

George Town, Cayman Islands

Monthly Rent: CI\$9,400
Listing Type: Commercial
Views: Inland

Type: Commercial
Status: New
Block: 14D

Parcel: 439



PRESENTED BY



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PROPERTY DESCRIPTION

Welcome to Cayman Technology Centre - a landmark commercial address offering best-in-class, future-ready office and retail space in the heart of George Town. Situated at 115 Printer Way, on the corner of North Sound Road and the major arterial route in Grand Cayman, CTC offers high visibility, excellent access, and first-class amenities for businesses who demand more than just office space. Designed with sustainability and innovation at its core, the development is a winner of the International Property Awards for Best Office Development in the Caribbean 2018-2019. Highlights: This 2,126 sq. ft. commercial unit offers a flexible, open floor plan ideal for fitness, wellness, or professional service businesses. Features include a reception area, half bath, merchandise display room, and three TVs, making it suitable for a boutique fitness studio, yoga or Pilates center, wellness clinic, design showroom, or other client-focused operations. Key Features: Square Footage: 2,126 sq. ft. Utilities & CAM: Rent includes utilities, common area maintenance, building insurance, landscaping, air conditioning maintenance, sewage treatment, pest control, exterior lighting, and security. Tenant is responsible for interior upkeep. Fit Out: Interior modifications allowed at the tenants expense; rent remains payable during fit-out. Hours of Operation: Preferred 7 AM 10 PM. Noise-sensitive businesses encouraged; bars and restaurants are not permitted. Tenant must coordinate with on-site security for safety compliance. Rent: CI\$9,400/month (CI\$112,800/year) (Includes CAM, building insurance, stamp duty, and utilities; rent increases align with master lease adjustments.) Security Deposit: One months rent (CI\$9,400) due at signing. Parking: 3 dedicated spaces; additional parking may be arranged outside standard office hours. This unit offers a quiet, professional environment with high visibility, perfect for businesses that prioritize client experience, wellness, and flexible ope...

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