PLAZA CANDELARIA

Santiago, Chile

CODE: TIR1051

Type: Retail
Office Area (M2): 310.5
Location: Vitacura
Sale Price: UF40.710
Annual rental income: 2.892



DESCRIPTION

TierraInfinita is proud to be an agent of this unique opportunity to acquire offices with rent in the exclusive Plaza Candelaria building, Alonso de Córdova sector, leased to the company Candelaria Rent. The offices are located in the base of the building, with great natural lighting and a central patio for exclusive use and enjoyment.

The offices have a surface area of 310.5 m2. Additionally, in the interior space, there are 8 warehouses located on a surface area of 83 m2. The package also includes the sale of 13 parking spaces.

With a free height of 3.2 meters between floors, the offices have private rooms, meeting rooms of different sizes, open and closed work areas, a large kitchenette with dining room, reception and rest areas. It also has bathrooms with showers and dressing rooms, making it ideal for companies that have employees who travel by bicycle.

The Plaza Candelaria building is located in the consolidated sector of Alonso de Córdova, Vitacura. The property, class A, was built in 2018, has a height of 6 floors and has 3 basements. The building currently has a 100% occupancy, higher than the average occupancy of class A buildings in Santiago and in the sector.

Located at the intersection of Candelaria Goyenechea and General John O'Brien streets, in the commercial center of Vitacura, steps from Paseo El Mañio, restaurants, supermarkets, Lo Castillo Shopping Center, banks, among other services, Plaza Candelaria is the last stage of a mixed-use development that included offices and commercial premises.

The tenant Candelaria Rent is controlled by partners who have businesses in various industries,

highlighting the real estate, gastronomy and technology sectors.

Candelaria Rent has a current lease contract that expires in January 2029 and has a renewal clause for two successive periods of 1 year.

Investment Attractions

Long Term Lease Agreement

- 4 base years (January 2025 – January 2029)
- 2 renewal options of 1 year each

Excellent Tenant

- Candelaria Rent partners have interests in multiple industries
- Candelaria Rent has been leasing in the building for 3 years and has no plans to change in the future

Espectacular Building

- Class A building with fine finishes and large common areas
- 24/7 doorman and security control
- State-of-the-art elevators
- Building occupancy is 100%









