



256 Crighton Building, Crewe Rd, PO BOX 1977,
Grand Cayman, KY1-1104, Cayman Islands
Phone: +1 (345) 949-7099
Fax: +1 (345) 949-6819
Email: info@cireba.com

Genesis Second North - Premium Office Space

George Town, Grand Cayman

MLS# 421396

CI\$1,399,000



**BIANCA ALBERGA**

345-525-4001

bianca.alberga@kellerwilliams.ky

**ADAM SAX**

adam.sax@kellerwilliams.ky

Rare Turnkey Commercial Investment in George Town A rare opportunity to acquire a turnkey commercial investment in one of George Town's most convenient and highly sought-after business districts. Spanning an impressive 4,153 square feet, this professionally designed office space is fully optimized for immediate occupancy, high-productivity operations, or potential annual rental income of CI\$181,440.00 (100% occupancy). Suitable for continued operation as an income-producing business centre, owner occupation, or a combination of both. Private Offices: 10 spacious, enclosed offices perfect for executives and quiet focused work. Open Workstations: 8 modern cubicles/workstations designed for collaborative team environments. Shared Amenities: Premium professional reception area, a fully equipped boardroom for client pitches and team meetings, and a comfortable kitchen/breakroom. On-Site Parking: 8 dedicated spaces for staff and immediate client access. Off-Site Parking: 10 additional spaces ensuring seamless parking management for a full workforce. Turnkey Condition: Move-in ready with zero build-out lag or immediate capital expenditure required. Prime Location: Situated in a high-accessibility hub of George Town, offering excellent connectivity for clients and employees alike. Versatile Layout: A perfect balance of private offices and open-plan desks to suit modern corporate needs.

Essential Information

Type	Status	MLS#	Listing Type
Commercial	New	421396	Office

Key Details

Year Built	Sq.Ft.
1986	4,153