

# MAKE YOUR MOVE NOW

*PIONEERS UNDERSTAND  
THE VALUE OF BEING FIRST*



**FLOOR SPACE  
FOR LEASE**

## LOTS OF ROOM TO GROW YOUR BUSINESS

The Flagship Office Complex offers leasable building space within its four-storey structure for the growth of businesses in the industries of ICT, Data Processing, Business Process Outsourcing, Financial Services, Animation and Software Development.

**TAMANA**  
INTECH PARK

**invest**   
Trinidad and Tobago





## BUILT SPACE FOR LEASE

Each floor is equipped with state-of-the-art, customizable ICT infrastructure and security systems, energy-efficient lighting, heating, ventilation, and air conditioning.

### Structure

- 4 stories above ground and basement
- The Flagship comprises north and south blocks connected by the link, which bridges both blocks at the respective floor levels.
- The south block comprises a ground floor and three upper floors; the north block comprises a ground floor, two upper floors and a roof garden terrace.
- Parking spaces – 30 spots above ground, 30 basement spots, transit hub provides significant parking space
- Elevator – Kone 16 carrier scenic elevator
- Construction type – a combination of structured steel and reinforced concrete; roof type comprises garden, reinforced concrete and sheet metal; building facade comprises GFRC and glazing curtain.
- Ceiling height: Basement – 4.05m, Ground – 5m, Floors 1,2 & 3 – 3.32m





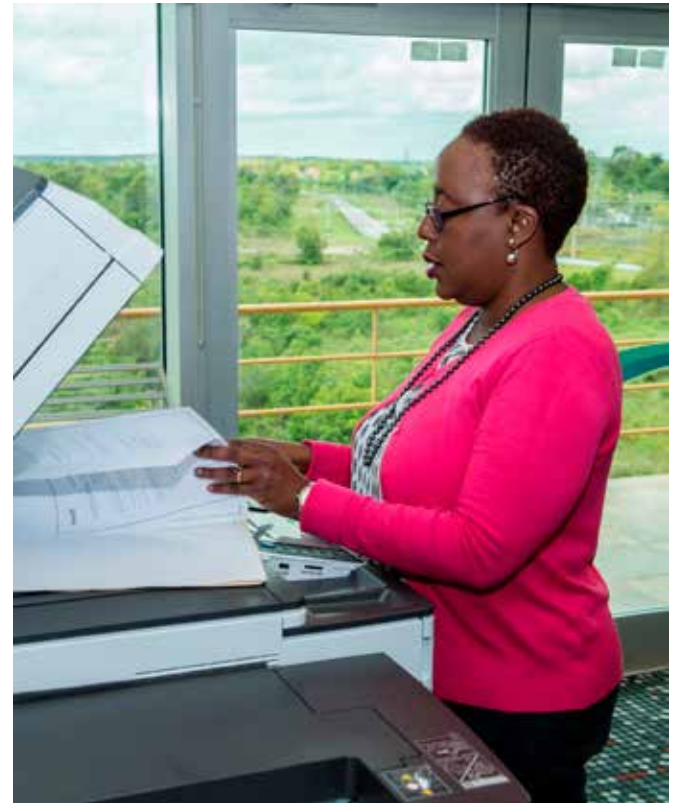
## Utilities

- The HVAC system is powered by natural gas and operates via a chilled water system.
- The building is cooled by a centralized cooling system that provides 100% fresh air throughout the entire building. It utilizes two methods of air conditioning: displacement ventilation and total energy recovery (TER) system. TER permits heat and moisture removals from incoming outdoor air by exchange with cooler, drier, exhaust air.
- The Building is serviced by 100% backup electricity supply from a 1600 KVA generator located in the Utilities Building.
- 10 KVA UPS independent back up system on each floor & 20 KVA on basement floor
- Serviced by an integrated waste-water treatment plant located onsite.



## ICT Infrastructure

- Both single and multimode fibre optic backbone cables with redundant paths from IT services room available to all floors of flagship complex.
- Modern Cat6A network infrastructure on each floor offering flexibility in distribution of network drops throughout.
- Includes IP video surveillance systems expandable to 100.
- Building Management System





## TENANCY FACILITATION SERVICE

InvesTT is the Investment Promotion Agency of Trinidad and Tobago. We are your link to all the key public sector services necessary to get your investment established and operational at the Tamana InTech Park

Investors will benefit from:

- Advice and guidance on the application processes
- Problem solving and issue escalation
- Assistance with regulatory and registry matters





## LEASE RATES

Monthly Base Rent

**US\$12.66** per m<sup>2</sup>

Monthly Central Area Maintenance Fee

**US\$3.16** per m<sup>2</sup>



Contact us today to speak with our Investment Officer:

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 Tamana InTech Park

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