

# Cap Rate 7.45% Office with Triple A Client in Escazú

📍 Escazu, San Jose

For Sale

# \$933,800

ID: 13950

• Property Type: Commercial • Bedrooms: 1 • Built: 2018 • Size: 322 sq m • 0.08 Acres • Floor Area (SQFT): 3,466



• 1 Bathroom

• Parking Spaces

## Property Description

Cap Rate 7.45% 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 third floor with a 5-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.

**+506-2787-0223**

50 Meters North of the Roca Verde Hotel Dominical, Bahía Ballena,  
Punternas, Costa Rica 60504



**COLDWELL BANKER**  
VESTA GROUP