

# Cap Rate 9.14% Office with Triple A Client in Escazú

# \$531,530

ID: 13939

📍 Escazu, San Jose

• Property Type: Commercial • Bedrooms: 1 • Built: 2018 • Size: 142 sq m • 0.04 Acres • Floor Area (SQFT): 1,529



• Status: Active/Published

• Parking Spaces

## Property Description

Cap Rate 9.14% Office for sale in a corporate center in Escazú. The corporate center is located in the best area and with the highest added value in the country, just 1 minute from Route 27, it has a free zone regime. It has a triple A tenant, located on the tenth floor with a 3-year contract to be renewed in 2024. The building has 289 parking spaces which are located on 5 parking floors with a 1/30 ratio. Each office has independent air conditioning, has 6 elevators, a battery of bathrooms per floor which complies with the 7600 law, dining room for employees, 2 meeting rooms for common use, reception, terrace ideal for corporate events, 24 security / 7 and beautiful parks and green areas. The property can be sold without improvements at a price of \$ 411,800, which gives a Cap Rate of 7.45%. With improvements \$ 531,530 with a Cap Rate of 9.14%

## Additional

- ID 13939
- Active/Published
- 1 Bedrooms
- For Sale
- Commercial
- Parking Spaces : 289
- \$531,530
- 1 Bathrooms

+506 8752-7000

20 m South from Hotel Nantipa,  
Santa Teresa de Cobano, Puntarenas,  
Costa Rica.



REAL ESTATE AGENT

**Andrés Solano**

Coldwell Banker Del Este

[US Toll Free: 877-309-9238](tel:877-309-9238)

[Costa Rica Direct: +506 8752-7000](tel:+50687527000)

