WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
P.O. Box HM 447
Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

Location	Washington Mall West	**Unit #**	W-4
Street	7 Reid Street	**Floor**	Level A
City	Hamilton	**Approx.Sq Ft**	580

		$/p.s.f.		
Annual Rent	$26,100.00	$45.00	**Monthly Rent**	2,175.00
Annual Service	$6,960.00	$12.00	**Monthly Service**	580.00
Annual Taxes	$4,060.35	$7.00	**Monthly Taxes**	338.36
Annual Total	$37,120.35	$64.00	**Monthly Total**	3,093.36

Availability **Lease Term** Three Years

Service Fee Liability 0.499 **%**

NOTES:

SERVICE FEES are subject to review as necessary.
TAXES include Corporation of Hamilton rates & Land Tax based on ARV and are subject to change.
UTILITIES are separately metered and billed to each tenant.

Assessment # **021039518**

For information purposes only. This is not an offer to rent. **26 September 2022**

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GENERAL INFORMATION

AII INSURANCE MANAGEMENT LIMITED

Location	Washington Mall	**Unit #**	W-400
Street	7 Reid Street, 4th Fl	**Floor**	4th
City	Hamilton, HM11	**Approx.Sq Ft**	4,076

		$/p.s.f.		
Annual Rent	$101,900.00	$25.00	**Monthly Rent**	8,491.67
Annual Service	$48,912.00	$12.00	**Monthly Service**	4,076.00
Annual Taxes	$17,079.25	$4.19	**Monthly Taxes**	1,423.27
Annual Total	$167,891.25	$41.19	**Monthly Total**	13,990.94

Availability **Lease Term** Three Years

Service Fee Liability 3.505 **%**

NOTES:

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Assessment # **021141711**

Stepped Rent:2015 $24 psf for years 1-2: $97,824.00 p.a. $8,152.00 p.m. $25 psf for years 3-5: $101,900.00 p.a. $8,491.67 p.m Combine 400+402 (Ex Imagine)+404 (Ex-NGIC)+corridor 2,371 + 1,084 +419+202 = 4,076 sq.ft.
ARVs combined 01/01/16 Deleted 021141916 Supplemental Lse that encompasses remainder of 4th floor, 1st June 2015 (signed 4th Dec 2015) 2020: Renew at $25 for two years, with one option to renew for an additional two years at Open Market Rate. 2022: 3 yr lease, $25 psf for year 1 & 2. Increase to $27 at year 3. Lease must note that payment is in US$, not

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