



## Centre of Commerce One Bay Street, Nassau, N.P., Bahamas

Located at the western end of Bay Street, in the financial district of downtown Nassau, this recently refurbished Class A building offers office space with views overlooking Nassau Harbour and Bay Street. Located adjacent to the British Colonial Hilton offers easy and convenient accommodations for visiting clients. This property is within walking distance to all retail banks, major law firms and Government and authority offices, and a minute walk from parking.

### General Property Features:

# of Buildings	1
Building(s) Sq. Ft.	88,756
# of Tenants	18
Tenant Businesses	Private Banking, Retail Banking, Trust Services, Administration, Restaurants, Spa
Standby Generator	Yes
Security	Yes

### Features:

Sq. Footage (sq. m.)	1,149 to 18,000 (107 to 1,672)
# of offices	N/A
Conference Room	N/A
Condition of Premises	All Leasehold Improv. Required
Lease Term	5 years
Annual Rental Rate	B\$27.00 per sq. ft.
Annual CAM Charge	B\$10.50 per sq. ft.
Annual Electricity Rate	B\$5.00 per sq. ft.
Parking	Yes - additional
Other	All modern infrastructure

### Listed By:



East Shirley Street  
P.O. Box SS-19085  
Nassau, Bahamas

Tel. (242) 394-7070 Fax (242) 394-7069

[morleyrealty@morleyrealty.com](mailto:morleyrealty@morleyrealty.com)  
[www.morleyrealty.com](http://www.morleyrealty.com)

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