



WHERE WORK, LIFE,  
AND CONVENIENCE  
COME TOGETHER

**CBRE**

**Metropolitano Hospital** 2.9 km / 1.8 mi

**Clínica Bíblica Hospital** 2 km / 1.2 mi

**Santa Ana Country Club** 2.8 km / 1.7 mi

**Walmart Supermarket** 2.4 km / 1.4 mi

**PriceSmart Supermarket** 2.4 km / 1.4 mi

### STRATEGIC LOCATION IN SANTA ANA

**Juan Santa María Airport** 15 km / 9.3 mi

**Tobías Bolaños Airport** 14 km / 8.6 mi

**Mall Multiplaza Escazú** 6.1 km / 3.8 mi

**San José Downtown** 11 km / 6.8 mi

**CIMA Hospital** 7 km / 4.3 mi

▼ City Place

Bus Station

**AutoMercado Supermarket** 550 m / 0.3 mi

**Santa Ana Downtown** 1 km / 0.6 mi



WORK • CONNECT • THRIVE



### EASILY ACCESSIBLE FOR TEAMS AND CLIENTS



+1,000 Parking spaces



#### Bus Routes:

San José – Santa Ana – Brasil (Calle Vieja)

Santa Ana – San Antonio de Belén

Santa Ana – Lindora

San José – Santa Ana – Brasil (Pista)

Inter línea Santa Ana – San Antonio – Valencia (Heredia)

These routes connect the project to key urban and business areas, supporting efficient commuting from both residential and commercial zones.



### Route Name

San José – Santa Ana – Brasil (Calle Vieja)

Santa Ana – San Antonio de Belén

Santa Ana – Lindora

San José – Santa Ana – Brasil (Pista)

Interlínea Santa Ana – San Antonio – Valencia



### Direction

San José → Santa Ana → Brasil de Mora

Santa Ana → Belén

Santa Ana → Lindora

San José → Santa Ana → Brasil de Mora

Santa Ana → San Antonio → La Valencia



### Frequency

Every 15–30 min

Every 10–30 min

Every 20–30 min

Every 15–30 min

Every 15–30 min

### Additional Notes

- Operating Hours: 4:00 AM – 11:30 PM
- Peak Frequency: Every 10–15 minutes

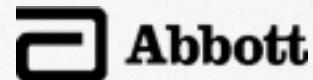


The project is already home to a select group of renowned companies that have chosen to establish their operations here.

Their presence highlights the value, functionality and strategic location of the development.



## Trusted by Leading Companies



THE KAPITAL GROUP



Infotree Service



AMENITIES

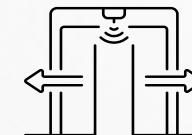
THAT SUPPORT PRODUCTIVITY & WELLBEING



## Amenities That Support Productivity & Wellbeing

### AMENITIES

BUILT FOR  
MODERN  
BUSINESS



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EV CHARGING  
STATIONS

24/7 SECURITY

ACCES CONTROL  
SYSTEMS

GREEN AREAS/  
COLLABORATIVES ZONES



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UNDERGROUND  
PARKING

RETAIL AREAS

OUTDOOR SPACES

ON-SITE HILTON  
GARDEN INN HOTEL

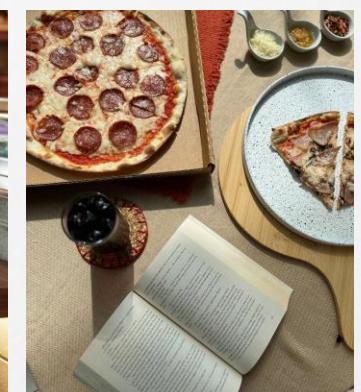
# TOP-QUALITY DINING

+8 gastronomy options



# AFTER-OFFICE SPACES

Perfect for informal  
meetings and networking

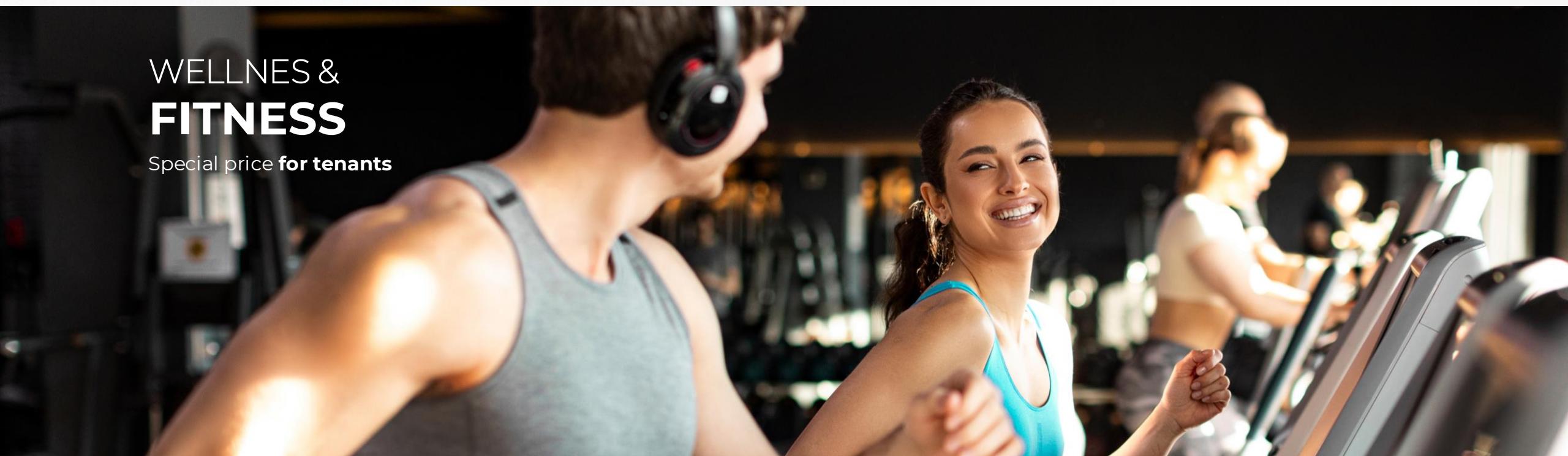




# HOSPITALITY & MEETING SPACES

**6 MEETING ROOMS  
+200 CAPACITY  
BAR & RESTAURANT  
\*SPECIAL FEE FOR TENANTS**





## WELLNESS & **FITNESS**

Special price **for tenants**

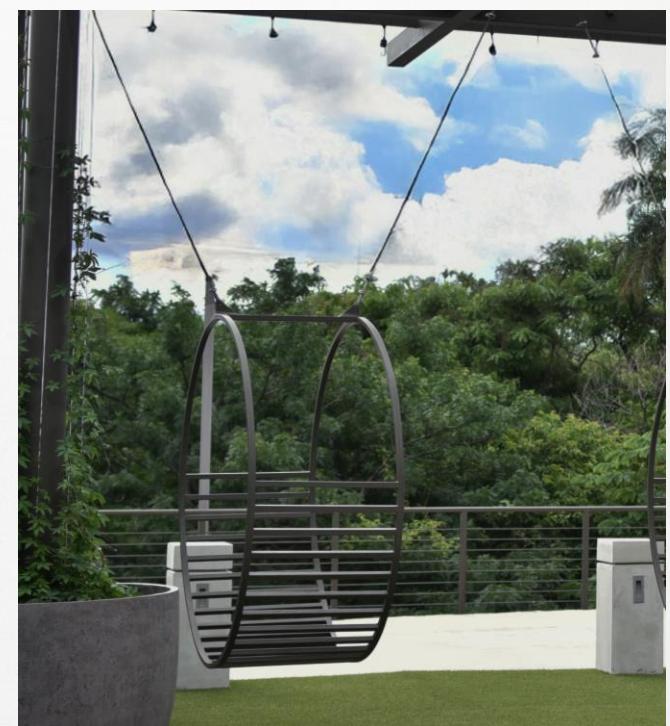


## ENTERTAINMENT & RECREATION

Movie **theater**

Green areas **for relaxation**

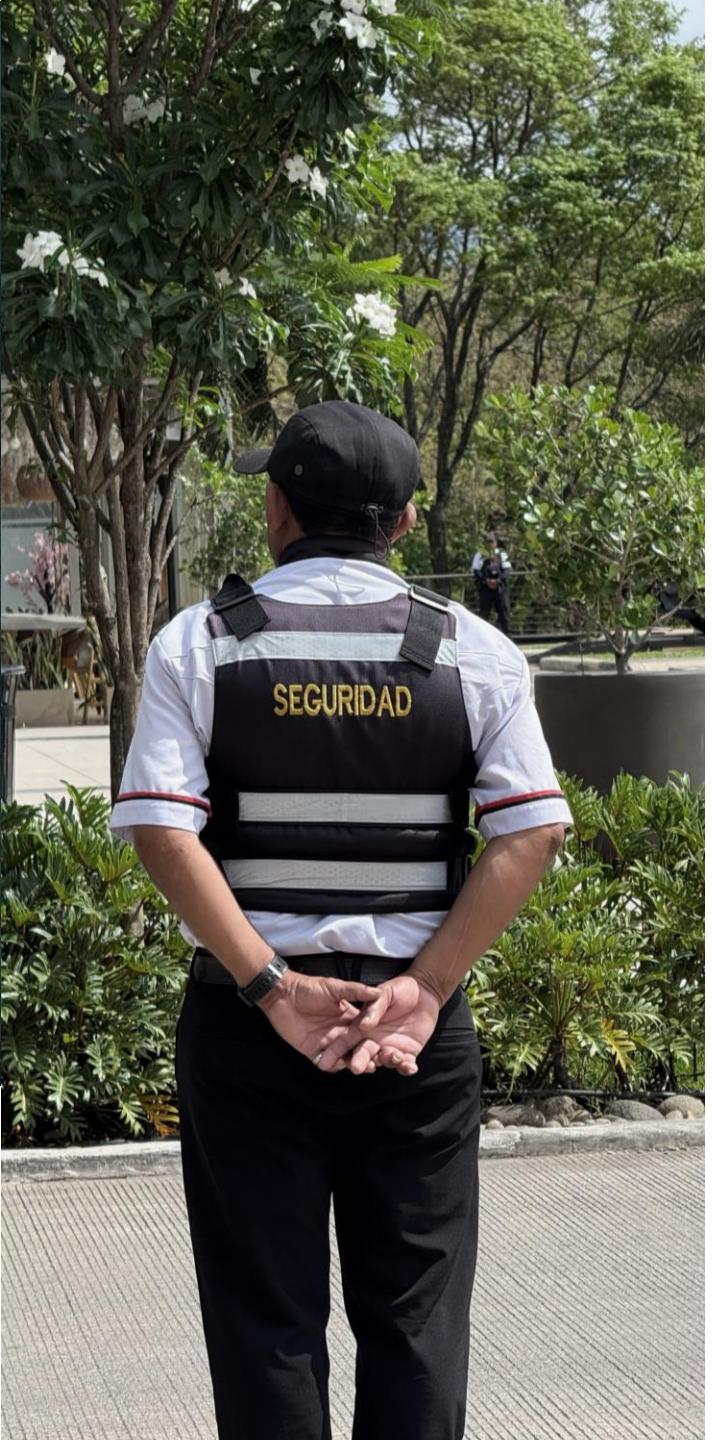
Everyday **convenience**





RETAIL &  
**COMMERCIAL  
SPACES**





## COVERED PARKING

1 SPACE PER 30M<sup>2</sup> (322 sqf)

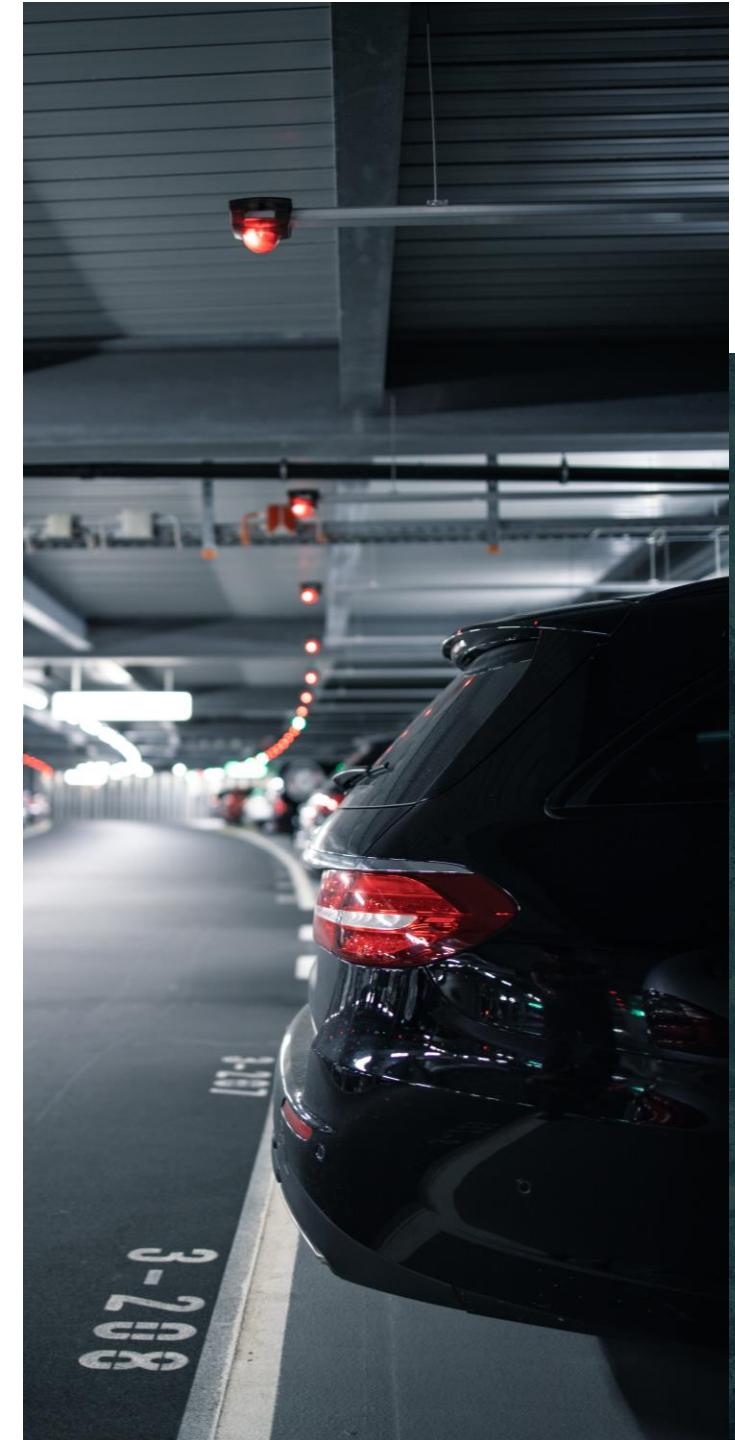
Underground covered parking +  
additional parking available



## SECURITY & **CONTROL ACCESS**

24/7 SECURITY MONITORING

SMART ACCESS SYSTEMS





• ELEVATE YOUR WORKSPACE EXPERIENCE •



# CITY PLACE MASTER PLAN

A

C

B

D

E

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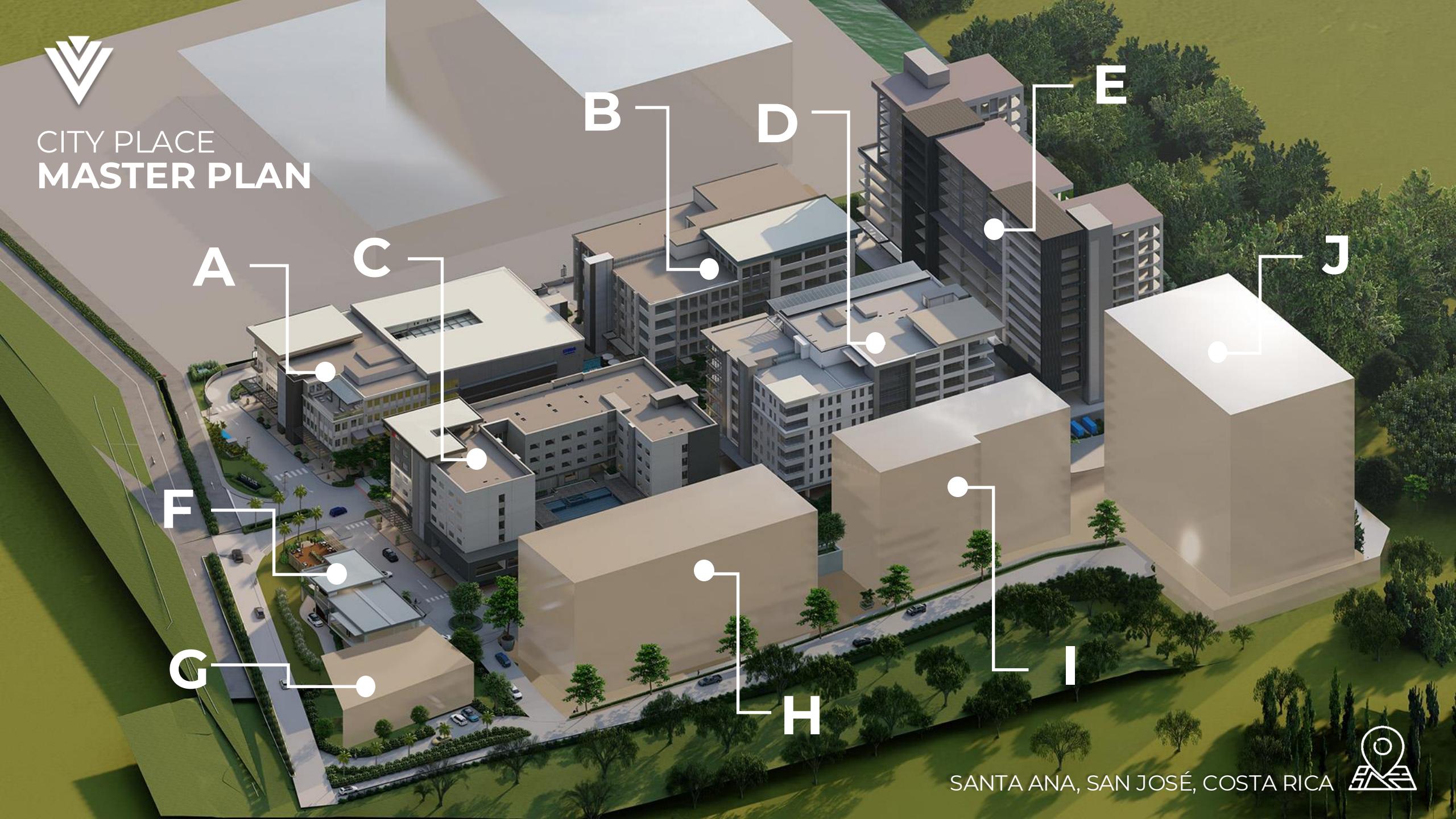
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H

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SANTA ANA, SAN JOSÉ, COSTA RICA





WELCOME TO  
**TOWER D**



## Project Overview- Tower D



### A CORPORATE TOWER DESIGNED FOR PERFORMANCE

 TOTAL BUILT AREA  
~22,000 m<sup>2</sup> (236,806 sqf)

 RENTABLE OFFICE AREA  
~14,000 m<sup>2</sup> (150,695 sqf)

 COMERCIAL AREA  
~2,000 m<sup>2</sup> (21,528 sqf)

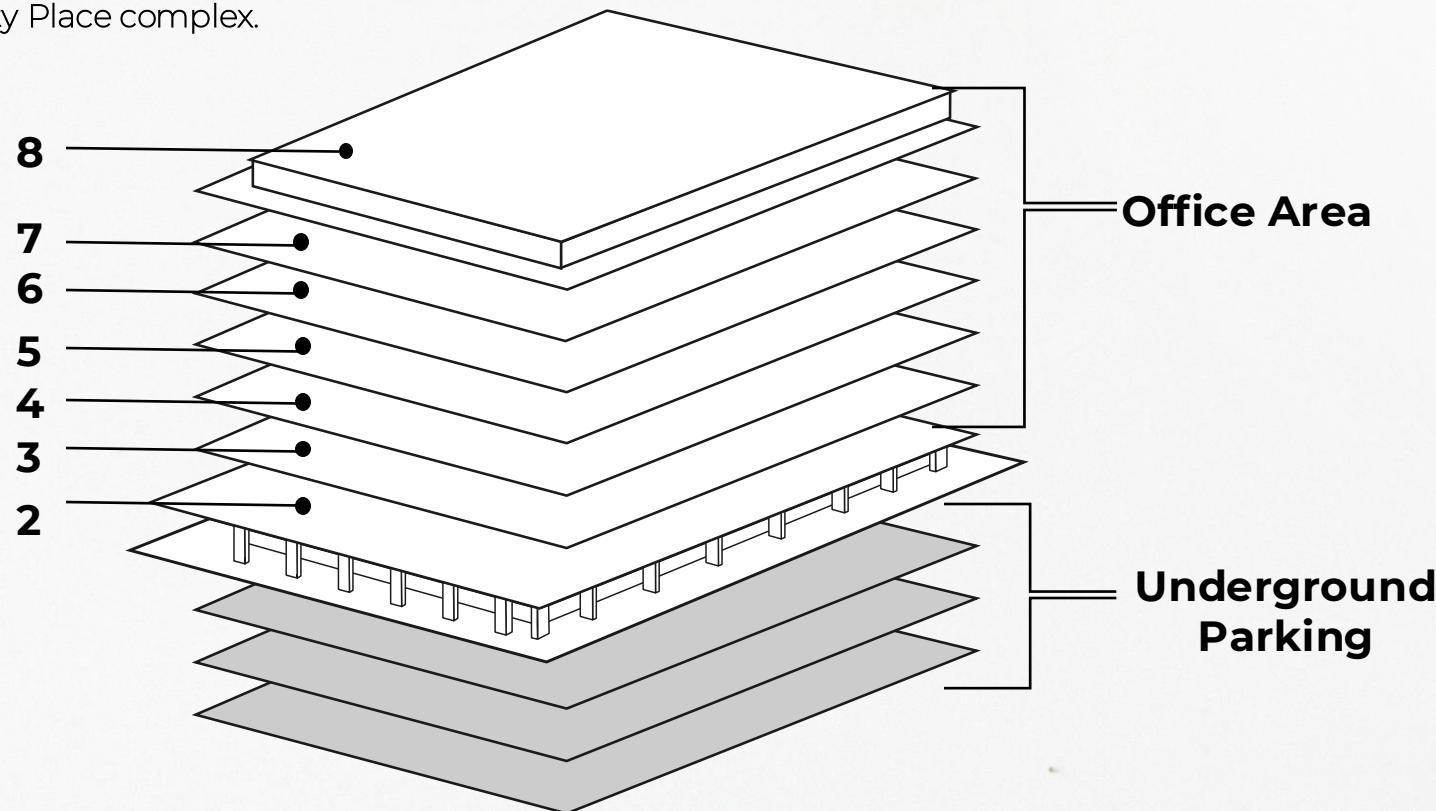
 MODERN DESIGN  
PROFESSIONAL ENVIRONMENT

 EDGE CERTIFIED  
AIMING FOR ADDITIONAL SUSTAINABILITY  
CERTIFICATION (BANDERA AZUL)

 FLEXIBLE LAYOUTS

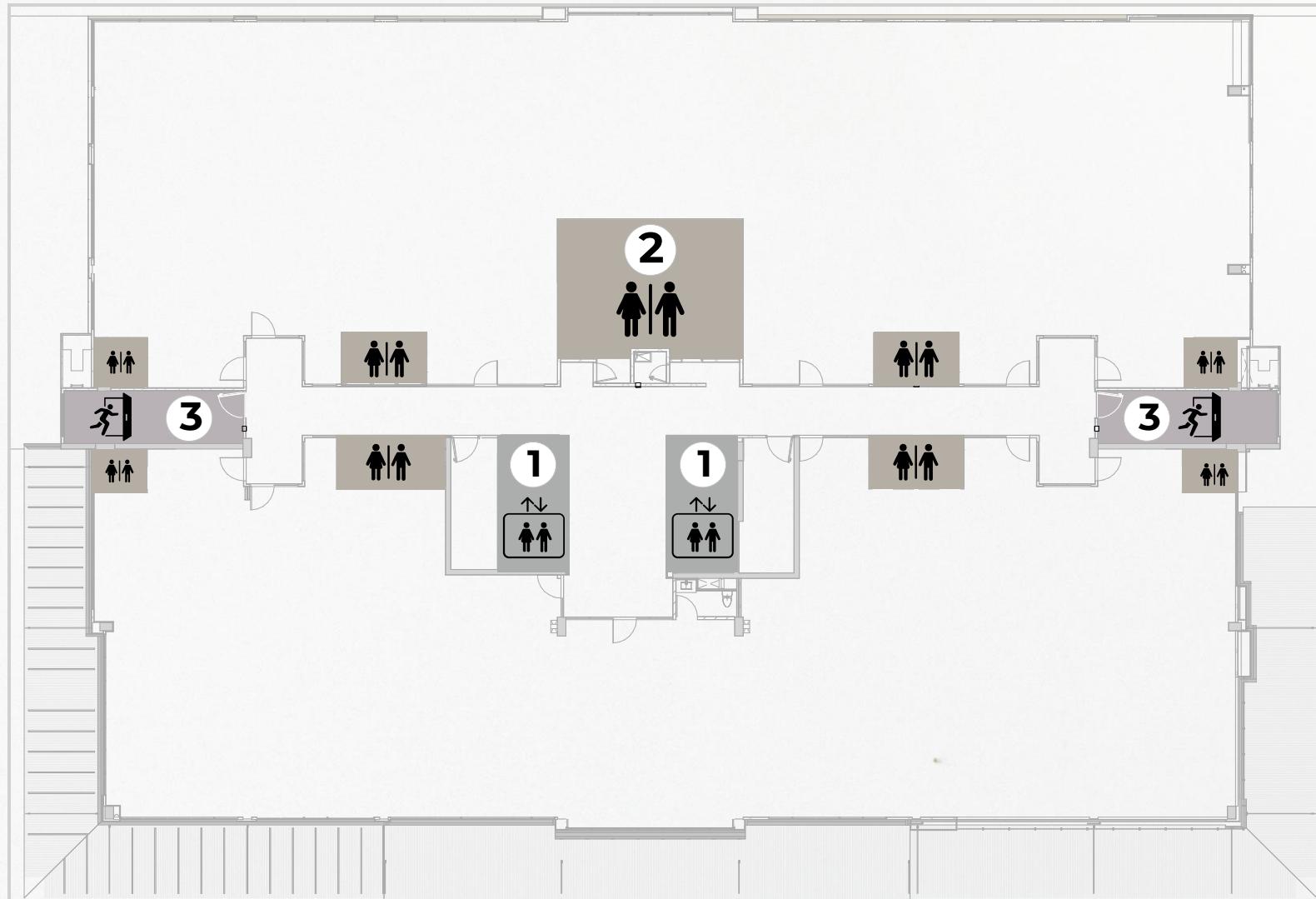
## Introducing Tower D

Strategically positioned in the heart of Santa Ana, Tower D is the latest addition to the prestigious City Place complex.



This Class A+ building seamlessly combines connectivity, comfort, and corporate prestige, offering immediate access to Route 27, public transportation, retail hubs, and essential services.

Floor	Total Area (m <sup>2</sup> )	Total Area (sqf)
Level 2	2,057	22,142
Level 3	2,070	22,282
Level 4	2,067	22,249
Level 5	2,067	22,249
Level 6	2,067	22,249
Level 7	2,065	22,227
Level 8	1,779	19,150
Total Area	14,172	152,546



**Available to operate under Free Trade Zone and National Regime**

Height Floor-to-Ceiling: 3.75 m

Office Footprint ~1,650m<sup>2</sup> (17,760 sqf)

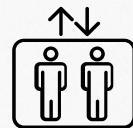
Rentable area from 90m<sup>2</sup> (970 sqf) to 14,000m<sup>2</sup> (150,695 sqf) and Layout flexibility

1. Elevators
2. Restrooms
3. Emergency Exit

### INTERNATIONAL- STANDARD INFRASTRUCTURE

#### Future-Ready Infrastructure

City Place integrates top-tier systems and sustainable solutions to support the evolving needs of global businesses.



HIGH-SPEED ELEVATORS



NFPA FIRE SUPPRESSION SYSTEMS



EDGE CERTIFICATION



INTERNET & FIBER-OPTIC  
CONNECTIVITY



FULL BACK POWER GENERATOR  
AIR CONDITIONING SYSTEM  
REDUNDANT ELECTRICAL SYSTEMS



SUSTAINABLE CONSTRUCTION  
MATERIALS

## DEVELOPED BY ROCCA DEVELOPMENT GROUP

ROCCA Development Group, is a leading real estate development firm recognized for its innovative and sustainable approach to urban projects.

With a strong track record in commercial, residential, and mixed-use developments, ROCCA is committed to delivering high quality spaces that enhance the way people live and work.

- 32 years of experience
- Focused on sustainability, efficiency and user experience



**650MM**

Residential units under development and to be developed

**200MM**

Mixed-use projects under development and to be developed

## About the Developer

RESIDENTIAL



HOSPITALITY



COMMERCIAL



**ROCCA**  
DEVELOPMENT GROUP



## Our projects





**CITY PLACE  
OVERVIEW**



❖ CONSTRUCTION PROGRESS ❖



**LET'S TALK ABOUT YOUR FUTURE OFFICE**

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**CBRE**

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CENTRO URBANO • SANTA ANA

 ROCCA  
DEVELOPMENT GROUP