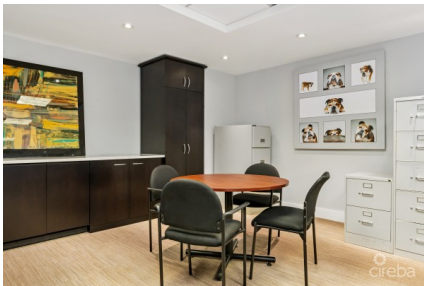


GENESIS SECOND NORTH - PREMIUM OFFICE SPACE

George Town Common, Cayman Islands

MLS# 421396

CI\$1,399,000





Sloane Rhulen
sloane@rhulens.com

Rare Turnkey Commercial Investment in George Town A rare opportunity to acquire a turnkey commercial investment in one of George Town’s most convenient and highly sought-after business districts. Spanning an impressive 4,153 square feet, this professionally designed office space is fully optimized for immediate occupancy, high-productivity operations, or potential annual rental income of CI\$181,440.00 (100% occupancy). Suitable for continued operation as an income-producing business centre, owner occupation, or a combination of both. • Private Offices: 10 spacious, enclosed offices perfect for executives and quiet focused work. • Open Workstations: 8 modern cubicles/workstations designed for collaborative team environments. • Shared Amenities: Premium professional reception area, a fully equipped boardroom for client pitches and team meetings, and a comfortable kitchen/breakroom. • On-Site Parking: 8 dedicated spaces for staff and immediate client access. • Off-Site Parking: 10 additional spaces ensuring seamless parking management for a full workforce. • Turnkey Condition: Move-in ready with zero build-out lag or immediate capital expenditure required. • Prime Location: Situated in a high-accessibility hub of George Town, offering excellent connectivity for clients and employees alike. • Versatile Layout: A perfect balance of private offices and open-plan desks to suit modern corporate needs.

Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	New	421396	Offices/Mixed Use

Key Details

Block	Parcel
OPY	45H3,45H4
Year Built	Sq.Ft.
1986	4153.00

Additional Features

Block	Lot Size	Parcel	Views
OPY	0.46	45H3, 45H4	Inland
Foundation	Zoning	Furnished	Road Frontage
Slab	Commercial	Yes	NO