OFFICE 606 – PARQUE SUR BUILDING

Santiago, chile

CODE: TIO30

Type: Oficina
Office Area: 114.18
Location: Las Condes
Price (UF/M2): 125
State: Sold
Tenant: Mujeres Empresarias



DESCRIPTION

TierraInfinita is proud to be the exclusive agent of this unique opportunity to acquire a class A+ office in the exclusive Parque Sur building, located in the Nueva Las Condes area, leased to the organization Mujeres Empresarias.

The property, with a total surface of 114.18 m², corresponds to the office 606. The package considers also the sale of 2 parking lots and 1 storage unit.

The Parque Sur building is located in the consolidated area of Nueva Las Condes. It is a class A+ building built in 2008, with 22 floors and 8 underground levels.

The building is currently fully occupied, quite above the levels seen in class A+ buildings in Santiago and the area. The tenant, Mujeres Empresarias, is a leader organization that brings support and adds value to women managers and entrepreneurs, providing development and growth prospects to their businesses through their wide network of women in the field.

Mujeres Empresarias has a current lease ending September 2022 with multiple and succeeding renewal options, with a 5% rental increase by the end of the 5th year.

TIERRAINFINITA
INVERSIONES

Investment Highlights

Long Term Lease Contract

- 5 years base contract (September 1, 2017 – August 31, 2022)
- Multiple and succeeding renewal options, with a 3-month notification period
- 5% rental increase by the end of the 5th year

Excelente Tenant

- Mujeres Empresarias is an organization with a renowned trajectory and first category partners

Spectacular Building

- Class A building with fine finishes and spacious common areas
- Control and safety 24/7
- Last generation elevators
- No vacancy at building

Excellent Office

- Offices are superior quality with superb finishes
- Ample sight to the west (Alonso de Córdova with Los Militares)

Limited Owner Responsibility

- Owner shall only pay real estate taxes
- Tenant pays operating expenses
- Tenant pays maintenance of minor works

TIERRAINFINITA
INVERSIONES









