



# SHIRLEY HOUSE

50 Shirley Street,  
N.P., Bahamas.

Located in the heart of the financial district of downtown Nassau. This property is within walking distance of most Government departments, retail banks and major law firms. The property is unique in that it one of the few office buildings downtown that offers parking for tenants. There are two small office premises available for leasing, both with leasehold improvements ready for occupancy.

## General Property Features:

# of Buildings	1
Building(s) Sq. Ft.	24,777
# of Tenants	6
Tenant Businesses	Law Firm, Private Banking, Trust Services, Government Department
Standby Generator	Yes
Security	Yes

## Features:

Sq. Footage (sq. m.)	998 & 1,289 (93 & 120)
# of offices	
Conference Room	Yes
Condition of Premises	Leasehold Improvements
Lease Term	3 – 5 years
Annual Rental Rate	B\$26.00 per sq. ft.
Annual CAM Charge	B\$14.25 per sq. ft.
Annual Electricity Rate	B\$5.21 per sq. ft.
Parking	Yes - Additional
Other	Ready for occupancy

## Listed By:



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While deemed to be accurate, the information above may be subject to errors and omissions.