OFFICE WITH RENT EDIFICIO PLAZA BELLET

Santiago, Chile

CODE: TIO1045

Type: Oficina
Location: Providencia
Price: UF 19.500
Cap Rate: 6,2 %
Construction Year: 2011
Office Surface (m²): 177



DESCRIPTION

TierraInfinita is proud to be the exclusive agent of this unique opportunity to acquire an office in the Plaza Bellet Building, Providencia sector. The office is currently under a long-term lease with the renowned law firm Solís Abogados.

The property, whose surface is 177 m², corresponds to office 404. The package includes 6 parking spaces and 1 warehouse. The Plaza Bellet Building is located in a consolidated sector of Providencia, with countless offices, services, commerce and residences. The building currently has an occupancy of 90%, in line with the average occupancy of class A+ buildings in Santiago and in the sector.

Solís Abogados has a lease in force since 2018 and expires in February 2023. The contract does not have early departure and has automatic and successive renewal extensions for 5 years. Currently the contract is paying a monthly rent of UF 105.

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Investment Highlights

Long Term Lease Contract

- 5 base years (February 2018 – February 2023)
- Automatic and successive renewals for 5 years

Excellent Tenant

- Sólis Abogados is a law firm of recognized prestige in the local market
- Leasing contract has Mr. Isidro Solís Palma as guarantor and joint debtor

Spectacular Building

- Class A+ office building with fine finishes, large common areas, meeting rooms and commercial premises
- Control and safety 24/7
- Last generation elevators

Excellent Offices

- Offices are superior quality with superb finishes
- Offices specially designed to serve clients

Limited Owner Responsibility

- Owner shall only pay real estate taxes
- Tenant pays operating expenses
- Tenant pays maintenance fees

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