



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

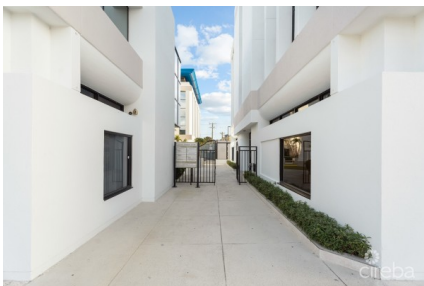
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CAYMAN FINANCIAL CENTRE

George Town Common, Cayman Islands

MLS# 418864

US\$7,500,000





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Cayman Financial Centre Building 1 - 1st, 2nd, & 3rd floors & Building 2 - 2nd floor Location: 36A Dr. Roy's Drive, George Town, Grand Cayman, Cayman Islands Overview: This exceptional commercial property opportunity comprises multiple floors within the prestigious Cayman Financial Centre, a prime office complex located in the heart of George Town. The property offers a total of 16,152 square feet of premium office space, strategically divided across Building 1 (1st, 2nd, and 3rd floors) and Building 2 (2nd floor). This is an ideal investment for businesses seeking a prestigious address, modern amenities, and a central location in the financial hub of the Cayman Islands. Property Breakdown 10 Year Leasing with Financial Institution: Building 1: 1st Floor: 4,320 sq ft Ideal for high-traffic businesses or client-facing operations. Features easy access and visibility. 2nd Floor: 4,090 sq ft A versatile space suitable for offices, meeting rooms, or collaborative workspaces. 3rd Floor: 4,090 sq ft Offers privacy and exclusivity, perfect for executive offices or specialized operations. To be leased additionally: Building 2: 2nd Floor: 3,652 sq ft A well-designed space with modern finishes, ideal for professional services or corporate offices. Key Features: Prime Location: Situated in George Town, the financial and business capital of the Cayman Islands. Walking distance to major banks, government offices, court house, George Town water front restaurants and stores, and legal firms. State-of-the-art office spaces with high-quality finishes. Ample natural light and open floor plans for customization. Elevator access and secure entry systems. Parking and Accessibility: Available parking spaces for tenants and visitors. Easy access to major roads and public transportation. Prestigious Address: The Cayman Financial Centre is a well-known and respected business address, enhancing your company's professional image. Flexible Layouts: Spaces can be customized to suit various business needs, including open-plan offices, private suites, or mixed-use configurations. Proximity to Amenities: Convenient access to the Owen Roberts International Airport (15 minutes drive). Investment Potential: High Demand: George Town is the epicenter of the Cayman Islands' financial services industry, ensuring strong demand for premium office space. Rental Income: Guaranteed significant rental income from 10 year leasing to corporate tenant. Capital Appreciation: Properties in this area have historically shown strong value appreciation. Additional Information: Zoning: Commercial (suitable for offices, professional services, or financial institutions). Utilities: Fully equipped with modern electrical, plumbing, and HVAC systems. Security: 24/7 security and surveillance systems in place. Why This Property? This is a rare opportunity to acquire a significant portion of one of George Town's most iconic office complexes. Whether you are looking to establish your business in a prestigious location or expand your investment portfolio, this property offers unparalleled potential. 24 hours notice required for viewing. This rare opportunity won't last long!

Essential Information

Type Commercial (For Sale)	Status New	MLS 418864	Listing Type Office
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Key Details

Bed 0	Bath 0	Block & Parcel OPY,174H1,174H2,174H3,174H6
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Acreage
0.37

Den No	Year Built 1985	Sq.Ft. 16152.00
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Additional Features

Lot Size 0.37	Views Inland	Foundation Slab	Zoning Commercial
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Furnished Partially	Road Frontage YES
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