



## Bahamas Financial Centre Shirley & Charlotte Streets, N.P., Bahamas

Located in the heart of the financial district in downtown Nassau, this is the only Class A building in the downtown area that also offers covered parking. This property is within walking distance of all of the Government departments, major law firms, and retail banks. As the property spans an entire block, the property can be accessed from either Charlotte or Parliament Streets. Previously occupied by an international private bank, this space is ready to be occupied as the premises is complete with first-class finishes.

### General Property Features:

# of Buildings	1
Building(s) Sq. Ft.	97,363
# of Tenants	14
Tenant Businesses	Retail Banking, Private Banking, Trust Companies.
Standby Generator	Yes - 2
Security	Yes

### Features:

Sq. Footage (sq. m.)	3,772 (350)
# of offices	
Conference Room	Yes
Condition of Premises	Leasehold Improv. Included
Lease Term	5 years
Annual Rental Rate	B\$31.50 per sq. ft.
Annual CAM Charge	B\$13.62 per sq. ft.
Annual Electricity Rate	B\$7.19 per sq. ft.
Parking	Covered Parking
Other	All modern infrastructure

### Listed By:



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