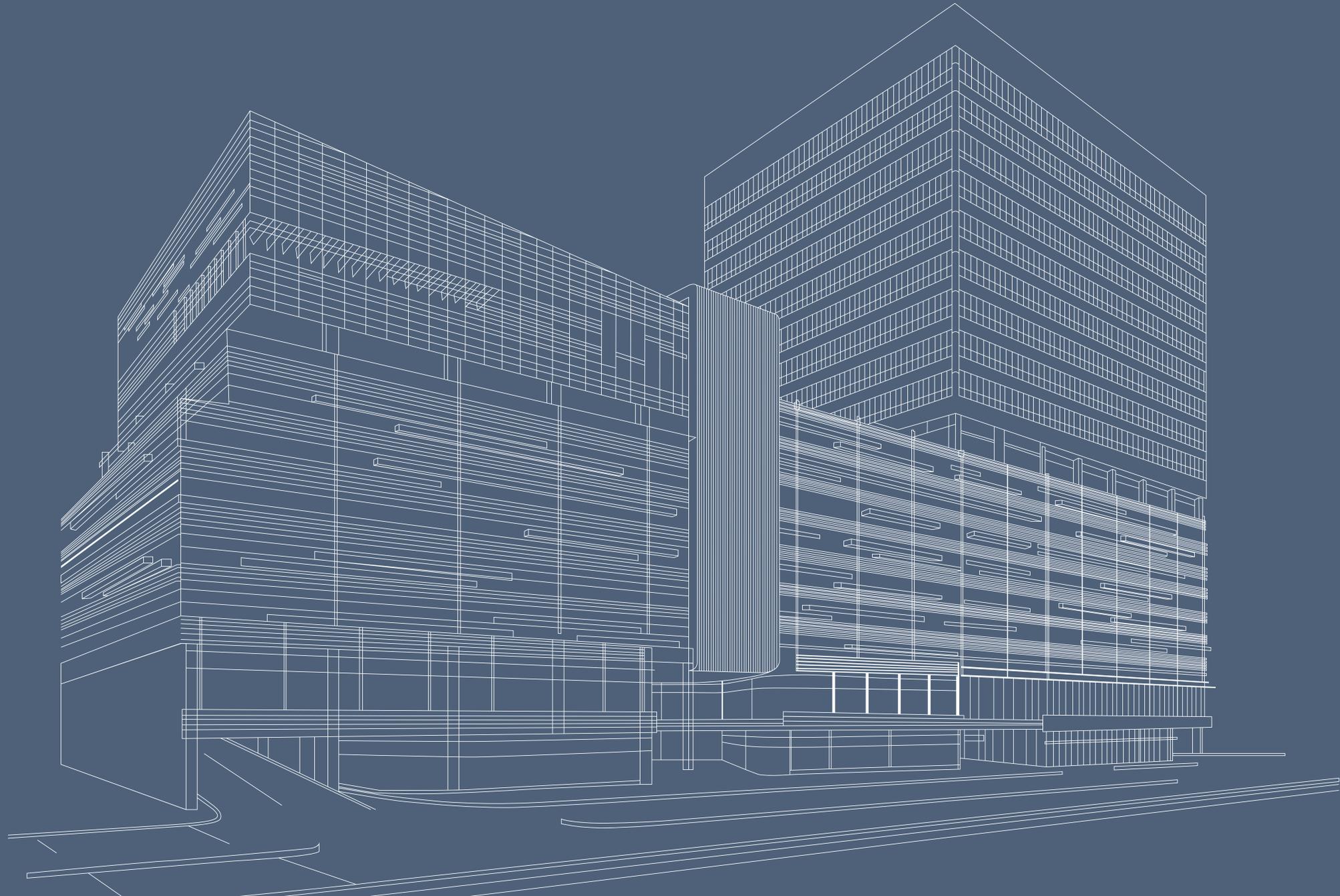




Dream Plaza
COSTA DEL ESTE

like a dream

the project





Dream Plaza is a real estate space designed for cutting-edge corporations, entrepreneurs and professionals. Recognized as a green building, the Plaza stands out with Gold-level LEED® Core & Shell certification.

design.

Gensler

With the motto “Leveraging the power of design to create a better world,” Gensler is one of the most renowned architecture, design, planning and consulting firms in the world.

At Dream Plaza, Gensler continues its philosophy of using design as a strategy to achieve results and create innovative structures that help transform its surroundings.



Shanghai Tower Shanghai, China.



Incheon International Airport Incheon, Korea



Xiamen Shimao Straits Xiamen, China

premium location.

Dream Plaza is located on Avenida Centenario in the heart of Costa del Este, which has one of the best urban designs in Panama City. Residential areas, corporate offices, supermarkets, restaurants, schools, hotels and the beautiful Felipe Motta Park are within walking distance.

Easy access to downtown and all major routes, as well as 8.7 mi from the Tocumen International Airport.




8.7 mi
From the Tocumen
International
Airport

rental.

**Unlike other similar spaces in Panama,
Dream Plaza is a 100% rental project.**

Renting this space has benefits unique to the local real estate market: its innovative design adds a high value in terms of construction and space allocation, which is typically reserved for private or exclusive development projects; the maintenance of the Plaza is managed directly by the developer, which reduces costs and tenant responsibilities; and all industry standards, whether for offices, retail spaces or restaurants, will be met so these businesses achieve operational success.

Our prospective tenants have well-established credentials, an innovative mindset and an appreciation for high-quality service. They include multinational corporations, local businesses and renowned companies with the aim to associate their brands with a modern location of international caliber.



Offices

With 9 floors and 24,337 sq ft per office floor, Dream Plaza offers something unique in Panama: efficient, open-plan spaces with 94% of useable areas. These open spaces foster collaboration and stimulate creativity. The Plaza is ideal for international corporations or local businesses that value a price-quality ratio and a wellness-productivity balance.

Dream Plaza includes 9 floors of top-class office space fitted with the latest trends in workplaces, such as open-plan spaces, natural light, an air-purification system, recreational areas and a dining room for employees.

The Sky Lobby on the 7th floor provides optimum security and highly efficient internal circulation.

Dream Plaza project stands out for its efficient design, which translates into numerous perks and savings for all tenants.

24,337 sq ft

Per office floor



5.2 ft Window height
(glass only)

11.97 ft Floor
to ceiling
height

44.58 ft Distance from
core to perimeter



Restaurants

The 7th floor area, reserved for restaurants, meeting facilities, complimentary businesses and access to the office tower, is one of the most spectacular spaces in Dream Plaza.

The open-air patio space with 8,611 sq ft features 7 first-rate restaurants with private patios, terraces and spectacular panoramic views. The panoramic view is one-of-a-kind in Panama.

All restaurants have a preparation area with independent access, as well as provision for extraction, gas and air-conditioning systems.

8,611 sq ft

Of open-air patio space









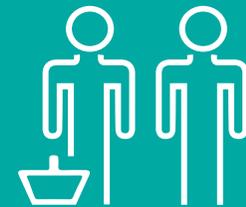
Retail

The lower level and mezzanine in Dream Plaza have 25 commercial spaces for shops and companies seeking a sophisticated space in a prime location.

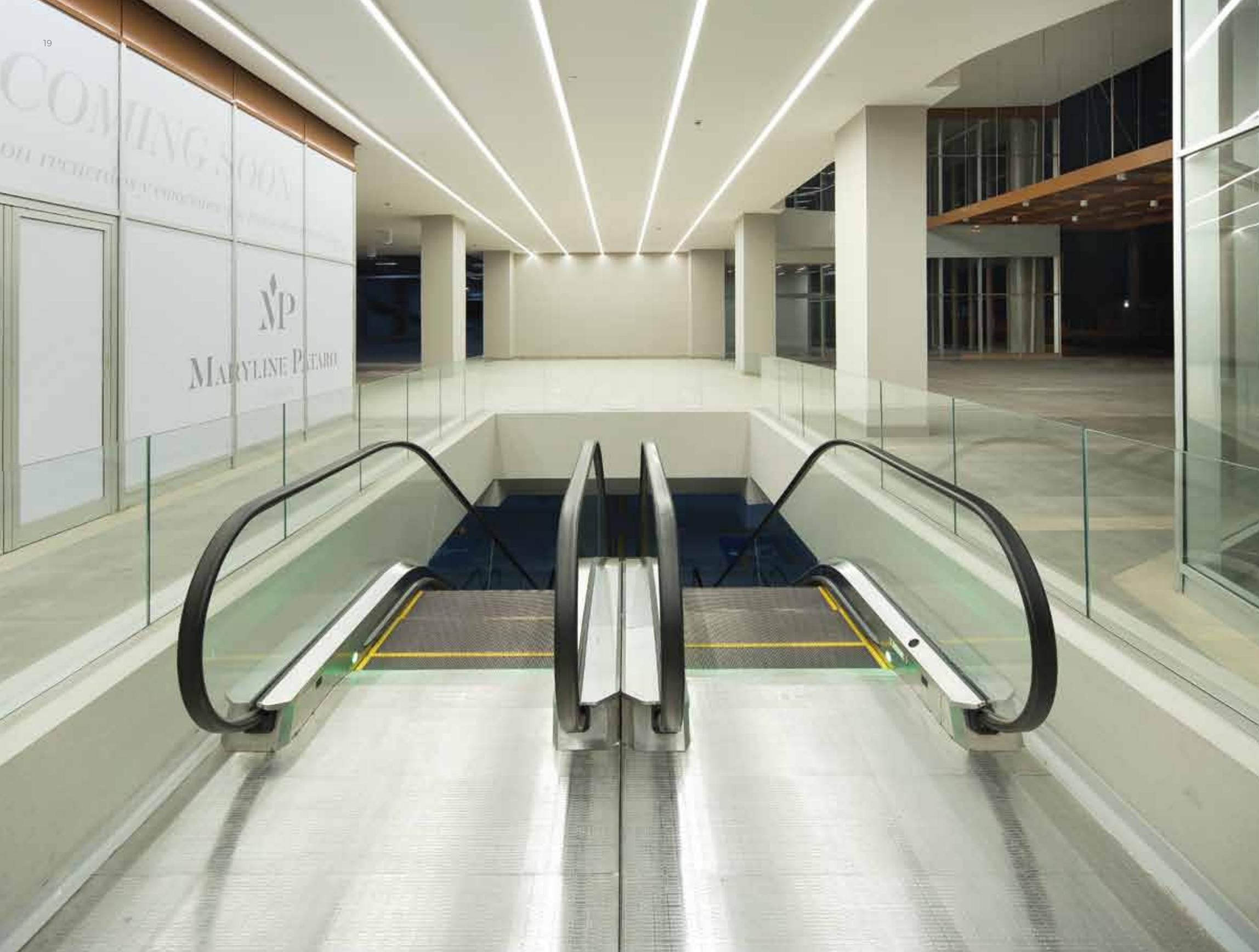
All premises are well-situated near the Avenida Centenario and have spacious dimensions: 18 ft in height and 26.2 ft minimum storefront. Valet parking service and 170 parking spots for customers and visitors are among additional amenities that enhance these business premises.

18 ft

In height and 26.2 ft
minimum storefront







COMING SOON
ON FURTHER INVESTMENT

MP
MARYLINE PLEINHO







views.

The design and location of Dream Plaza makes 360-degree panoramic views of Panama City possible: including the Pacific Ocean, green mangroves, Cerro Azul mountains, the capital city's urban landscape and Costa del Este.

These views are sure to stay vibrant over time for the benefit of visitors and users of the Plaza.









operations.

Hines

Hines is a private firm with a global reach dedicated to investment, development and management of smart real estate projects since 1957.

Its current portfolio has more than 500 holdings throughout the world. This company stands out for its experience with all commercial properties and a strong commitment to sustainability.



“Dream Plaza was planned, designed and implemented as a Project to enhance the Panamanian market for offices and retail spaces in Costa del Este and provide one of today’s best offerings for top-class spaces. Using the best local and international professionals, Dream Plaza guarantees all tenants and visitors spaces and amenities designed with the highest efficiency for maximizing profitability of its tenants. Dream Plaza has everything to strengthen its position as the best top-class space in the country. Without a doubt, it is an example of a project of international caliber.”

Hines Property Management

values.

Efficiency.

Quality.

Productivity.

Balance.



Welcome to this multiuse commercial Plaza, one-of-a-kind in Panama and located in Costa del Este.

At Dream Plaza, the highest and latest standards of construction have been attained. This is a place for innovative thinkers seeking offices where the space and its surroundings promote wellbeing, productivity and harmony with the environment. This is an unbeatable combination within the Panamanian real estate market.

Dream Plaza is a smart choice for those seeking first-rate business premises to highlight their brands and benefit their customers. Or for those looking to create culinary experiences with one of the most stunning panoramic views of the city.

Created with an innovative mindset to revolutionize the real estate market in Panama, with wide and open spaces, natural light and energy efficiency, Dream Plaza is at the cutting-edge of today's market for work and retail spaces.

sustainability.



A project of this level and caliber must consider environmental sustainability.

- Special area to collect recyclable materials on every floor.
- Parking spots designed for low-emission cars.
- Replanting of the river banks.
- Energy savings.
- Water savings.
- Careful selection and recycling of construction materials.
- Eco-friendly construction materials.
- Design innovation for building operations.



35%

De ahorro en el consumo de agua



29%

De ahorro energético



Lighting

The use of natural light is one of the main features of our project and it is attained in almost every space. Exposure to sunlight has been shown to increase and sustain worker productivity.

In addition, the entire building is illuminated with LED technology, which has numerous advantages for users, such as less environmental pollution, longer lifespan and an 85% energy savings compared with conventional lighting.

Air

Dream Plaza has high-quality indoor air. The Plaza has three high-efficiency chillers (two working ones, plus a backup (N+1)) that guarantee proper climate control of spaces, thanks to backup support.

5 fresh air controllers ensure that the air entering spaces is purified, dehumidified and cooled before being distributed throughout the building. This creates an ideal environment for health as well as energy savings.



Three high-efficiency chillers
(two working ones, plus a backup (N+1))



5 
Fresh air
controllers

Parking

The Plaza's parking spots are designed for user convenience. With lanes 22.9 ft wide and a double access ramp, all transit within the parking deck is convenient, whether entering, exiting or getting around. The parking deck includes more than 1,000 parking spots for offices, as well as 170 spaces located in the basement for exclusive use by Dream Plaza clients.



lanes 22.9 ft

Wide and a double access ramp.

1,000

Parking spots exclusively for offices.



Access

Our project has 5 independent access points.

- 2 wide ramps for entering/exiting the office parking deck.
- An exclusive service road for access to the loading/unloading cargo area.
- A boulevard leading to the visitor parking deck.
- From the street, a pedestrian will feel the exclusive atmosphere of our front boulevard and its two wide entry points.





Ficoinsa

1

4

3

2

1

2

3

4

tenant access

visitor access

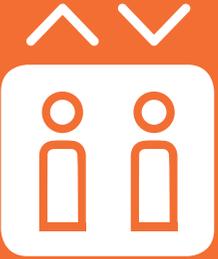
pedestrian entrance

loading area

Transit

Circulation within Dream Plaza is convenient and efficient thanks to its 12 elevators for just 17 floors. Wait times for the elevators are reduced to a minimum, with 6 connecting elevators, as well as 5 elevators exclusively for offices and a loading elevator. In addition, escalators connect the visitor parking deck to the commercial area.



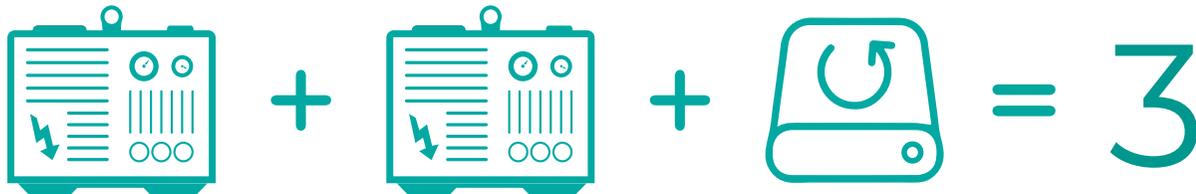


12
Elevators for 17 floors



backup power systems.

Three generators with 1030 KVA capacity guarantee uninterrupted and backup electricity. Consumers of electricity in offices and business premises may continue their activities regardless of power outages or cuts throughout the city.





Connectivity

The Plaza offers connectivity installations that meet the highest industry standards.

- Fiber optic backbone.
- Wi-Fi in common areas.
- High-speed connectivity backup.
- Installation-ready fiber optic networks from multiple providers.
- Guaranteed cellular reception in the visitor parking deck.



Security

Dream Plaza's Sky Lobby sets the new standard for office buildings in Panama. Located on the 7th floor, its strategic position guarantees compulsory control for all who access the office building.

Monitoring

24/7 comprehensive monitoring center located on the premise.

- 114 security cameras.
- Elevator maintenance on premise.
- Electrical energy measurement and quality control.
- Fire detection monitoring.
- Control and operational efficiency of the air-conditioning systems.



amenities.

- Meeting rooms for up to 300+ people.
- Storage rooms: all tenants will have exclusive access to more than 21,527 sq ft of small-scale storage rooms. This service provides an extremely valuable storage solution for companies that are part of Dream Plaza.
- Employee dining room: this amenity is an ideal perk for office clients and other commercial spaces at Dream Plaza. This spacious and convenient area is where employees can enjoy meals without leaving their work area.



meeting rooms.

This space, located on the 7th floor, is another key perk that the Plaza offers. With more than 6,458 sq ft and a capacity for over 300 people, it's ideal for meetings, conferences or events. All rooms are managed by Dream Plaza.



decorative elements.

To enhance quality and aesthetic value, the decorative elements and finishes of the Plaza comply with the highest technical standards.

- Window installations made by the internationally certified European firm Extrugasa/Aluman.
- Marazzi porcelain stoneware.
- Landscaping by VerdeGreen.
- Italian marble.
- TOTO fixtures.

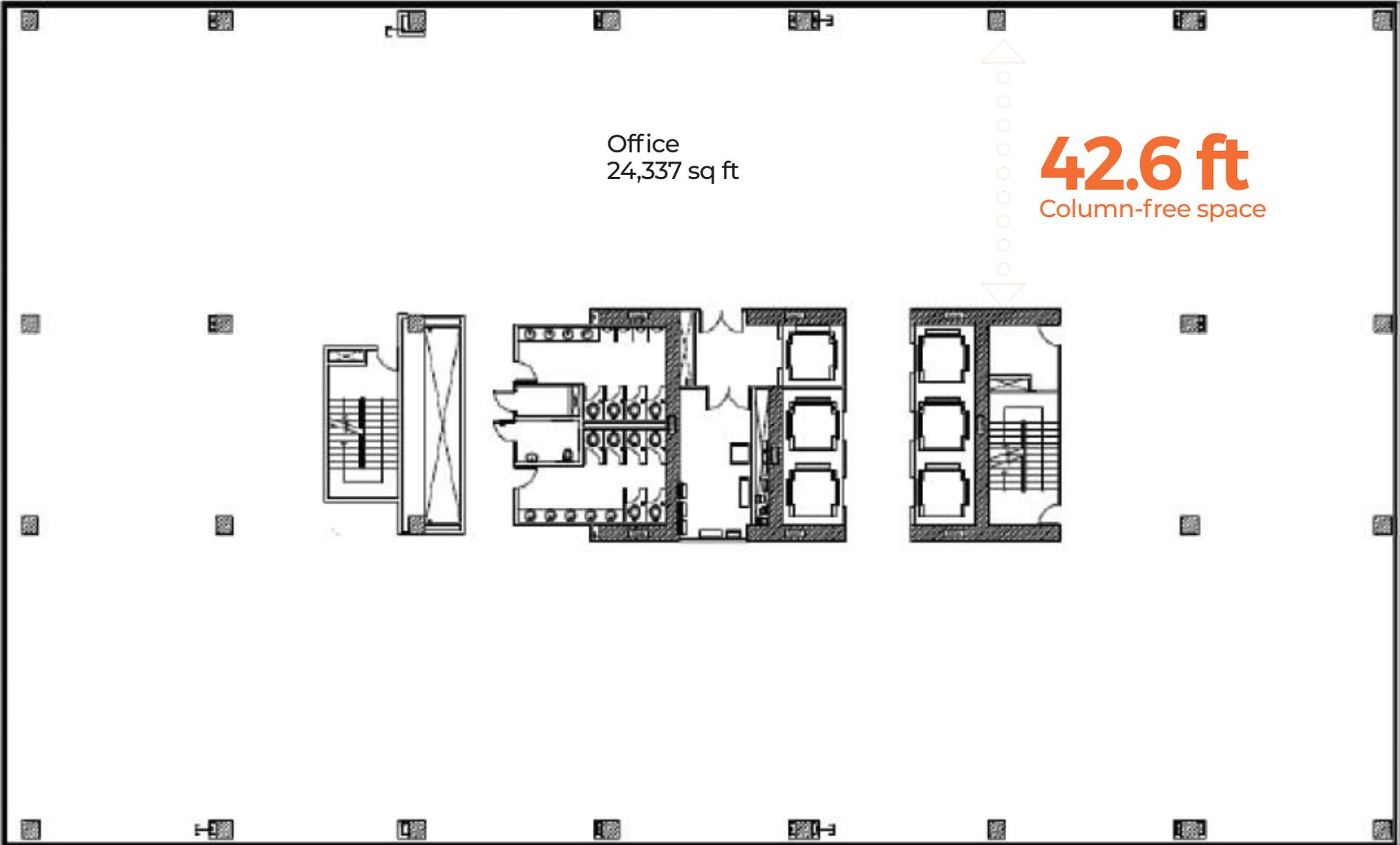


floor plans

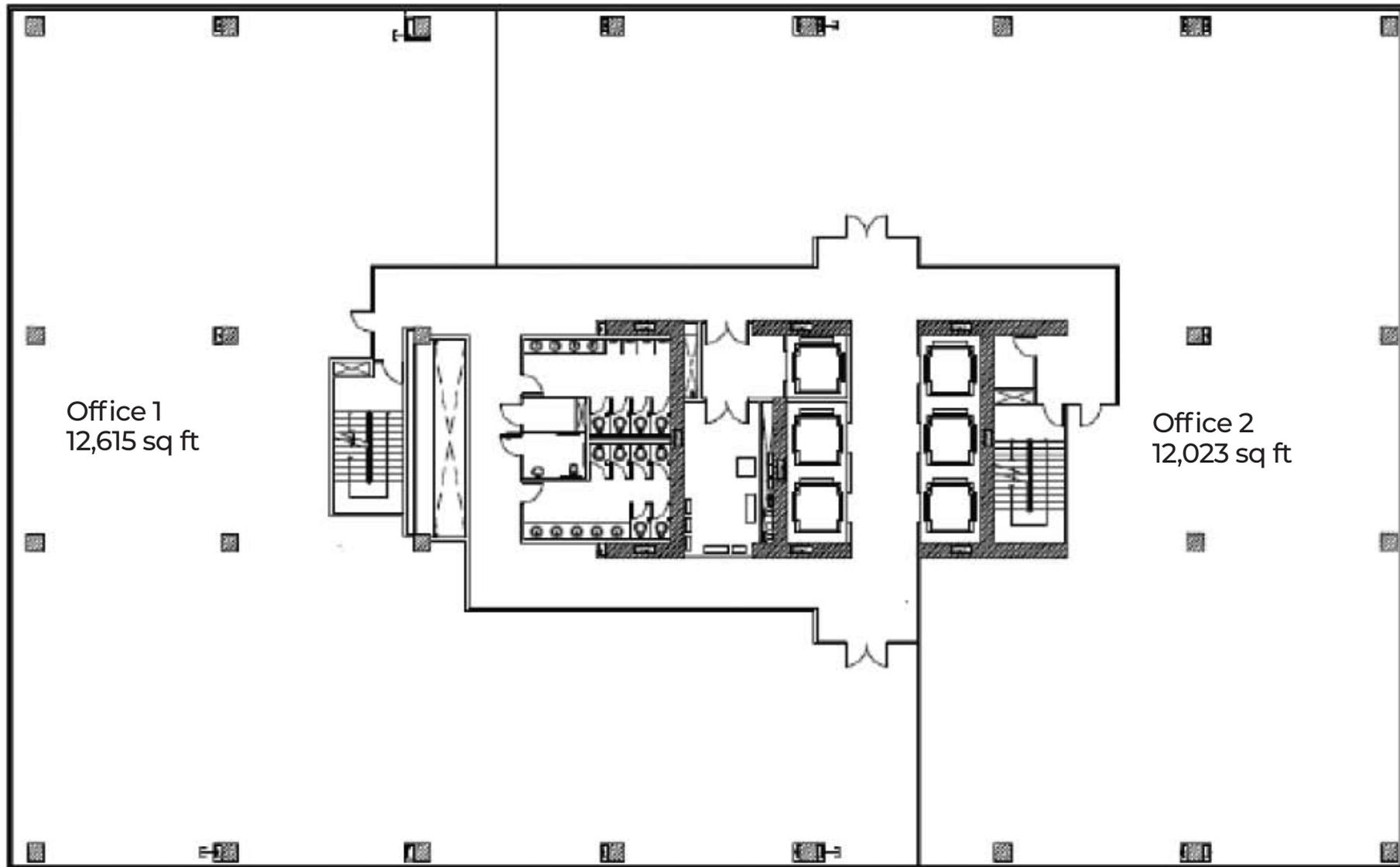
Plates

Dimensions

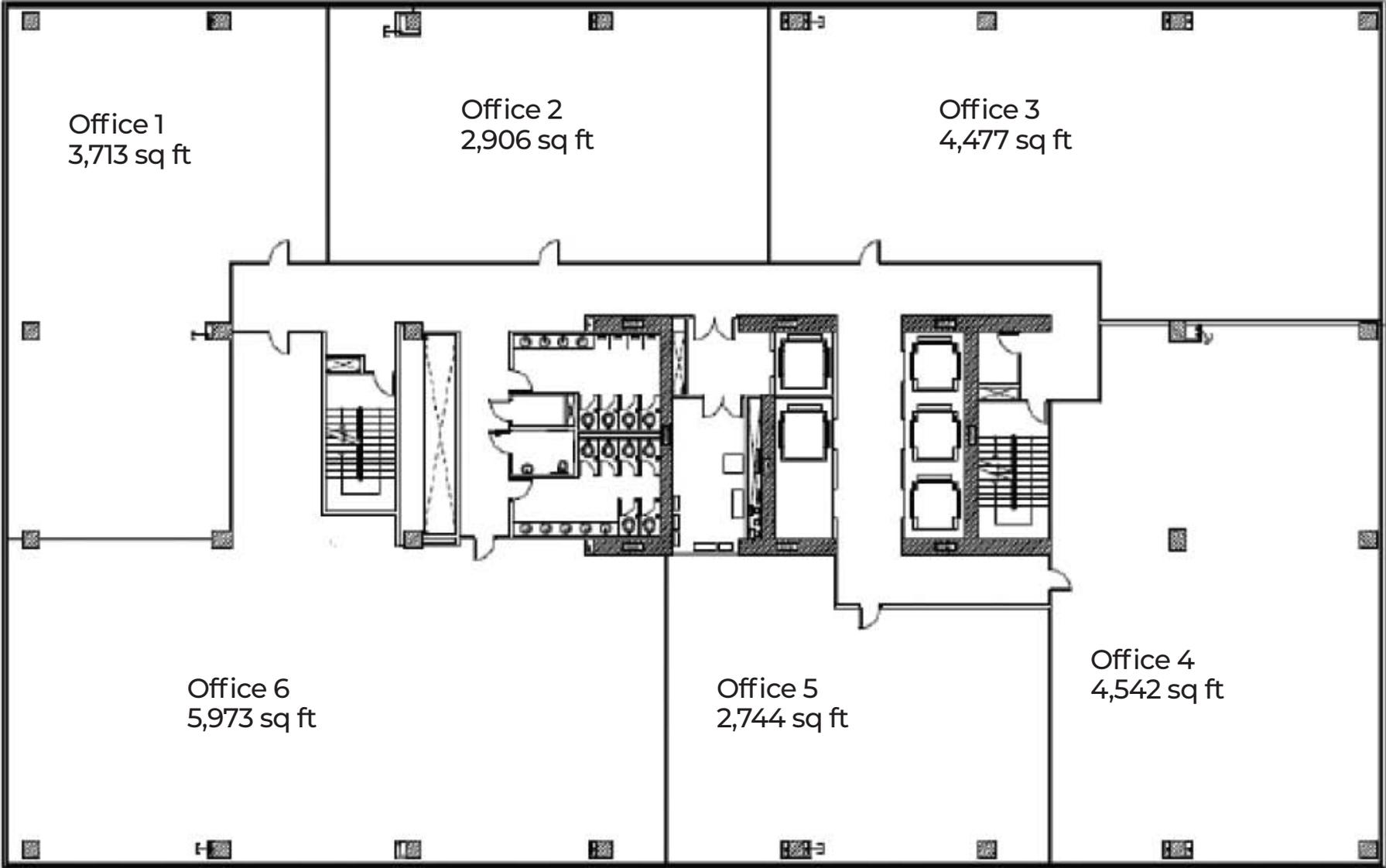
column-free space



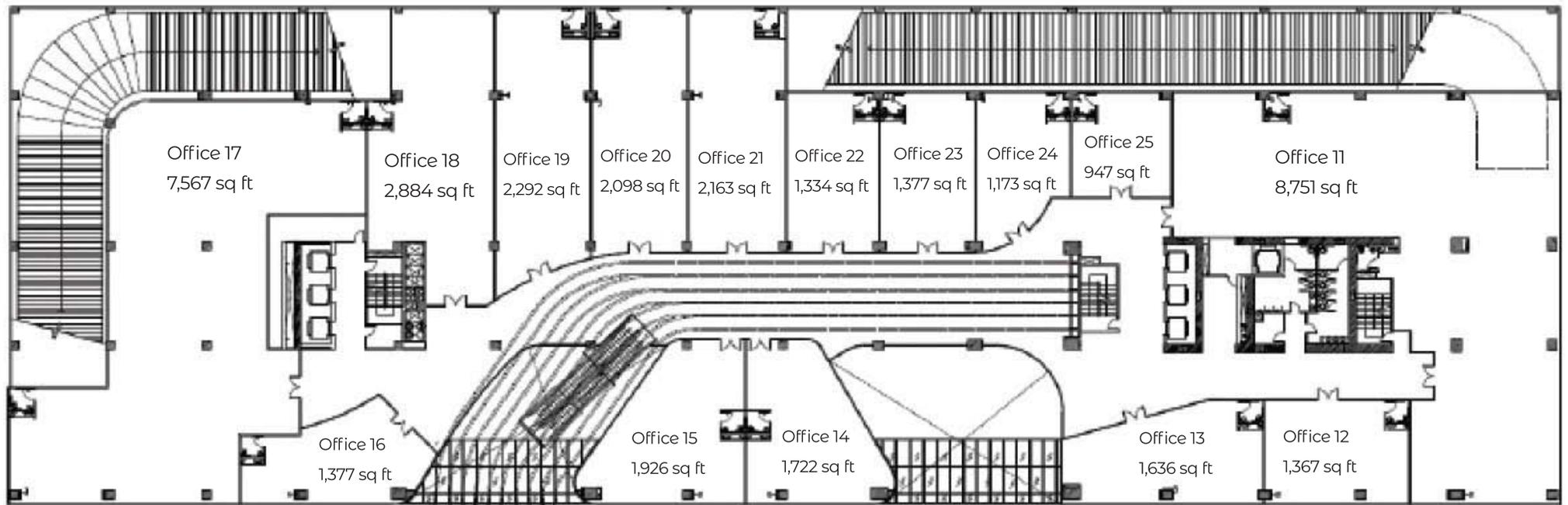
2 offices per floor



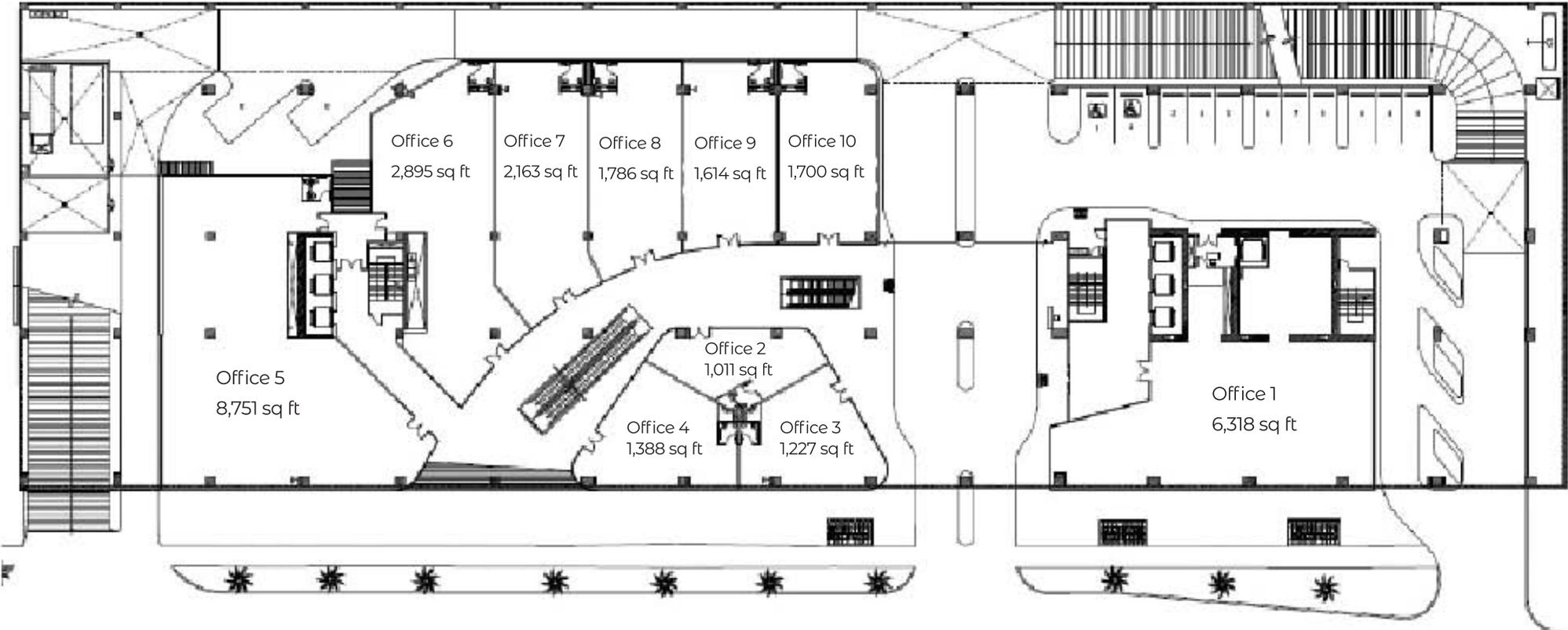
6 offices per floor



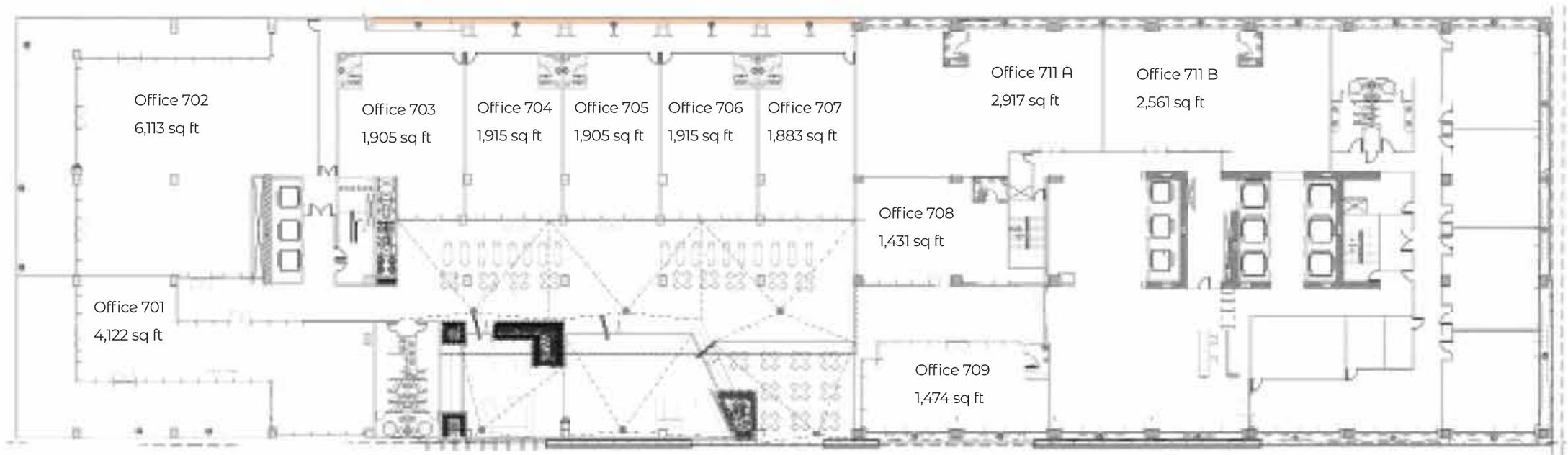
mezzanine



lower level



level 700



associates.





dream properties



Founded in Panama over 40 years ago, Dream Properties develops real estate projects with the highest international standards. Its work is comprehensive and focused on the planning and promotion of commercial and logistical spaces.

All its development projects are strategically planned with the aim to offer the greatest benefits to its clients, while fostering growth in its businesses through efficient spaces, strategic locations, quality design and construction, as well as first-rate operational management.

pactia

 PACTIA

Based in Colombia, Pactia develops and manages profitable and sustainable real estate projects. The company is a partnership between Grupo Argos and Concreto, which efficiently manages a portfolio of investments and holdings in sectors such as business, industry, offices, hospitality and storage.



1. parking spots

- 1,000+ spacious and convenient parking spots.
- Lanes 22.9 ft wide for parking and driving convenience, with exclusive spaces for low-emission cars and motorcycles.

2. workout area

- Exclusively for tenant use.

3. storage spaces

- Climate-controlled spaces from 21.5 sq ft to 322.9 sq ft.

4. business premises

- 26.2 ft in storefront and 18 ft in height for the Lower Level and Mezzanine.
- Well-situated near the main avenue of Costa Del Este.

5. easy-access for vehicles

- 2 ramps with independent access for office parking.
- Entry access (52.4 ft wide).
- Four lanes for visitor parking.

- Loading area with independent access.

6. escalators

- Connecting the visitor parking deck to the Lower Level and Mezzanine.

7. signature restaurants

- 7 restaurants with 19ft-high open-air private patios.
- Preparation area with independent access.
- Installation-ready for independent ventilation, gas and air-conditioning systems.

8. patio and gardens

- 8,611 sq ft leisure area, including gardens and stunning views of Costa del Este and its surroundings.

9. Complete backup power system

- Generators that support the building's electricity, including a backup generator.

10. fiber optic networks

- Installation-ready fiber optic networks from multiple providers.

11. open-plan spaces

- This means more useable space for offices, with more than 42.6 ft from the core to perimeter ("column-free"), creating greater flexibility and efficiency in space allocation.

12. 9 floors for offices

- 24,337 sq ft floors with 94% of useable areas, perimeter columns and an open height of 10.4 ft.

13. energy savings

- With performance over 20% of the Ashrae base 90.1.

14. natural light

- The office design allows the use of natural light along its entire perimeter.

15. security systems

- Control of surveillance systems, access, alarms, air conditioning, the electrical grid and the fire protection system.

16. sky lobby on the 700 level

- Comprehensive monitoring and control area for office access.

17. conference center

- More than 6,458 sq ft, ideal for any meetings, conferences or events, with an available catering service.

18. central lobby

- Valet Parking, 6 connecting elevators, package reception area and independent service elevator.

19. 12 elevators

- 1 loading elevator.
- 6 connecting elevators.
- 5 elevators exclusively for offices.

like a dream



Dream Plaza

COSTA DEL ESTE

Dream Properties
Plaza Real
2nd Floor, Office 214, Costa del Este

(507) 304-6185 / (507) 304-6380 / (507) 6151-8159

info@dreamplaza.com

www.dreamplaza.com.pa



PACTIA

Gensler

Hines

