OFFICE PASEO APOQUINDO III-4445 P6

Santiago, Chile

CODE: TIO1046

Type: Oficina
Location: Apoquindo
Price: UF 21.500
Construction Year: 1997
State: Available
Office Surface (m²): 252,71



DESCRIPTION

TierraInfinita is proud to be the exclusive agent of this unique opportunity to acquire an office in the Paseo Apoquindo III Building, Escuela Militar sector. The office is currently under a long-term lease with the renowned Canadian mineral exploration firm FQM Exploration (First Quantum Minerals).

The property, whose surface is 252.71 m², corresponds to the entire 6th floor and includes offices 601 and 602. The package includes 4 parking spaces that are accessed through the Vespucio Cien Building (Av. Américo Vespucio Sur 100, with whom he shares underground). The Paseo Apoquindo III Building is located in the heart of the Las Condes district, at the intersection of Apoquindo with Américo Vespucio, on its south-east side, with countless offices, services, commerce and residences around it.

FQM Exploration has a lease in force since July 2016, with an original term of 2 years. The contract does not have early termination and has automatic and successive renewal extensions for 1 year, which has been fulfilled since it has been renewed year after year in the month of July. Currently, a monthly rent of UF 120 is being paid.

TIERRAINFINITA
INVERSIONES

Investment Highlights

Long Term Lease Contract

- 2 base years (July 14, 2016 – July 14, 2018)
- Automatic and successive renewals for 1 yea

Excellent Tenant

- FQM Exploration is a subsidiary of First Quantum Minerals, a mining company with operations around the world
- The company is based in Canada and is listed on the Toronto Stock Exchange

Spectacular Building

- Class A office building with excellent connectivity and access
- Control and safety 24/7

Limited Owner Responsibility

- Owner shall only pay real estate taxes
- Tenant pays operating expenses
- Tenant pays maintenance and any policy against accidents (fire and earthquake risk)accidents (fire and earthquake risk)

TIERRAINFINITA
INVERSIONES









