BANMÉDICA/VIDA TRES – NUEVA LA DEHESA

Santiago, Chile

CODE: TIR1012

Type: Retail
Location: Av. La Dehesa # 1822
Built Year: 2013
State: Sold
Retail Surface (M2): 188.02
Floors: 8
Underground Levels: 4



DESCRIPTION

TierraInfinita is proud to be the exclusive agent of this unique opportunity to acquire a retail space in the exclusive Nueva La Dehesa building in the La Dehesa area, leased to the successful healthcare industry companies Vida Tres and Banmédica.

The premises, with an area of ??188.02 m2, has a current lease contract which expires on August 31st 2020.

Nueva La Dehesa is a project designed to maximize the comfort of its users and visitors. Its prime location, connectivity and environment, coupled with careful planning, make it an ideal place for business development near a residential area.

Nueva La Dehesa has sold all the offices and has leased retail spaces to prestigious companies. It is expected in the coming months to lease the entire available retail spaces. Current tenants include:

- Culinary
- Didier
- Three / Banmédica Life
- Properties Viel
- Eva

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Investment Highlights

Long-term Lease

- 5-year basis (September 2015 – August 2020)
- More than 4 1/2 years remaining rent according to the contract

Excellent Tenant

- Vida Tres was founded in 1986, market leader in the provision of health
- Banmédica is the largest private network of healthcare providers in Chile

Spectacular Building

- Class A + building with fine finishes and spacious common areas
- 24/7 control and safety team
- New generation elevators
- Landscaped green areas integrated in central plaza

Excellent Retail Space

- Top quality space with fantastic finishes
- Ascensores de última generación
- Great visibility from Av. La Dehesa and central plaza

Owner’s Limited Liability

- Owner shall only pay real estate taxes
- Arrendatario para gastos comunes
- Tenant pays common expenses
- Tenant pays maintenance


1822
VIDA TRES







