sup> / 82,419 sq ft

Tower B: 3,322 m<sup>2</sup> / 35,757 sq ft

Total: 10,979 m<sup>2</sup> / 11,817 sq

# LOCATION

Bernardo  
quintana  
esq.  
Pie de  
La Cuesta

Prol. Bernardo Quintana  
590  
San Pedrito Peñuelas I,  
C.P. 76140

Querétaro, Querétaro

**Geographic Coordinates:**

- 20.6179222057227

-100.40351692172123



# Property

Land: 3,870 m<sup>2</sup> / 41,656 sq ft

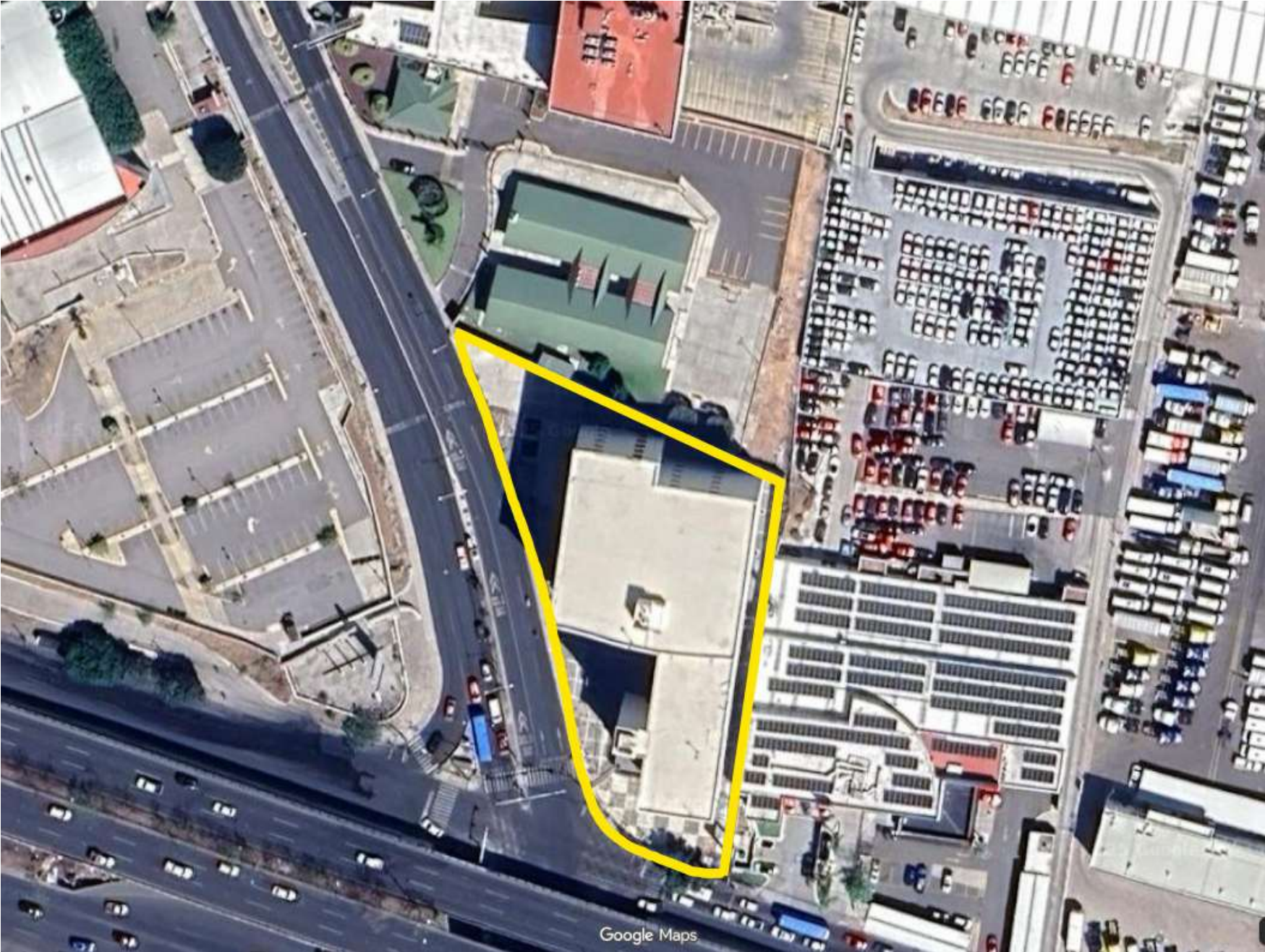
Usable Area:

Tower A: 7,657 m<sup>2</sup> / 82,419 sq ft

Tower B: 3,322 m<sup>2</sup> / 35,757 sq ft

Total: 10,979 m<sup>2</sup> / 11,817 sq ft

PARKING BOXES: 276



# BUILDING

## PREMISES:

**Rent / m<sup>2</sup>      Rent / sq ft**

**1 y 2 floor      300 \$/m<sup>2</sup>      1.27 USD / ft<sup>2</sup>**

**Upper floors 250 \$/m<sup>2</sup>      1.06 USD / ft<sup>2</sup>**

- DIRECCIÓN DE SEGURIDAD PUBLICA



- TEC DE MONTERREY



- WALMART



- COSTCO



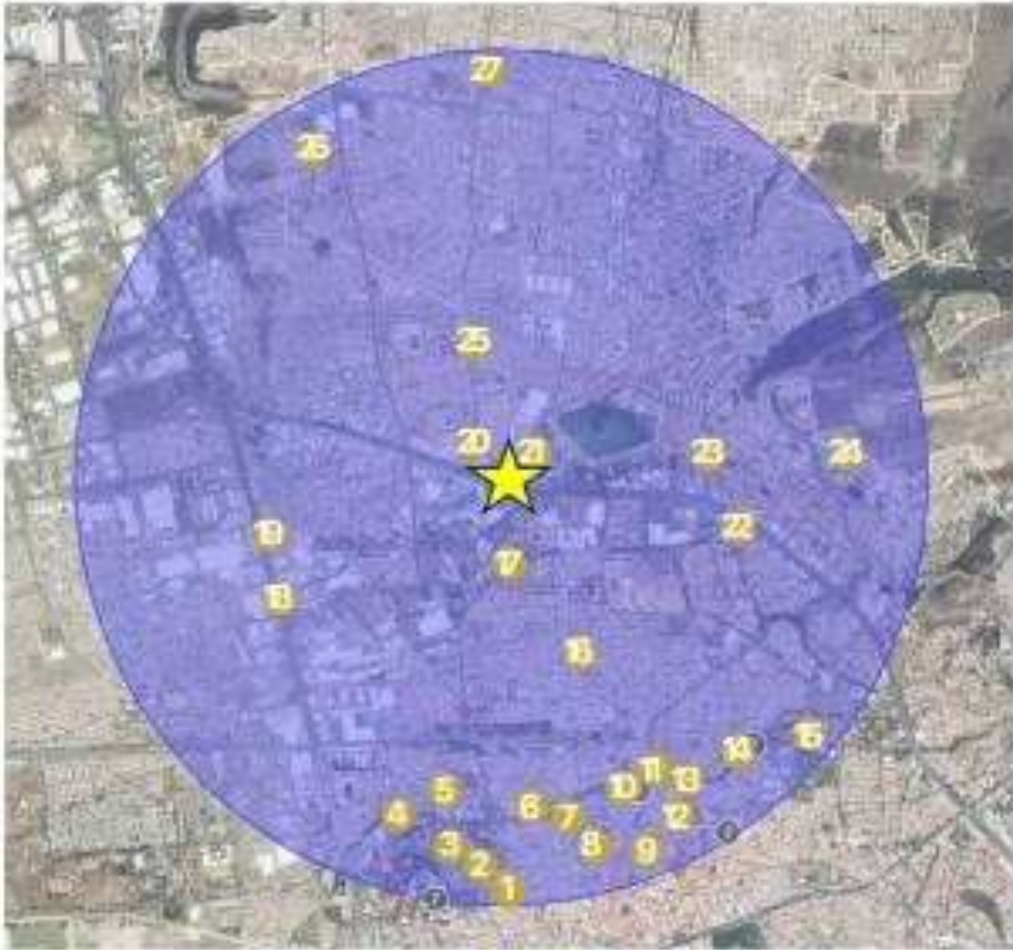
- STAR MÉDICA



- QUERÉTARO 2000



# INSTITUTIONS OF HIGHER EDUCATION



- This area have 27 institutions of higher education, representing 23% of the educational offerings at this level.
- These institutions have 45,549 students enrolled, representing 45% of the state's student enrollment.
- This area has one of the highest densities of university student population in the state..

**TEC DE MONTERREY  
CAMPUS QUERETARO**

**FOUNDED IN 1975**

-Celebrates 50th Anniversary in 2025

**OFFERS**

-22 Undergraduate Programs

-3 Graduate Programs

-450 Faculty Members

Around 500 International Students (per year)

**ENROLLMENT**

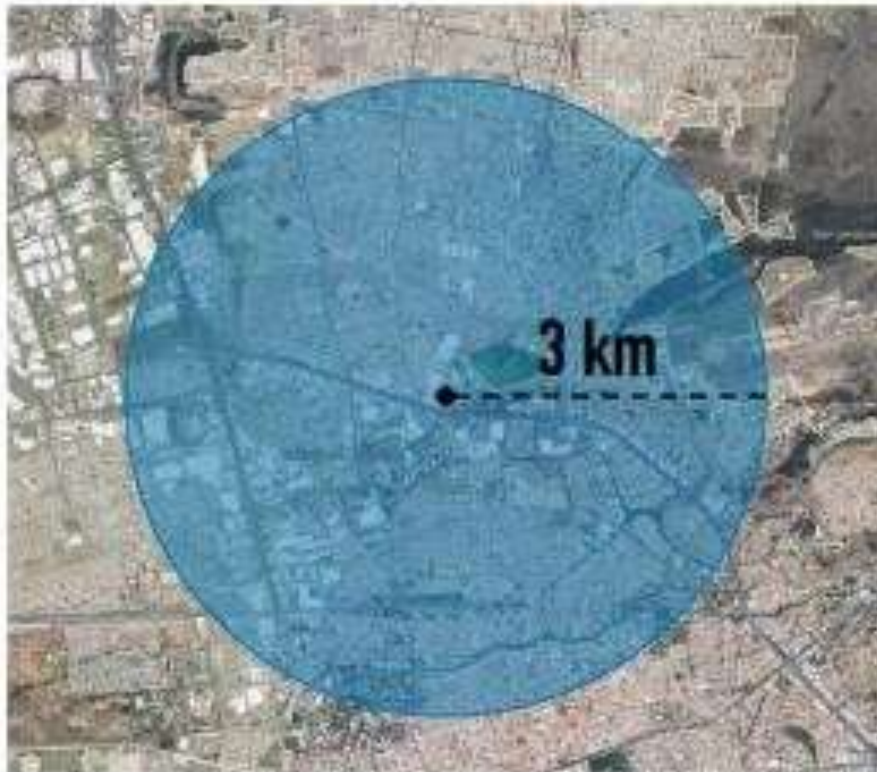
-High School: 1,660

-Undergraduate: 4,240

**-Total: 5,900**

55% International Students (3,245)





## POPULATION WITHIN 3 Km<sup>2</sup> / 1.15831 sq mile

- Resident Population: 151,263 inhabitants
- Population Density: 5,364 inhabitants/0.386102 sq mile
- In this area, the density is 3.5 times greater than that of the municipality (1,521 inhabitants/0.386102 sq mile )
- With this density, we can consider the location a favorable place for services and commerce, given the strategic characteristics of the property, which are:

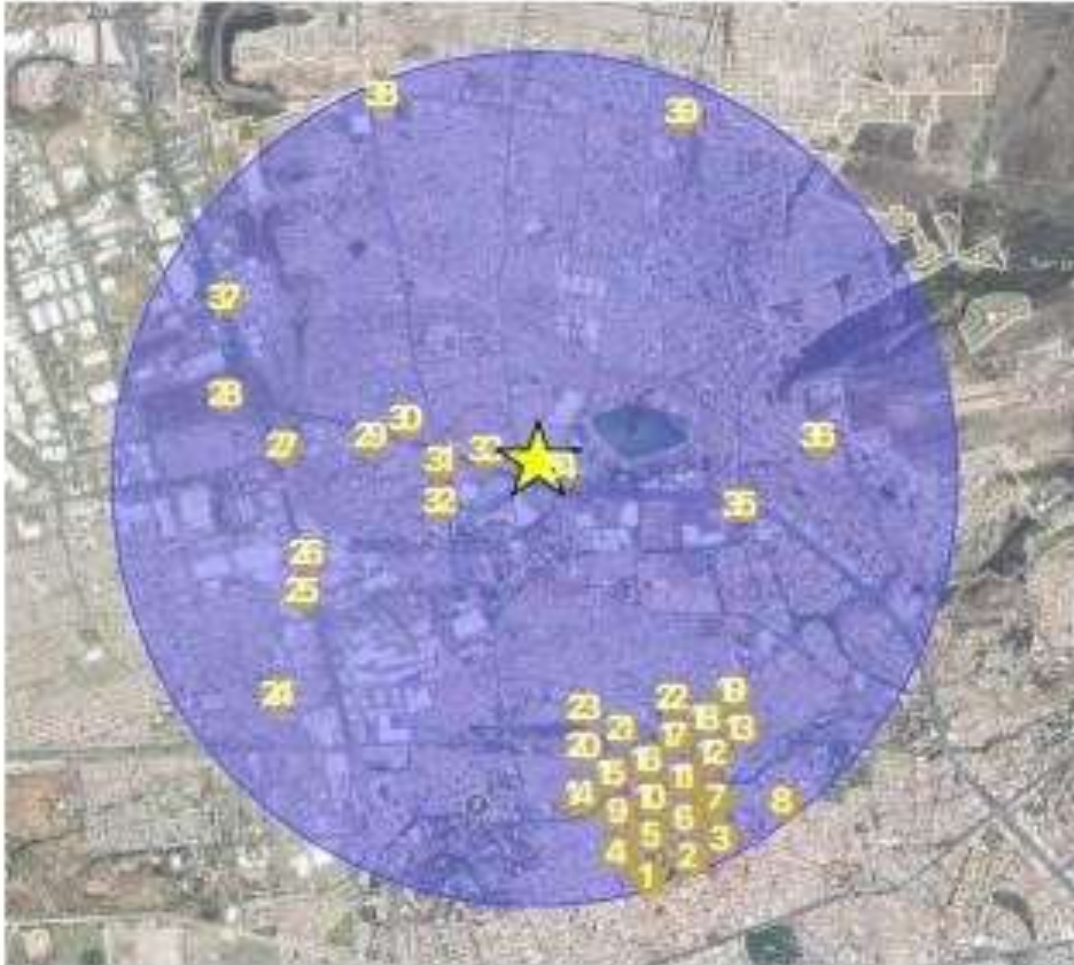
- LOCATION
- VISIBILITY
- ACCESSIBILITY
- CONNECTIVITY





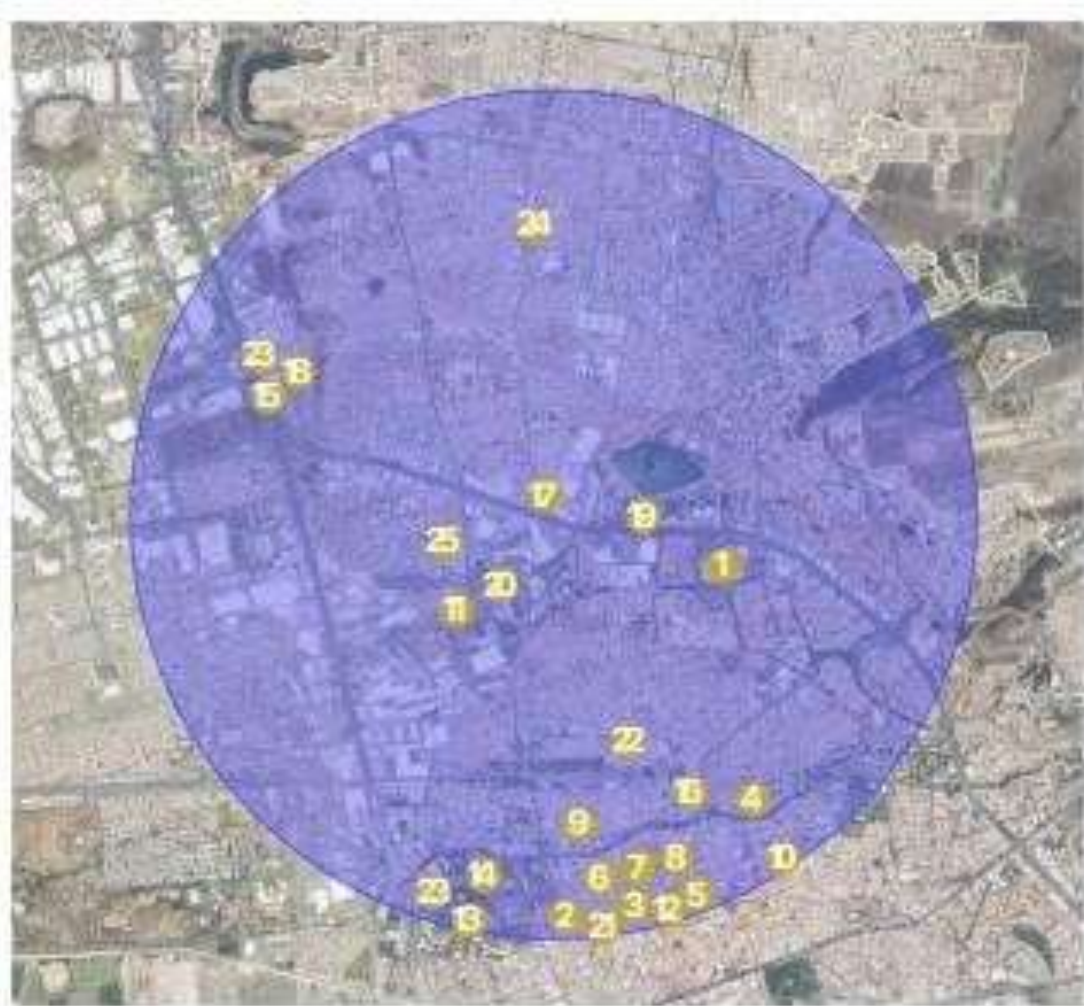


# HOSPITALITY BUSINESS



- There are 39 hotels and motels in the surrounding area.
- The property is located in the Bernardo Quintana hotel district, where, starting at Pie de la Cuesta, there is a greater availability of rooms than on Bernardo Quintana heading north.

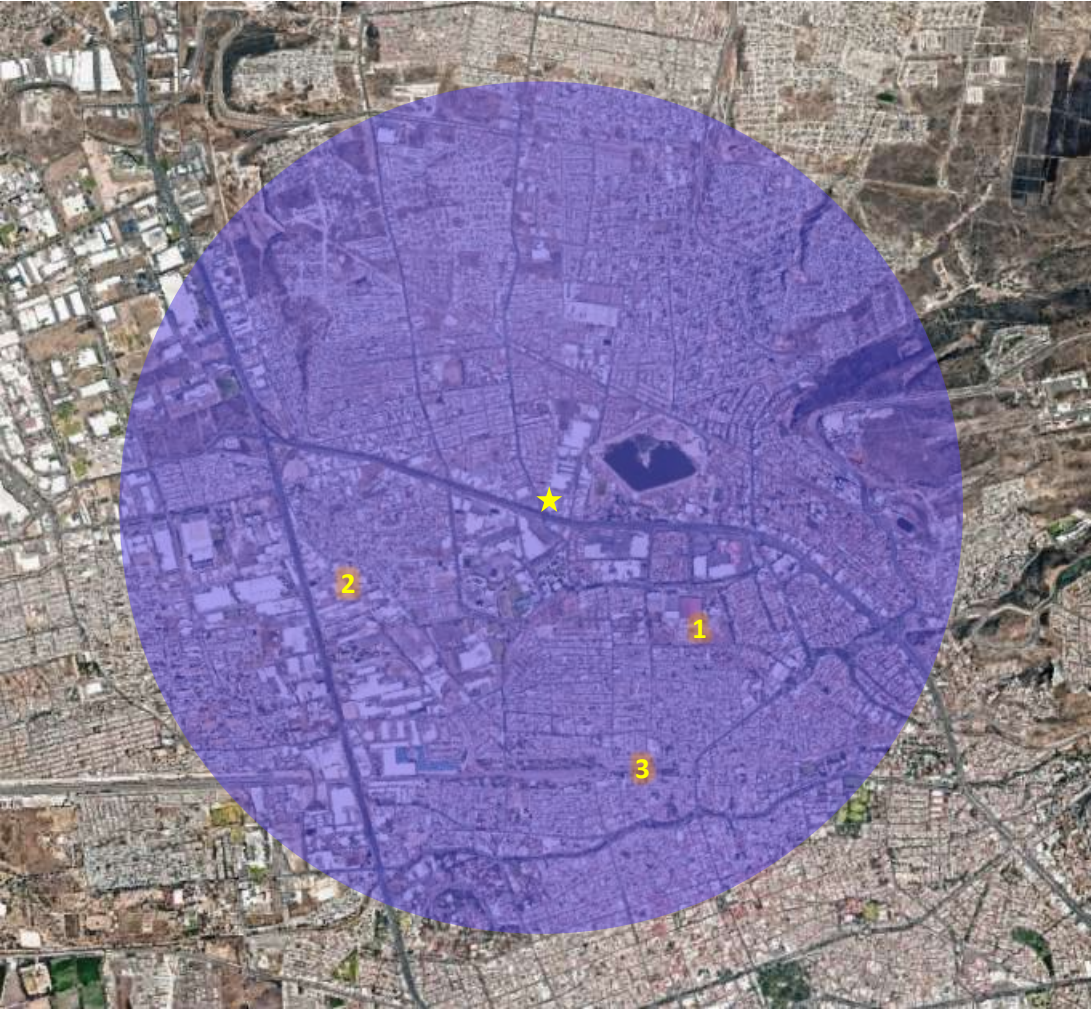
# COFFE SHOPS



1. Alda Café Barra
2. Bendito Café
3. Besso Café
4. Bike Cafeterías
5. Black Juice and Coffee Lab
6. Café Begonia Mandarinina
7. Café Capital 93
8. Café del Lector
9. Café Kahwa
10. Café Matte Gourmet
11. Café San de Q
12. Café Sure
13. Cafesito
14. Cafetería
15. Cafetería Alumnos
16. Cafetería Cesca
17. Cafetería Coffee House
18. Cafetería Conchita
19. Cafetería El Emperrillado
20. Cafetería El Lugar
21. Cafetería La Duquesa
22. Cafetería Macurron
23. Cafetería Maniática
24. Cafetería Rico Deleite
25. Cafetería Sound Garden



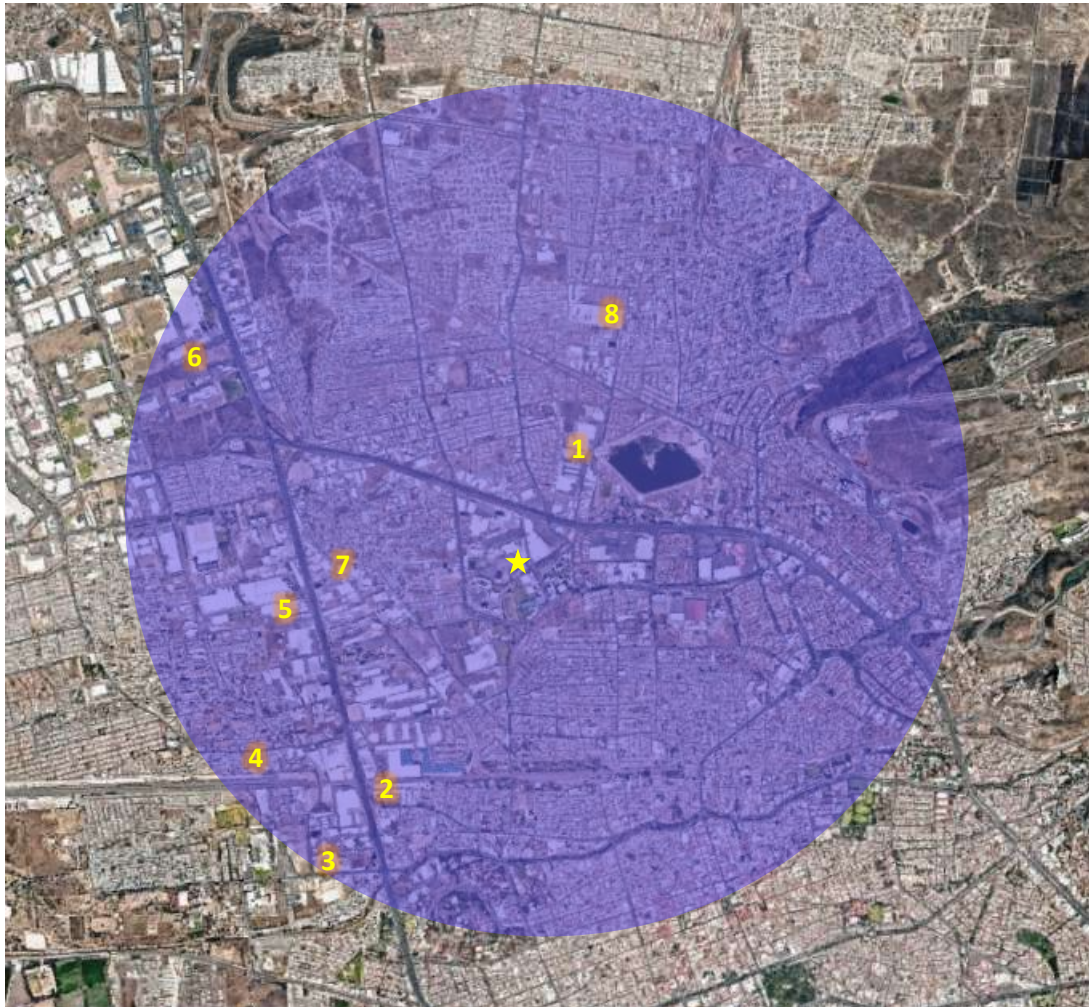
# DATA CENTER



- 1. Triara Querétaro
- 2. Maxcom Switch Querétaro
- 3. Imdr Soluciones Informáticas



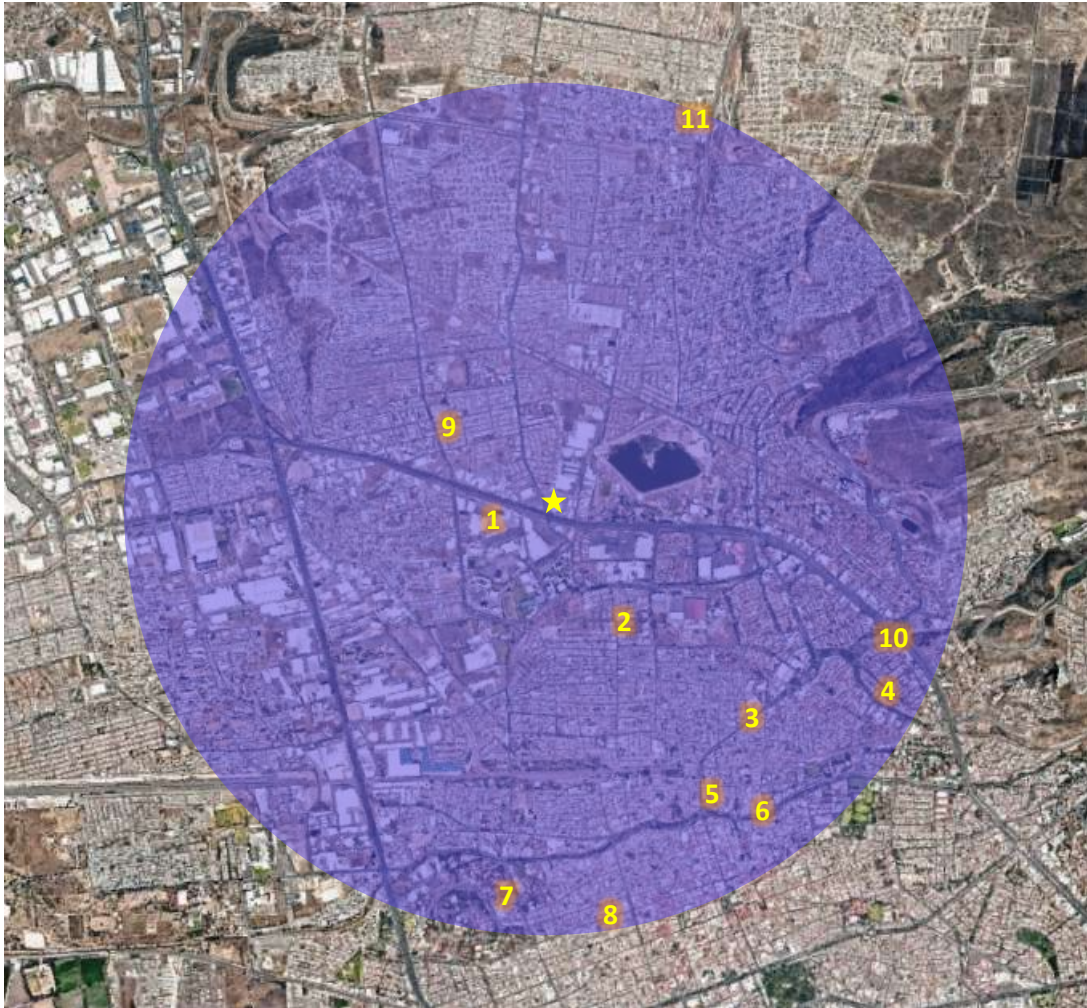
# INDUSTRIAL PARKS



1. Microparque industrial San Pedrito Peñuelas
2. Parque industrial La montaña
3. Parque Industrial Bernardo Quintana
4. Parque Servicios Industriales S.A. De C.V.
5. Querétaro Park IV
6. Parque Industrial Benito Juárez
7. Parque Industrial Jurica
8. Querétaro Park I



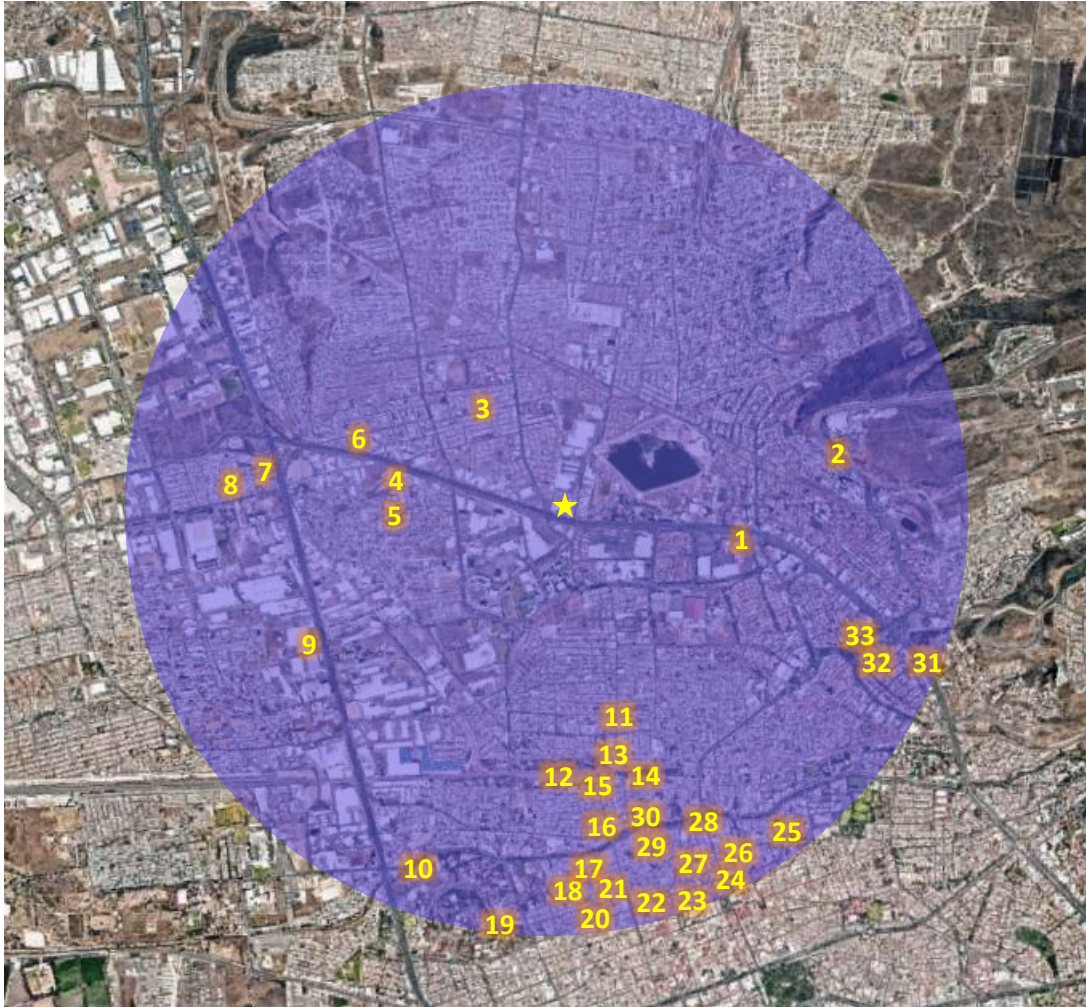
# HOSPITALS



1. Star Médica Querétaro
2. Médica Ebor
3. Clínica de Especialidades Médicas Corregidora
4. Clínica Integral Care
5. Sagrado Corazón de Jesús
6. Hospital gesta med
7. ISSSTE Hospital General de Qro.
8. Sanatorio Santiago de Qro.
9. IMSS Atención médica continua
10. Salud Digestiva (Gastroenterología Querétaro)
11. Hospital San Pedro



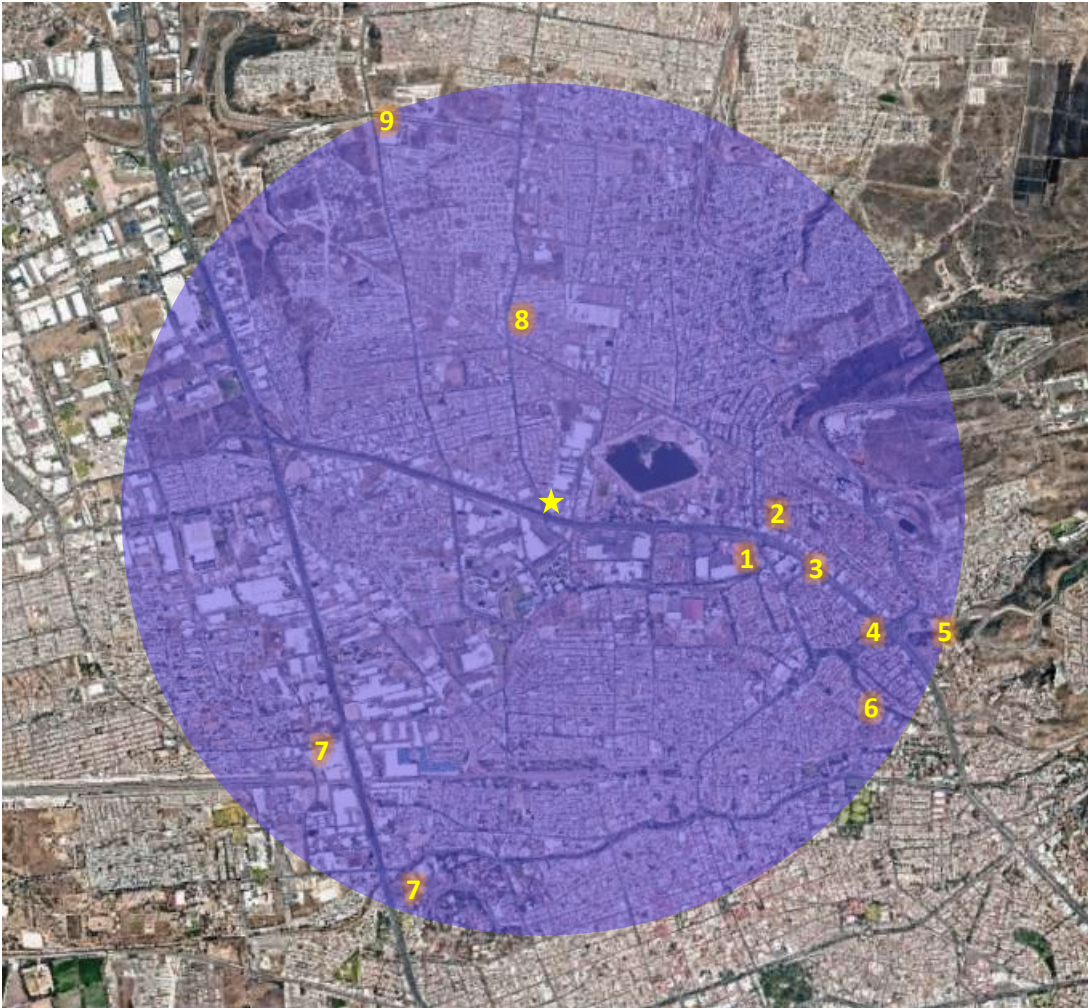
# HOTELS



1. Grand Fiesta Americana Querétaro
2. Holiday Inn Queretaro Zona Diamante
3. Residencia San Pablo
4. Hampton Inn by Hilton Querétaro
5. Comfort Inn Querétaro Tecnológico
6. Hotel Misión Express Querétaro
7. Hotel Hi! Querétaro
8. Courtyard Marriott
9. Hotel NH Querétaro
10. Stadía Suites Querétaro Centro Histórico
11. Casa Dahlia Queretaro
12. Hotel Cuauhtémoc
13. Veinticinco20h
14. La Vecindad
15. Quinta María Hotel Boutique & Spa
16. Hotel Mamá Carlota
17. Morelos by Homi rent
18. Hotel Boutique Casa Yága
19. Hotel Casa de las Piedras
20. Hotel Markee
21. Hotel Boutique Cantera
22. Hotel Damiana, Querétaro
23. Hotel Miranda
24. Hotel Boutique Casa Yága ...



# SHOPPING CENTERS



1. Plaza del Parque
2. Plaza Centrum
3. Plaza Boulevares
4. Centro Comercial Paseo Quintana
5. Plaza Alamos
6. Plaza Las Hadas
7. Plaza Ubika Universidad By KIVA
8. Plaza Vanne
9. Portal Querétaro



