

FOR SALE - OFFICE BUILDING IN TEGUCIGALPA, HONDURAS

401 AVENIDA REPUBLICA DE PANAMA, TEGUCIGALPA, FRANCISCO MORAZÁN, HONDURAS



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1(210)-201-0061 Ext. 1

☎ +1(210)-288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1(210) 201-0061 Ext. 702

☎ +1(305) 799-4592



CORE
COMMERCIAL

FOR SALE: SINGLE TENANT STABILIZED OFFICE BUILDING

401 AVENIDA REPUBLICA DE PANAMA, TEGUCIGALPA, FRANCISCO MORAZÁN, HONDURAS

This is a premier 17-story Class A office building located in the prestigious Colonia Palmira district of Tegucigalpa, Honduras. Situated on approximately 12,150 square feet of land, this modern high-rise showcases exceptional design, top-tier finishes, and advanced infrastructure. The property features eight levels of parking with 220 spaces, seven floors of office space, a ground-floor commercial lobby, and four high-capacity elevators with biometric access control. Built to the highest standards, Torre Futura includes seismic-resistant construction, a full fire protection system, and a 750 kVA backup generator for uninterrupted operations. Surrounded by leading hotels, embassies, and corporate offices, it offers a prestigious and secure address in Tegucigalpa's most sought-after business corridor—ideal for multinational tenants and institutional investors alike.

CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1(210)-201-0061 Ext. 1

☎ +1(210)-288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1(210) 201-0061 Ext. 702

☎ +1(305) 799-4592



CORE
COMMERCIAL

ABOUT HONDURAS

The country of Honduras, located in Central America, offers growing commercial real estate potential. This potential is especially prevalent in urban hubs like Tegucigalpa and San Pedro Sula. The commercial real estate market is projected to reach approximately US\$29.7 billion by 2025, with steady, though modest, growth expected thereafter. The broader real estate sector is forecast to grow at about 5-6% annually through 2029, driven by rising urbanization, infrastructure investment, and growing demand. Foreigners can own property in most areas relatively freely, which simplifies acquisition processes. Honduras also benefits from a young labor force, improved security measures, and legal protections for foreign investment.



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1(210)-201-0061 Ext. 1

☎ +1(210)-288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1(210) 201-0061 Ext. 702

☎ +1(305) 799-4592

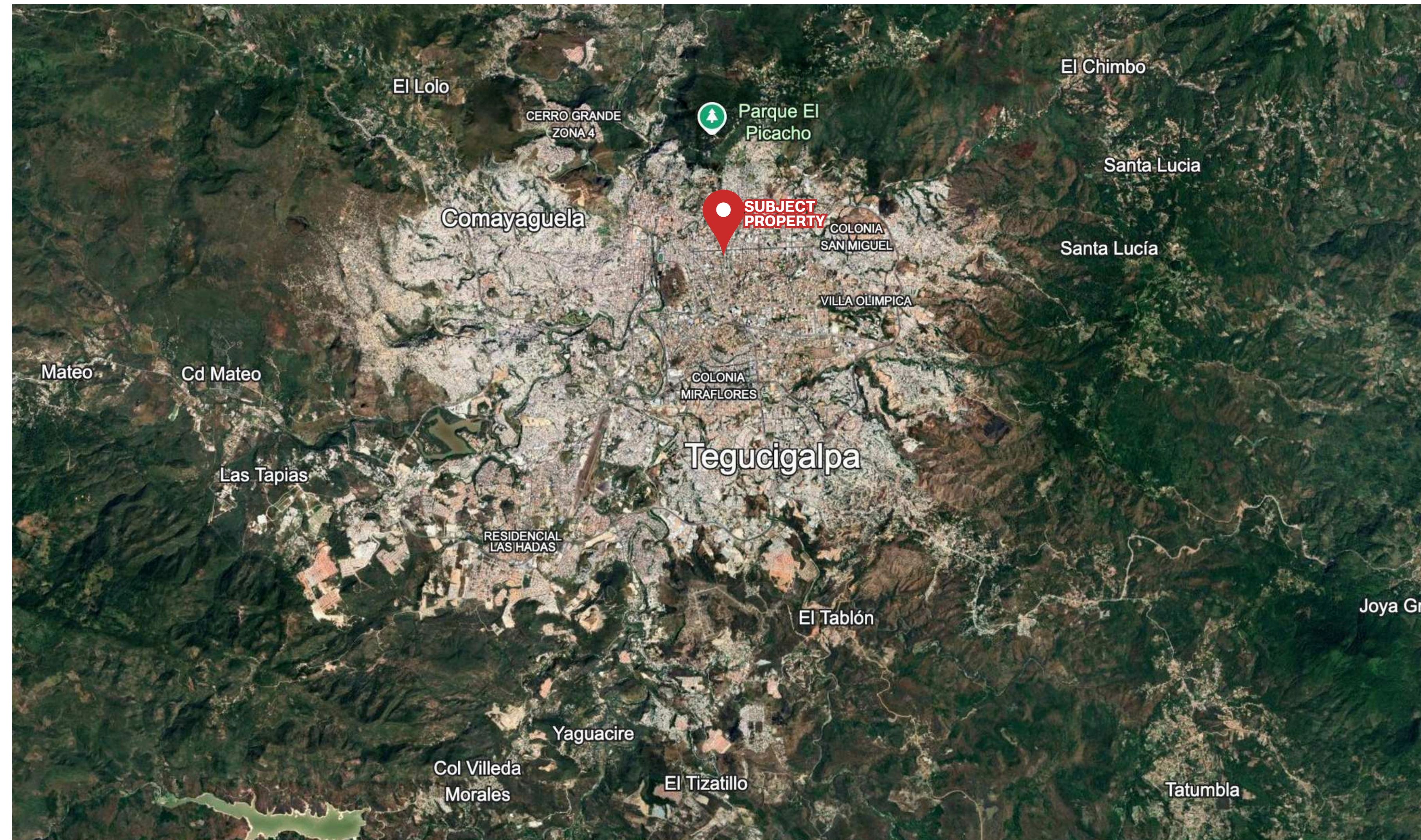


LOCATION INFORMATION

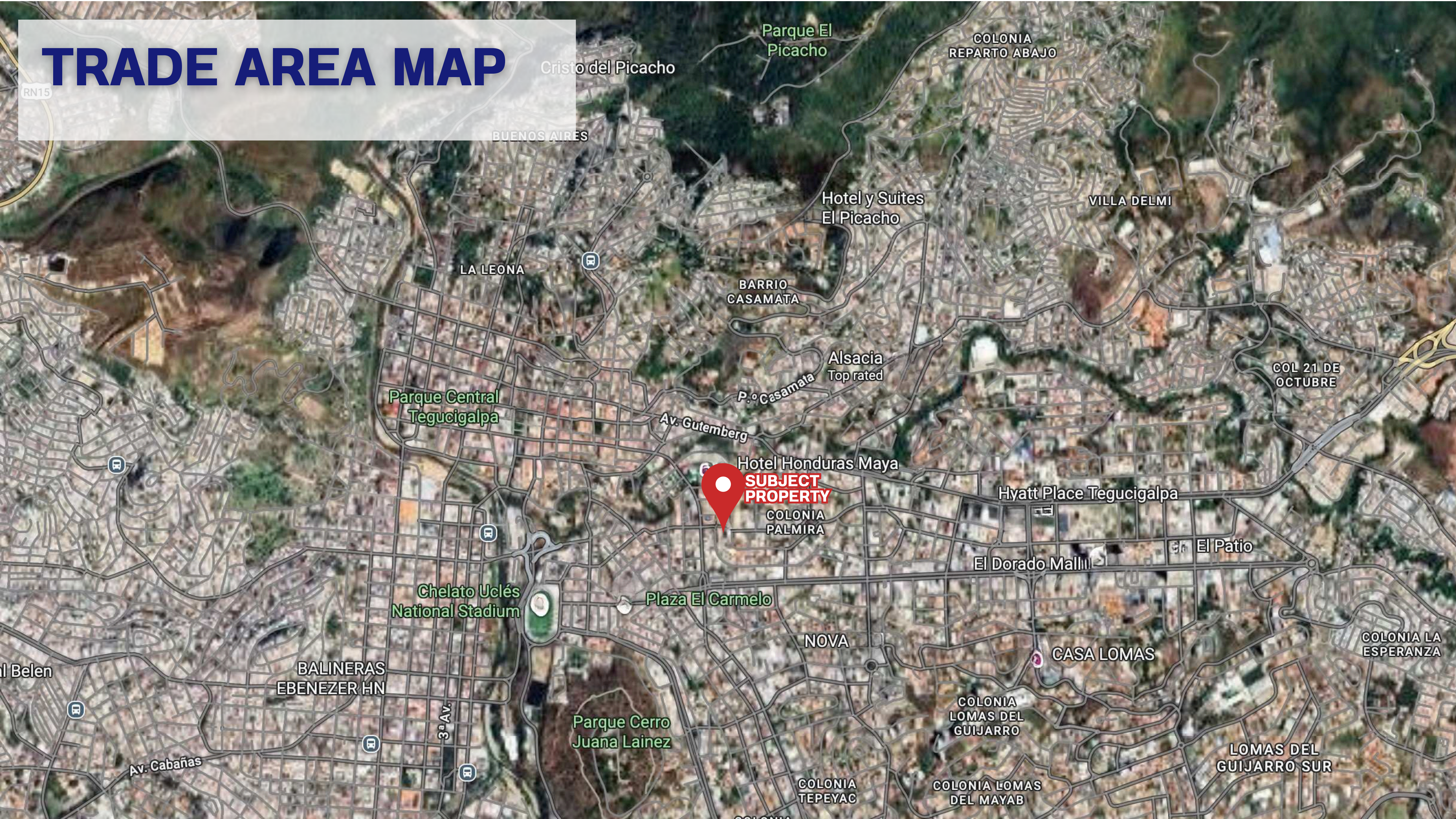


LOCATION INFORMATION

Honduras is home to **over 10 million people**, with a steadily growing population driving demand for housing, retail, and commercial spaces. The estimated population of **Tegucigalpa**, Honduras's capital city, is about **1,650,000** for the broader urban area. Much of the country's real estate value comes from its striking geography, nestled among lush mountains that provide cooler climates, scenic views, and natural protection from coastal weather. The combination of population growth and limited developable land in these elevated areas makes Honduran real estate both desirable and increasingly valuable.



TRADE AREA MAP



AREA INFORMATION

Located within Tegucigalpa's prestigious International Bureaucratic Hotel District, where embassies, foreign delegations, and luxury hotels converge along Calle Perú. This highly secure area is known for its safety, prominence, and international significance.

DRIVE TIME

Airports

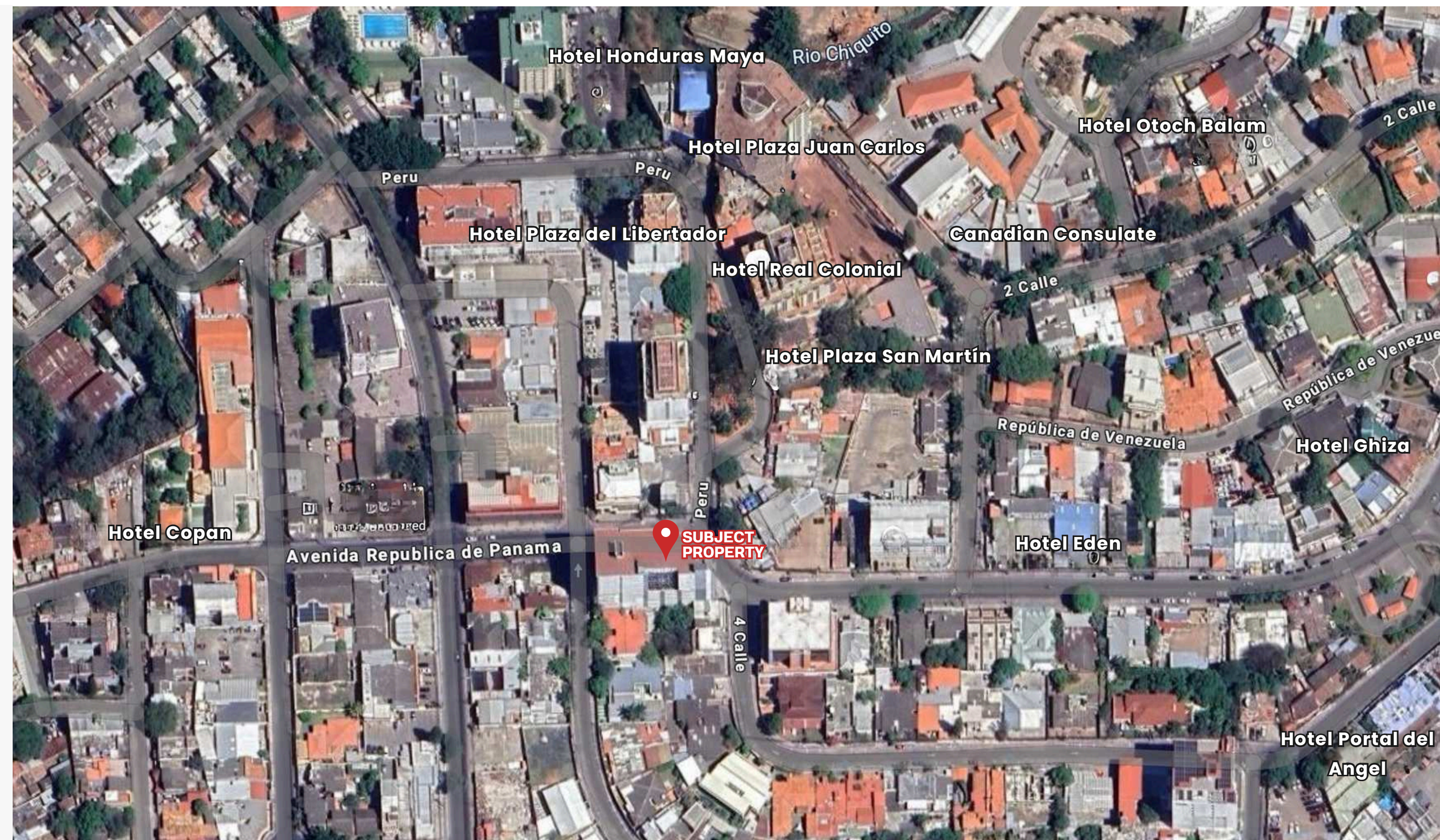
- Palmerola / Comayagua International (serves the Tegucigalpa region) ≈102 km/ 63.38 miles
≈ 3 h 17 m drive

Gas stations

- Florencia service station (Shell "Florencia" station in Distrito Central) Its distance from Av. República de Panamá is quite close (within the same postal / district area). For instance, if it is ~1-2 km away: 1 km = 0.62 mi/ 2 km = 1.24 mi
- Gasolinera UNO (Carretera del Sur, Tegucigalpa) – station on "Carretera del Sur" in Tegucigalpa is ≈4 km (2.49 mi) from the site location
- Texaco station in Tegucigalpa (Colonia San Antonio area) ≈4 km or 2.5 mi.

Banks / International bank branch (example)

- Citibank Tegucigalpa branch (Boulevard Morazán, Tegucigalpa) – address: Level 15, Boulevard Morazán
- ≈ 1.5-2.5 km from Avenida República de Panamá
- 1.5 km ≈ 0.93 mi or 2.5 km ≈ 1.55 mi



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1(210)-201-0061 Ext. 1

☎ +1(210)-288-9016

FERNANDO AGURCIA

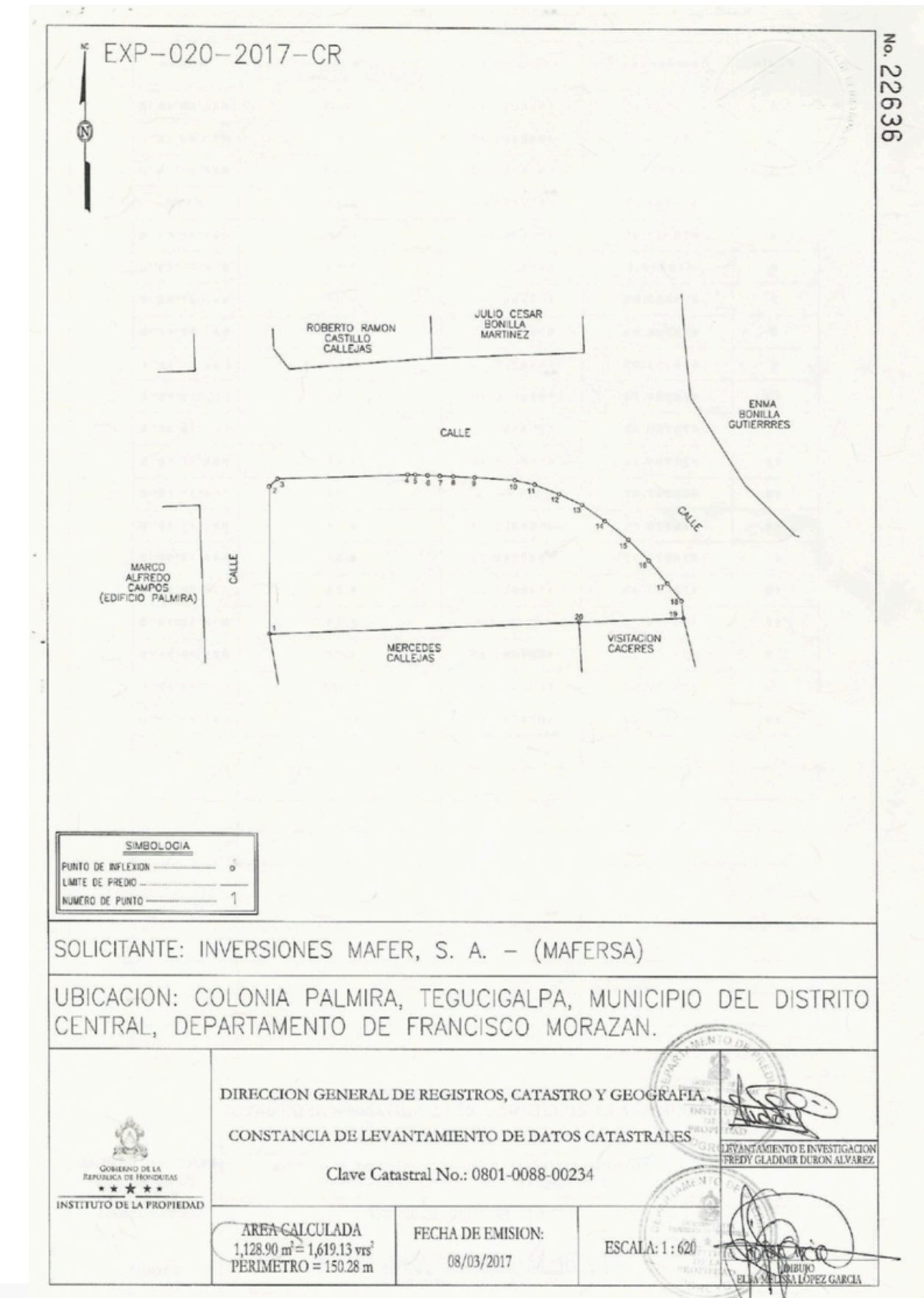
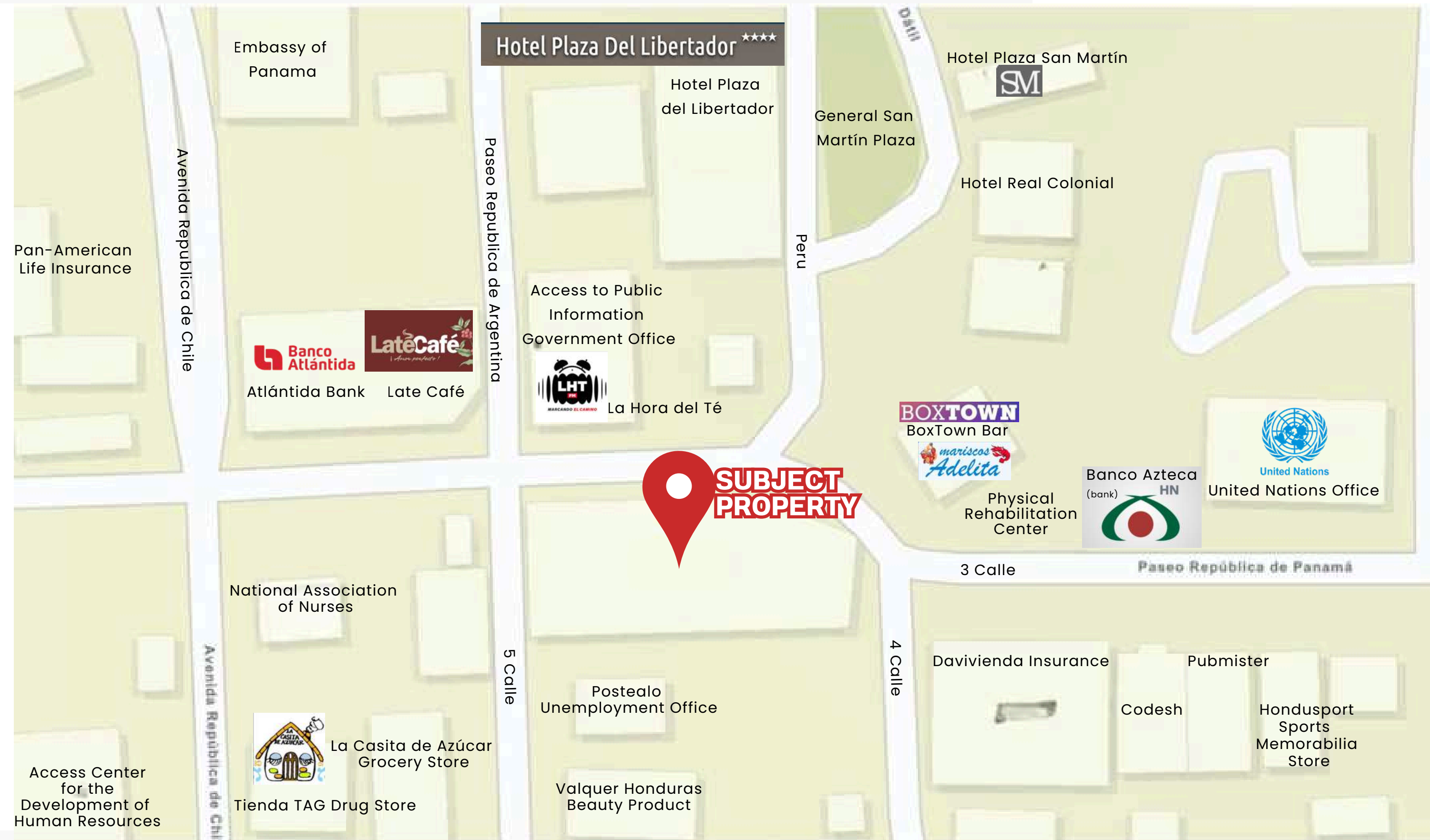
✉ Fernando@corecommercialsa.com

☎ +1(210) 201-0061 Ext. 702

☎ +1(305) 799-4592



TRADE AREA



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1(210)-201-0061 Ext. 1

☎ +1(210)-288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1(210) 201-0061 Ext. 702

☎ +1(305) 799-4592



AREA INFORMATION

HOTELS NEAR SITE



HOTEL HONDURAS MAYA



HOTEL PLAZA DEL LIBERTADOR



HOTEL PLAZA JUAN CARLOS



HOTEL REAL COLONIAL



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1(210)-201-0061 Ext. 1

☎ +1(210)-288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1(210) 201-0061 Ext. 702

☎ +1(305) 799-4592



CORE
COMMERCIAL

PROPERTY OVERVIEW

401 AVENIDA REPUBLICA DE PANAMA, TEGUCIGALPA, FRANCISCO MORAZÁN, HONDURAS

Site Details

- Land Area: ± 12,150 SF
- Access: Paved vehicular access; good drainage
- Risk: No flood or landslide risk
- Utilities Available: Water, sewer, electricity, telephone, transportation

Surroundings

- Neighborhood: High socioeconomic status, medium population density
- Nearby Landmarks: Palmira Building, CIICSA Building, Hotel District
- Environment: Central business location with strong commercial presence

Building Description

- Total Floors: 17
- Building Use: Commercial / Office
- Building Age: 5 years
- Construction Quality: Excellent – reinforced concrete and steel
- Design: Seismic-resistant structure

Key Components

- Parking: 8 levels total (3 underground + 5 elevated), 220 spaces
- Office Floors: 9 floors of office space + rooftop area + Ground-floor commercial lobby
- Restrooms: Common restrooms on every floor
- Elevators: 4 elevators (10–15 person capacity each)

- Security Systems:
 - 24/7 on-site guardhouse
 - Fire protection system
 - Biometric elevator access
 - Controlled vehicle entry
- Power System: 750 kVA backup generator (automated, 48-hour autonomy)
- Finishes:
 - Non-slip porcelain tile flooring
 - Panoramic reflective glass façade

Modern office dividers and reception area ≈323 sf

Valuation Summary

- Valuation Method: Market Comparison Approach
- Depreciation Applied: 5.6% (Ross-Heidecke method)
- Appraised Value:
 - L 415,960,031.06 HNL
 - ≈ \$16,765,821.49 USD
- Includes: Land + building replacement value
- Reflects: Market and economic conditions as of appraisal date

Limitations

- No structural, geological, or environmental tests were conducted
- Based on visible inspection only
- No verification of cadastral or land registry codes

CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1(210)-201-0061 Ext. 1

☎ +1(210)-288-9016

FERNANDO AGURCIA

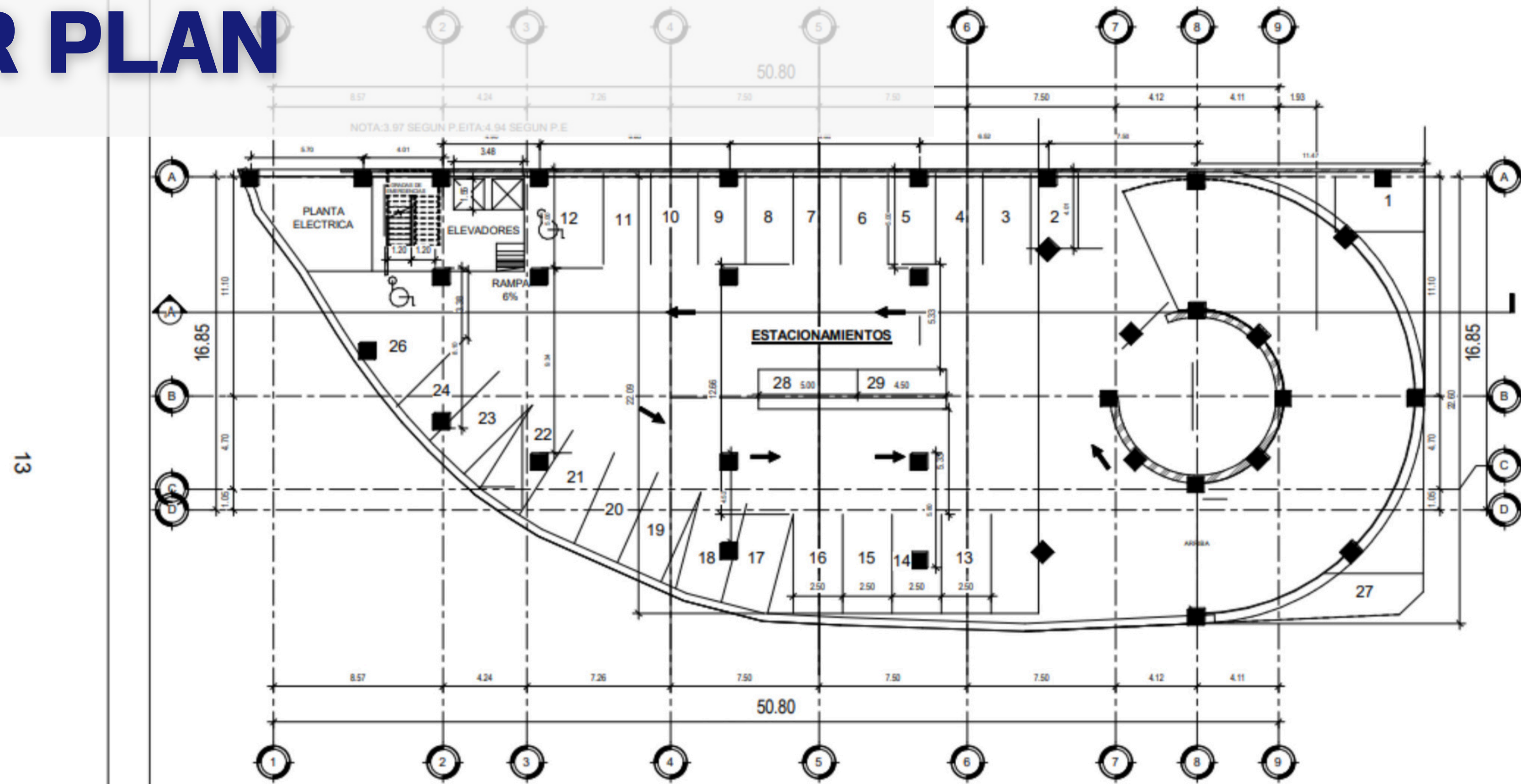
✉ Fernando@corecommercialsa.com

☎ +1(210) 201-0061 Ext. 702

☎ +1(305) 799-4592



FLOOR PLAN



PLANTA CONSTRUCTIVA SOTANO TIPO

Escala: 1/100

ÁREA DE CONSTRUCCIÓN= 1,128.67 M2



EDIFICIO FUTURA

CLIENTE:

MAFER S.A.

CONTENIDO:

PLANO
CONSTRUCTIVA
SOTANO TIPO

DISEÑO:

ING. OCTAVIO JOSÉ
PINEDA
CICH 6802

REVISO:

ING. OCTAVIO JOSÉ
PINEDA
CICH 6802

APROBO:

ING. OCTAVIO JOSÉ PINEDA
CICH 6802

DIGITALIZO:

JOSÉ A. CHIRINOS

FECHA:

JUNIO 2016

ESCALA:

CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1(210)-201-0061 Ext. 1

☎ +1(210)-288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

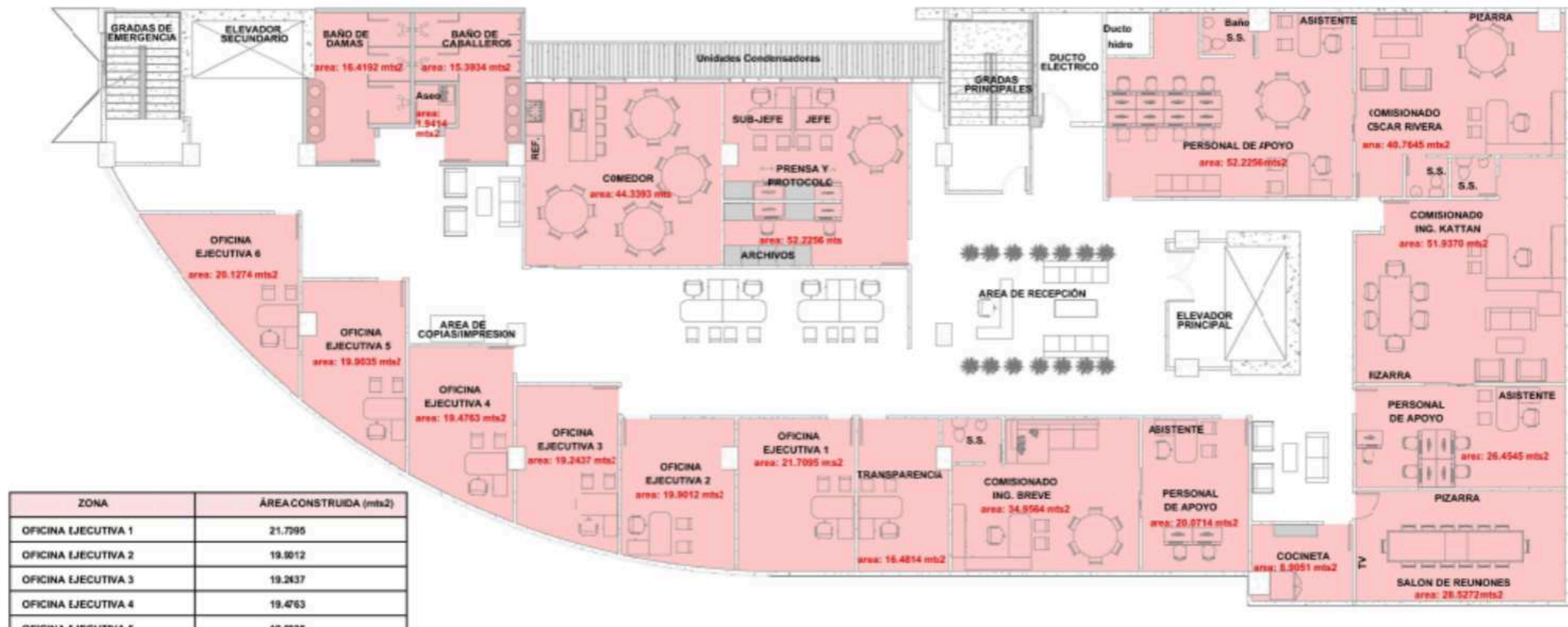
☎ +1(210) 201-0061 Ext. 702

☎ +1(305) 799-4592



CORE COMMERCIAL

FLOOR PLAN



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1(210)-201-0061 Ext. 1

☎ +1(210)-288-9016

FERNANDO AGURCIA

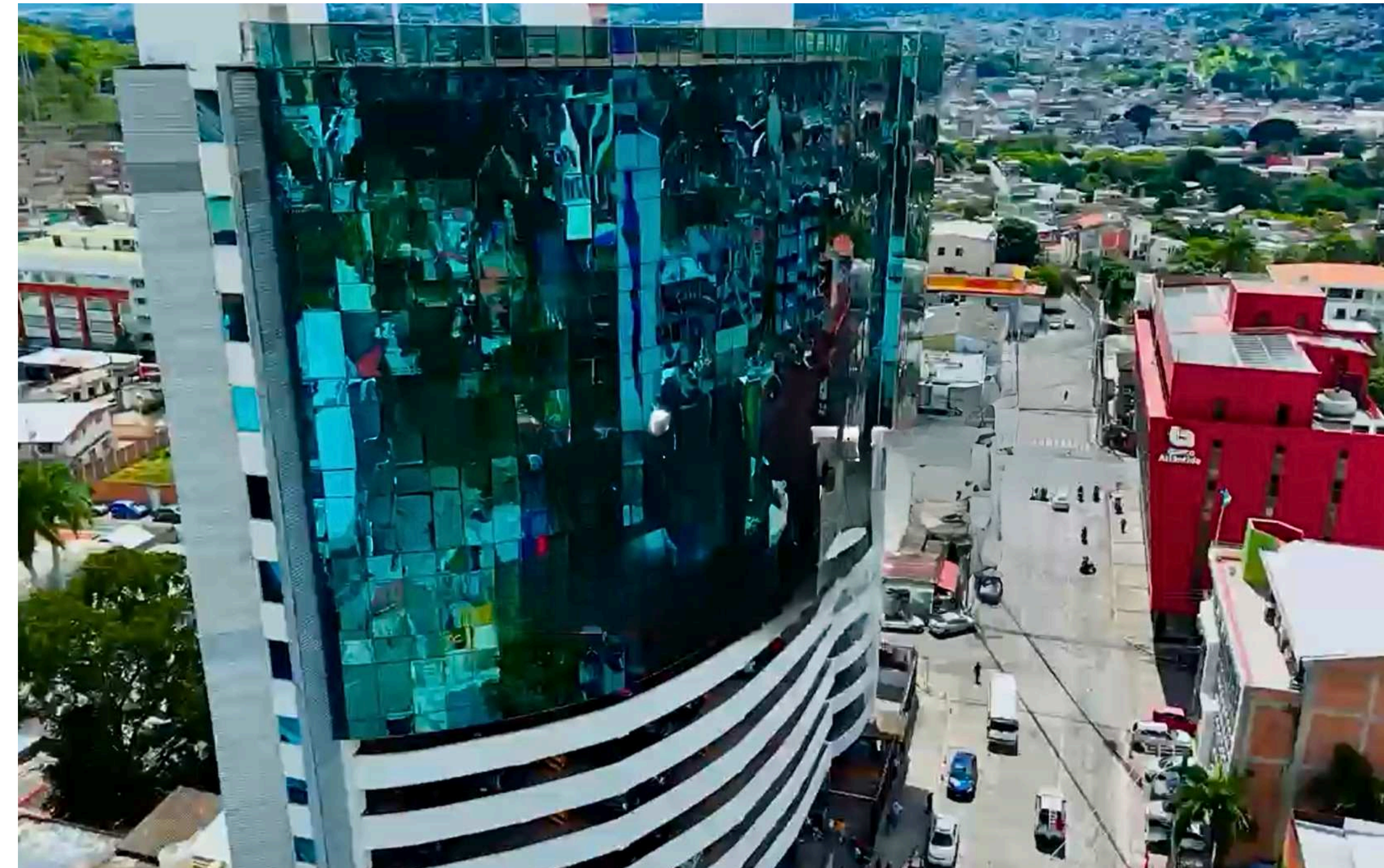
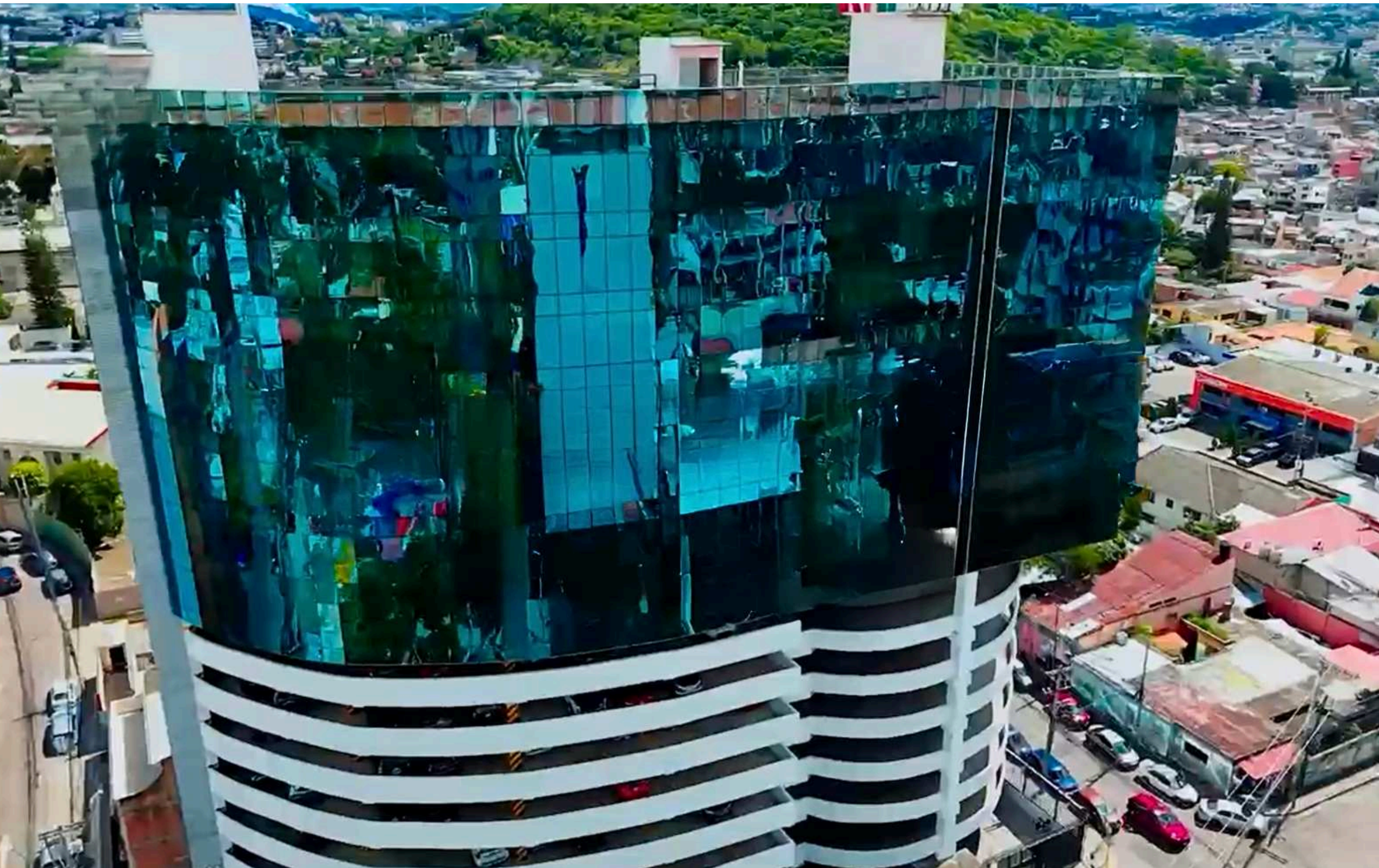
✉ Fernando@corecommercialsa.com

☎ +1(210) 201-0061 Ext. 702

☎ +1(305) 799-4592



EXTERIOR PHOTOS



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1 (210) 201-0061 Ext.1

☎ +1 (210) 288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1 (210) 201-0061 Ext. 702

☎ 305-799-4592



CORE
COMMERCIAL

EXTERIOR PHOTOS



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1 (210) 201-0061 Ext.1

☎ +1 (210) 288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1 (210) 201-0061 Ext. 702

☎ 305-799-4592



CORE
COMMERCIAL

INTERIOR PHOTOS



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1 (210) 201-0061 Ext.1

☎ +1 (210) 288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1 (210) 201-0061 Ext. 702

☎ 305-799-4592



INTERIOR PHOTOS



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1 (210) 201-0061 Ext.1

☎ +1 (210) 288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1 (210) 201-0061 Ext. 702

☎ 305-799-4592



CONTACT US

AMANDA CONCHA

✉ Amanda.concha@corecommercialsa.com

☎ +1 (210) 201-0061 Ext.1

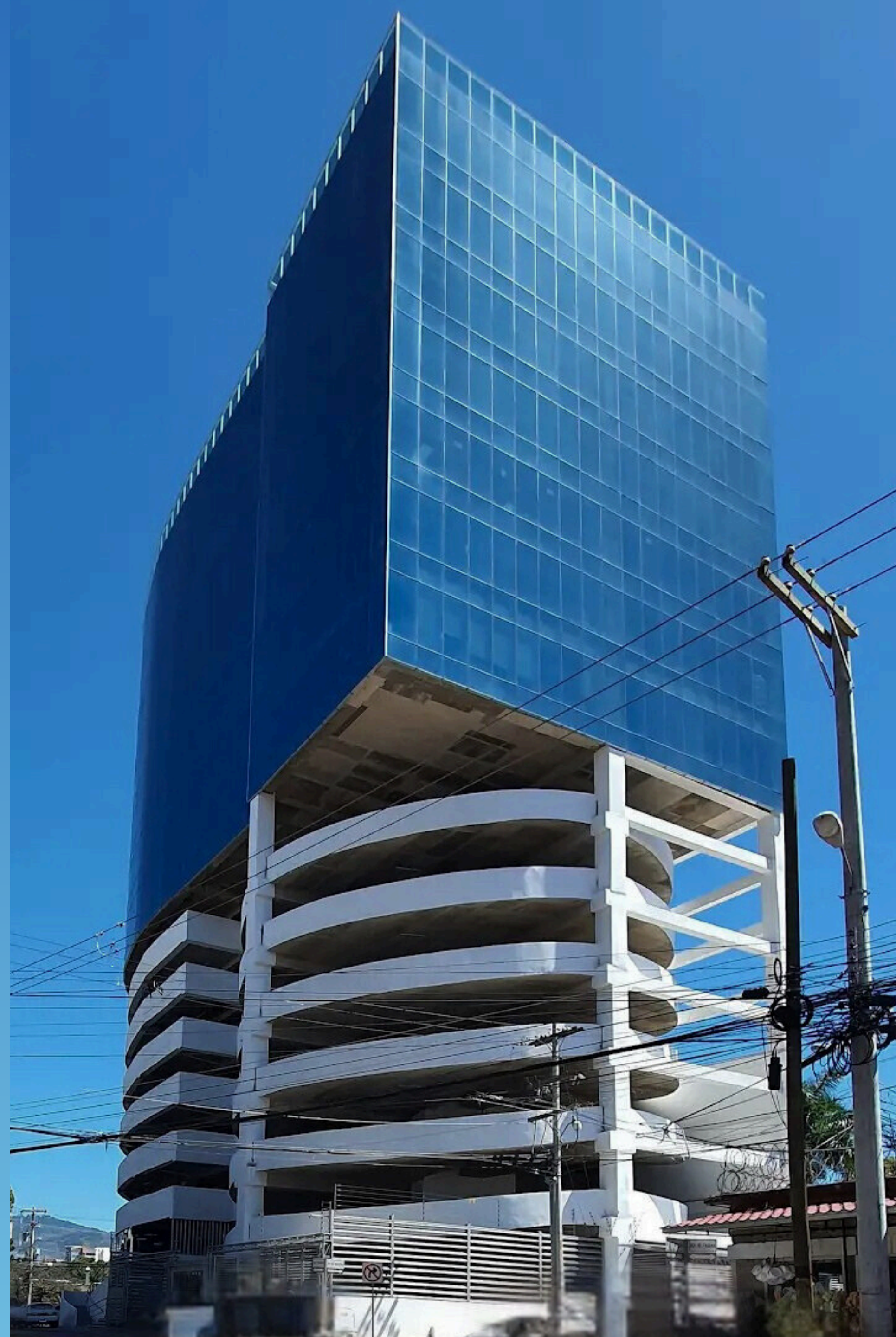
☎ +1 (210) 288-9016

FERNANDO AGURCIA

✉ Fernando@corecommercialsa.com

☎ +1 (210) 201-0061 Ext. 702

☎ +1 (305) 799-4592



Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker.
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH- INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker Broker Firm Name or Primary Assumed Name	License No.	Email Address	Phone No.
Core Commercial Brokerage SA, LLC	578245	info@corecommercialsa.com	210-201-0061
Amanda Concha Designated Broker of Firm	578245	Amanda@corecommercialsa.com	210-201-0061
Moises Hernandez Senior Associate	783405	Moises@corecommercialsa.com	210-324-2684
Guadalupe "Gabby" Tintori Associate	805001	Gabby@corecommercialsa.com	210-396-0587
Buddy Fisher Associate	824535	Buddy@corecommercialsa.com	210-454-7424
Ginger Toy Director of Administration/Associate	735223	Ginger@corecommercialsa.com	210-201-0061
An Tran Associate	817323	Antran@corecommercialsa.com	210-975-2566
Fernando Agurcia Associate	719215	Fernando@corecommercialsa.com	305-799-4592

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov	