

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

EX-OCEAN AVE.

Location	Washington Mall West	Unit #	W-9
Street	7 Reid Street	Floor	Ground
City	Hamilton	Approx.Sq Ft	555

	\$/p.s.f.			
Annual Rent	\$36,075.00	\$65.00	Monthly Rent	3.006.25
Annual Service	\$6,660.00	\$12.00	Monthly Service	555.00
Annual Taxes	\$5,027.10	\$9.06	Monthly Taxes	418.93
Annual Total	\$47,762.10	\$86.06	Monthly Total	3.980.18

Availability **Lease Term** Three Years

NOTES: **Service Fee Liability** 0.477 %

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 # **021038910**

For information purposes only. This is not an offer to rent.

17 February 2023

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GENERAL INFORMATION

BERMUDA BUBBLE TEA

Location	Washington Mall West	Unit #	W-5
Street	7 Reid Street	Floor	A
City	Hamilton	Approx.Sq Ft	521

		\$/p.s.f.		
Annual Rent	\$26,050.00	\$50.00	Monthly Rent	2,170.83
Annual Service	\$6,252.00	\$12.00	Monthly Service	521.00
Annual Taxes	\$3,383.63	\$6.49	Monthly Taxes	281.97
Annual Total	\$35,685.63	\$68.49	Monthly Total	2,973.80

Availability

Lease Term

NOTES:

Service Fee Liability 0.448 %

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 # 021039615

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GENERAL INFORMATION

PRIME CONSULTANTS LIMITED

Location	Washington Mall I	Unit #	I-52
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	501

		\$/p.s.f.		
Annual Rent	\$17,535.00	\$35.00	Monthly Rent	1.461.25
Annual Service	\$6,012.00	\$12.00	Monthly Service	501.00
Annual Taxes	\$2,706.90	\$5.40	Monthly Taxes	225.58
Annual Total	\$26,253.90	\$52.40	Monthly Total	2.187.83

Availability

Lease Term

NOTES:

Service Fee Liability 0.431 %

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 # 021402710

David Whiting: 334-7652

Sean Whiting: 333-0557

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GENERAL INFORMATION

DELICIOUS

Location Washington Mall I **Unit #** I-2-5
Street Reid Street **Floor** A
City Hamilton **Approx.Sq Ft** 1,311

		\$/p.s.f.		
Annual Rent	\$45,885.00	\$35.00	Monthly Rent	3.823.75
Annual Service	\$15,732.00	\$12.00	Monthly Service	1.311.00
Annual Taxes	\$9,264.69	\$7.07	Monthly Taxes	772.06
Annual Total	\$70,881.69	\$54.07	Monthly Total	5.906.81

Availability **Lease Term** Five Years

NOTES:

Service Fee Liability 1.127 %

SERVICE FEES are subject to review as necessary.

TAXES include Corporation of Hamilton rates & Land Tax based on ARV and are subject to change.

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Assessment # **021401110**

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GENERAL INFORMATION

POLISHED NAIL BOUTIQUE

Location Washington Mall I **Unit #** 011-15
Street Reid Street **Floor** A
City Hamilton **Approx.Sq Ft** 1,415

		\$/p.s.f.		
Annual Rent	\$62,260.00	\$44.00	Monthly Rent	5,188.33
Annual Service	\$16,980.00	\$12.00	Monthly Service	1,415.00
Annual Taxes	\$11,117.63	\$7.86	Monthly Taxes	926.47
Annual Total	\$90,357.63	\$63.86	Monthly Total	7,529.80

Availability 1 February 2017 **Lease Term** Six Years

NOTES:

Service Fee Liability 1.217%

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 # 021405212

Stepped Rent:

1st Oct 2018: \$62,260.00 p/a, \$5,188.33 p/m \$44psf
1st Oct 2019: \$67,920.00 p/a, \$5,660.00 p/m \$48psf Defer to 01 Jan 2021
1st Oct 2020: \$73,580.00 p/a, \$6,132.00 p/m \$52psf Defer to 01 Apr 2021
1st Oct 2021: \$79,240.00 p/a, \$6,603.00 p/m \$56psf
1st Oct 2022: \$84,900.00 p/a, \$7,075.00 p/m \$60psf
1st Oct 2023: \$91,975.00 p/a, \$7,665.00 p/m \$65psf

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GENERAL INFORMATION

UNDER THE SKY

Location	Washington Mall I	Unit #	I-58 & 59
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	616
		\$/p.s.f.	
Annual Rent	\$16,940.00	\$27.50	Monthly Rent 1,411.67
Annual Service	\$7,392.00	\$12.00	Monthly Service 616.00
Annual Taxes	\$3,480.30	\$5.65	Monthly Taxes 290.03
Annual Total	\$27,812.30	\$45.15	Monthly Total 2,317.69

Availability Lease Term Negotiable. Service Fee Liability 0.530 %

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 # 021408327

2023 increase from \$25 to \$27.50

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GENERAL INFORMATION

Location	Washington Mall I		Unit #	I-57
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	778
		\$/p.s.f.		
Annual Rent	\$23,340.00	\$30.00	Monthly Rent	1,945.00
Annual Service	\$9,336.00	\$12.00	Monthly Service	778.00
Annual Taxes	\$4,253.70	\$5.47	Monthly Taxes	354.48
Annual Total	\$36,929.70	\$47.47	Monthly Total	3,077.48

Availability

Lease Term

Service Fee Liability 0.669 %

NOTES:

SERVICE FEES are subject to review as necessary.

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Assessment # 021408211

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GENERAL INFORMATION

Location	Washington Mall I		Unit #	I-301
Street	Church Street		Floor	3rd Floor
City	Hamilton		Approx.Sq Ft	1,222
		\$/p.s.f.		
Annual Rent	\$36,660.00	\$30.00	Monthly Rent	3,055.00
Annual Service	\$14,664.00	\$12.00	Monthly Service	1,222.00
Annual Taxes	\$4,672.63	\$3.82	Monthly Taxes	389.39
Annual Total	\$55,996.63	\$45.82	Monthly Total	4,666.39

Availability 1 July 2020

Lease Term Three Years

Service Fee Liability 1.051 %

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 # 021406413

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GENERAL INFORMATION

CROW LANE EXPRESS

Location	Washington Mall II	Unit #	64
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	445

		\$/p.s.f.		
Annual Rent	\$24,300.00	\$54.61	Monthly Rent	2.025.00
Annual Service	\$5,340.00	\$12.00	Monthly Service	445.00
Annual Taxes	\$3,673.65	\$8.26	Monthly Taxes	306.14
Annual Total	\$33,313.65	\$74.86	Monthly Total	2.776.14

Availability	Lease Term	Three Years	Service Fee Liability	0.383 %
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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.

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Assessment # 021471029

Alt # for Raymond: 293-4758

Shop: 296-8498

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GENERAL INFORMATION

DIGICEL - RETAIL STORE

Location	Washington Mall I	Unit #	61 & 62
Street	Church Street	Floor	Level B
City	Hamilton	Approx.Sq Ft	837

		\$/p.s.f.		
Annual Rent	\$46,000.00	\$54.96	Monthly Rent	3.833.33
Annual Service	\$10,044.00	\$12.00	Monthly Service	837.00
Annual Taxes	\$5,961.63	\$7.12	Monthly Taxes	496.80
Annual Total	\$62,005.63	\$74.08	Monthly Total	5.167.14

Availability **Lease Term** Monthly

NOTES:

Service Fee Liability 0.720 %

SERVICE FEES are subject to review as necessary.

TAXES include Corporation of Hamilton rates & Land Tax based on ARV and are subject to change.

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Assessment # 021408610

Tenant requested to change term to Monthly

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GENERAL INFORMATION

EX WP OFFICE

Location	20	Unit #	I-500
Street	Church Street	Floor	5th
City	Hamilton	Approx.Sq Ft	3,975

		\$/p.s.f.		
Annual Rent	\$198,750.00	\$50.00	Monthly Rent	16,562.50
Annual Service	\$47,700.00	\$12.00	Monthly Service	3,975.00
Annual Taxes	\$10,473.13	\$2.63	Monthly Taxes	872.76
Annual Total	\$256,923.13	\$64.63	Monthly Total	21,410.26

Availability

Lease Term

NOTES:

Service Fee Liability 3.419 %

SERVICE FEES are subject to review as necessary.

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Assessment # 021408912

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GENERAL INFORMATION

CHATTERBOX CAFE

Location	Washington Mall West	Unit #	1
Street	7 Reid Street	Floor	Ground
City	Hamilton	Approx.Sq Ft	1,088

		\$/p.s.f.		
Annual Rent	\$65,280.00	\$60.00	Monthly Rent	5.440.00
Annual Service	\$13,056.00	\$12.00	Monthly Service	1.088.00
Annual Taxes	\$9,989.75	\$9.18	Monthly Taxes	832.48
Annual Total	\$88,325.75	\$81.18	Monthly Total	7.360.48

Availability **Lease Term** Three Years

NOTES:

Service Fee Liability 0.936 %

SERVICE FEES are subject to review as necessary.

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Assessment # 021039216

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GENERAL INFORMATION

SOUTHERN CROSS

Location	Washington Mall II	Unit #	201
Street	Church Street	Floor	2nd (Level C)
City	Hamilton	Approx.Sq Ft	1,841

	\$/p.s.f.			
Annual Rent	\$55,230.00	\$30.00	Monthly Rent	4,602.50
Annual Service	\$22,092.00	\$12.00	Monthly Service	1,841.00
Annual Taxes	\$7,734.00	\$4.20	Monthly Taxes	644.50
Annual Total	\$85,056.00	\$46.20	Monthly Total	7,088.00

Availability **Lease Term** Three Years

NOTES:

Service Fee Liability 1.583 %

SERVICE FEES are subject to review as necessary.

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Assessment # **021473013**

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GENERAL INFORMATION

JAZZY BOUTIQUE

Location	Washington Mall I	Unit #	I-8. 9. 10
Street	Reid Street	Floor	A
City	Hamilton	Approx.Sq Ft	858

		\$/p.s.f.		
Annual Rent	\$30,030.00	\$35.00	Monthly Rent	2,502.50
Annual Service	\$10,296.00	\$12.00	Monthly Service	858.00
Annual Taxes	\$5,510.48	\$6.42	Monthly Taxes	459.21
Annual Total	\$45,836.48	\$53.42	Monthly Total	3,819.71

Availability	Lease Term	Three Years	Service Fee Liability	0.738 %
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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 # 021401411

Service charge is currently reduced to \$572.00 per month (Covid-19)

Tenant address:
9 Westwood Lane
Paget, PG 05

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GENERAL INFORMATION

SOAVÉ

Location Washington Mall II **Unit #** 74
Street Washington Lane **Floor** A
City Hamilton **Approx.Sq Ft** 1,082

		\$/p.s.f.		
Annual Rent	\$21,640.00	\$20.00	Monthly Rent	1.803.33
Annual Service	\$12,984.00	\$12.00	Monthly Service	1.082.00
Annual Taxes	\$5,961.63	\$5.51	Monthly Taxes	496.80
Annual Total	\$40,585.63	\$37.51	Monthly Total	3.382.14

Availability **Lease Term** Three Years

NOTES: **Service Fee Liability** 0.931 %

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 # 021463018

Rent was reduced to \$21,640 during 2013-2016 term due to slow down in business and increase in electricity costs.

Shop: 295-8209

Heather Roberts: 103 South Road Smiths FL08

Sheila Sinclair: 11 Cable Hill Devonshire FL 03

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GENERAL INFORMATION

QUO VADIS (BERMUDA) HOLDING LTD.

Location	Washington Mall West	Unit #	106 A
Street	7 Reid Street	Floor	1st
City	Hamilton	Approx.Sq Ft	1,230

		\$/p.s.f.		
Annual Rent	\$25,830.00	\$21.00	Monthly Rent	2.152.50
Annual Service	\$14,760.00	\$12.00	Monthly Service	1.230.00
Annual Taxes	\$4,253.70	\$3.46	Monthly Taxes	354.48
Annual Total	\$44,843.70	\$36.46	Monthly Total	3.736.98

Availability **Lease Term** One Year

Service Fee Liability 1.058 %

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 # **021140510**

Month to Month as of 1st February 2023

Eric Porter: Off: 801-701-9684, Cell: 801-554-8749
email: eric.porter@digicert.com

cc: Sabrina Hughes: Sabrina.Hughes@cushwake.com

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WASHINGTON PROPERTIES (BERMUDA) LIMITED

**16 Church Street
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GENERAL INFORMATION

Location	Washington Mall West	Unit #	312
Street	7 Reid Street	Floor	3rd
City	Hamilton	Approx.Sq Ft	286
		\$/p.s.f.	
Annual Rent	\$5,720.00	\$20.00	Monthly Rent 476.67
Annual Service	\$3,432.00	\$12.00	Monthly Service 286.00
Annual Taxes	\$1,691.81	\$5.92	Monthly Taxes 140.98
Annual Total	\$10,843.81	\$37.92	Monthly Total 903.65

Availability Lease Term Three Years Service Fee Liability 0.246 %

NOTES:
SERVICE FEES are subject to review as necessary.
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Assessment # 021142912

2011, No Increase

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GENERAL INFORMATION

TREATS

Location Washington Mall West **Unit #** 3
Street 7 Reid Street **Floor** A
City Hamilton **Approx.Sq Ft** 660

		\$/p.s.f.		
Annual Rent	\$29,700.00	\$45.00	Monthly Rent	2.475.00
Annual Service	\$7,920.00	\$12.00	Monthly Service	660.00
Annual Taxes	\$4,640.40	\$7.03	Monthly Taxes	386.70
Annual Total	\$42,260.40	\$64.03	Monthly Total	3.521.70

Availability **Lease Term** Three Years **Service Fee Liability** 0.568 %

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 # 021039410

Ciera Garrafa - Cell: 333-9100
New Owner, as of 1st Nov 2020

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GENERAL INFORMATION

SPORTSELLER LTD.

Location Washington Mall I **Unit #** 19 & 20
Street Reid Street **Floor** A
City Hamilton **Approx.Sq Ft** 980

	\$/p.s.f.			
Annual Rent	\$44,100.00	\$45.00	Monthly Rent	3.675.00
Annual Service	\$11,760.00	\$12.00	Monthly Service	980.00
Annual Taxes	\$7,572.88	\$7.73	Monthly Taxes	631.07
Annual Total	\$63,432.88	\$64.73	Monthly Total	5.286.07

Availability **Lease Term** Three Years

Service Fee Liability 0.843 %

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 # 021405816

Jul-2009: \$46,000 = \$ 47psf

Jul-2012: Reduced to \$44,100 = \$45psf

Jul-2015: No increase.

Jul-2018: No increase.

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GENERAL INFORMATION

QUO VADIS (BERMUDA) HOLDING LTD

Location	Washington Mall West	Unit #	300 & 302
Street	7 Reid Street	Floor	3rd
City	Hamilton	Approx.Sq Ft	1,866

		\$/p.s.f.		
Annual Rent	\$46,650.00	\$25.00	Monthly Rent	3.887.50
Annual Service	\$22,392.00	\$12.00	Monthly Service	1.866.00
Annual Taxes	\$7,089.50	\$3.80	Monthly Taxes	590.79
Annual Total	\$76,131.50	\$40.80	Monthly Total	6.344.29

Availability 2 January 2004 **Lease Term** One Year

NOTES:

Service Fee Liability 1.605 %

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 # 021141118

Month to Month as of 1st February 2023

Eric Porter: Off: 801-701-9684, Cell: 801-554-8749

email: eric.porter@digicert.com

cc: Sabrina Hughes: Sabrina.Hughes@cushwake.com

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GENERAL INFORMATION

BW BERMUDA LIMITED

Location	22	Unit #	II-400
Street	Church Street	Floor	4th Floor
City	Hamilton	Approx.Sq Ft	2,613

		\$/p.s.f.		
Annual Rent	\$65,700.00	\$25.14	Monthly Rent	5,475.00
Annual Service	\$31,356.00	\$12.00	Monthly Service	2,613.00
Annual Taxes	\$9,876.96	\$3.78	Monthly Taxes	823.08
Annual Total	\$106,932.96	\$40.92	Monthly Total	8,911.08

Availability 5 January 2013

Lease Term

Ten Years and 16 days

NOTES:

Service Fee Liability 2.247 %

SERVICE FEES are subject to review as necessary.

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Assessment # 021480117

Lease Start Date: TBD

3% Annual Rental Increase

Year 1: \$60,100.00	Year 6: \$69,700.00
Year 2: \$61,900.00	Year 7: \$71,800.00
Year 3: \$63,800.00	Year 8: \$74,000.00
Year 4: \$65,700.00	Year 9: \$76,200.00
Year 5: \$67,700.00	Year 10: \$78,500.00

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GENERAL INFORMATION

ONE COMMUNICATIONS

Location 7 **Unit #** 106B
Street Reid Street **Floor** 1st
City Hamilton **Approx.Sq Ft** 306

		\$/p.s.f.		
Annual Rent	\$6,426.00	\$21.00	Monthly Rent	535.50
Annual Service	\$3,672.00	\$12.00	Monthly Service	306.00
Annual Taxes	\$1,256.78	\$4.11	Monthly Taxes	104.73
Annual Total	\$11,354.78	\$37.11	Monthly Total	946.23

Availability **Lease Term** Three Years

NOTES:

Service Fee Liability 0.263 %

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 # 021137919

Service fees estimated at \$12 per square foot per annum.

Electricity metered separately.

Kerry, Cell #: 335-1570

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GENERAL INFORMATION

BUZZ CAFE

Location Washington Mall I **Unit #** 60
Street Church Street **Floor** B
City Hamilton **Approx.Sq Ft** 356

		\$/p.s.f.		
Annual Rent	\$14,250.00	\$40.03	Monthly Rent	1,187.50
Annual Service	\$4,272.00	\$12.00	Monthly Service	356.00
Annual Taxes	\$2,030.18	\$5.70	Monthly Taxes	169.18
Annual Total	\$20,552.18	\$57.73	Monthly Total	1,712.68

Availability **Lease Term** Five (5) Years

NOTES: **Service Fee Liability** 0.306 %

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 # **021408513**

COFFEE SHOP

Addendum dated 31/12/13.

2022 - Option to Renew for additional five years at CPI

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

Location	22		Unit #	II-300
Street	Church Street		Floor	3rd
City	Hamilton		Approx.Sq Ft	2,481
		\$/p.s.f.		
Annual Rent	\$86,835.00	\$35.00	Monthly Rent	7,236.25
Annual Service	\$29,772.00	\$12.00	Monthly Service	2,481.00
Annual Taxes	\$9,667.50	\$3.90	Monthly Taxes	805.63
Annual Total	\$126,274.50	\$50.90	Monthly Total	10,522.88

Availability

Lease Term

NOTES:

Service Fee Liability 2.134 %

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 # 021474010

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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Hamilton, Bermuda HM BX
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GENERAL INFORMATION

LONE STAR GLOBAL ACQUISITIONS LTD.

Location	Washington Mall West	Unit #	304 - 314
Street	7 Reid Street	Floor	3rd
City	Hamilton	Approx.Sq Ft	2,543

		\$/p.s.f.		
Annual Rent	\$63,575.00	\$25.00	Monthly Rent	5,297.92
Annual Service	\$30,516.00	\$12.00	Monthly Service	2,543.00
Annual Taxes	\$9,667.50	\$3.80	Monthly Taxes	805.63
Annual Total	\$103,758.50	\$40.80	Monthly Total	8,646.54

Availability 7 January 2007

Lease Term Three years

Service Fee Liability 2.187 %

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 # 021141215

For information purposes only. This is not an offer to rent.

17 February 2023

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 I		Unit #	419
Street	Reid Street		Floor	4th Floor
City	Hamilton		Approx.Sq Ft	6,800
		\$/p.s.f.		
Annual Rent		\$0.00	Monthly Rent	
Annual Service	\$81,600.00	\$12.00	Monthly Service	6.800.00
Annual Taxes	\$27,326.80	\$4.02	Monthly Taxes	2.277.23
Annual Total	\$108,926.80	\$16.02	Monthly Total	9.077.23

Availability 2 January 2007

Lease Term Three years

Service Fee Liability 5.848 %

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 # 021407010

Ex-TCM Ex-Ministry of Works & Engineering

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

EX: WORLD ON WIRELESS LTD.

Location	Washington Mall II	Unit #	II-69 & 70
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	882

		\$/p.s.f.		
Annual Rent	\$30,870.00	\$35.00	Monthly Rent	2,572.50
Annual Service	\$10,584.00	\$12.00	Monthly Service	882.00
Annual Taxes	\$4,543.73	\$5.15	Monthly Taxes	378.64
Annual Total	\$45,997.73	\$52.15	Monthly Total	3,833.14

Availability

Lease Term

NOTES:

Service Fee Liability 0.759 %

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 # **021468028** **021469024**

Unit 69 is approximately 447 Sq. ft. So the prorated rent would be \$1,942.28/month

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

EX - JAZZY PLUS

Location Washington Mall I **Unit #** I-50
Street Church Street **Floor** Level B
City Hamilton **Approx.Sq Ft** 602

		\$/p.s.f.		
Annual Rent	\$21,070.00	\$35.00	Monthly Rent	1,755.83
Annual Service	\$7,224.00	\$12.00	Monthly Service	602.00
Annual Taxes	\$3,383.63	\$5.62	Monthly Taxes	281.97
Annual Total	\$31,677.63	\$52.62	Monthly Total	2,639.80

Availability **Lease Term** Three years

NOTES:

Service Fee Liability 0.518 %

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 # 021402515

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

TRIP LTD

Location	Washington Mall II		Unit #	72
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	1,096
		\$/p.s.f.		
Annual Rent	\$21,920.00	\$20.00	Monthly Rent	1.826.67
Annual Service	\$13,152.00	\$12.00	Monthly Service	1.096.00
Annual Taxes	\$5,703.83	\$5.20	Monthly Taxes	475.32
Annual Total	\$40,775.83	\$37.20	Monthly Total	3.397.99

Availability 15 October 2012 **Lease Term** Two Years

NOTES:

Service Fee Liability 0.943 %

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 # 021472017

Consolidating Money Shop and Trip to Unit II-72.

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

SUN LIFE ASSURANCE COMPANY OF CANADA

Location	18	Unit #	III-300
Street	Church Street	Floor	3rd floor
City	Hamilton	Approx.Sq Ft	15,741

		\$/p.s.f.		
Annual Rent	\$487,971.00	\$31.00	Monthly Rent	40.664.25
Annual Service	\$188,892.00	\$12.00	Monthly Service	15.741.00
Annual Taxes	\$98,930.75	\$6.28	Monthly Taxes	8.244.23
Annual Total	\$775,793.75	\$49.28	Monthly Total	64.649.48

Availability Lease Term Nine Years and Six Months

NOTES:

Service Fee Liability 19.190 %

- 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 #

- Property taxes assessed by Bermuda Government.
- Service fees estimated at \$12 per square foot per annum.
- Utilities separately metered

\$80 psf fit out allowance

RENT REVIEW AT 5 YEARS (2021), BASED ON OPEN MARKET RATE

For information purposes only. This is not an offer to rent. 17 February 2023

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-200
Street	7 Reid Street	Floor	2nd Floor
City	Hamilton	Approx.Sq Ft	5,204

		\$/p.s.f.		
Annual Rent	\$182,140.00	\$35.00	Monthly Rent	15.178.33
Annual Service	\$62,448.00	\$12.00	Monthly Service	5.204.00
Annual Taxes	\$20,946.25	\$4.03	Monthly Taxes	1.745.52
Annual Total	\$265,534.25	\$51.03	Monthly Total	22.127.85

Availability	Lease Term	Three Years
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Service Fee Liability 4.475 %

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 # 021140715

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

GMAC INSURANCE MANAGEMENT LIMITED

Location	Washington Mall West	Unit #	404-406
Street	7 Reid Street	Floor	4th
City	Hamilton	Approx.Sq Ft	419

		\$/p.s.f.		
Annual Rent	\$10,475.00	\$25.00	Monthly Rent	872.92
Annual Service	\$5,028.00	\$12.00	Monthly Service	419.00
Annual Taxes	\$2,706.90	\$6.46	Monthly Taxes	225.58
Annual Total	\$18,209.90	\$43.46	Monthly Total	1,517.49

Availability 4 January 2010

Lease Term

Two years and 8 months

NOTES:

Service Fee Liability 0.360 %

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 # 021141916

Option to renew at open market for 2 yr term.

2 months rent-free

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

Location	Washington Mall I		Unit #	I-46
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	425
		\$/p.s.f.		
Annual Rent	\$14,875.00	\$35.00	Monthly Rent	1,239.58
Annual Service	\$5,100.00	\$12.00	Monthly Service	425.00
Annual Taxes	\$2,416.88	\$5.69	Monthly Taxes	201.41
Annual Total	\$22,391.88	\$52.69	Monthly Total	1,865.99

Availability

Lease Term

Service Fee Liability 0.366 %

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 # 021403430

Service charge is currently reduced to \$201.41 per month (Covid-19)

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
P.O. Box HM 447
Hamilton, Bermuda HM BX
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GENERAL INFORMATION

DREAMS

Location	18	Unit #	A3B
Street	Church Street	Floor	Level A
City	Hamilton	Approx.Sq Ft	1,264

		\$/p.s.f.		
Annual Rent	\$50,560.00	\$40.00	Monthly Rent	4,213.33
Annual Service	\$15,168.00	\$12.00	Monthly Service	1,264.00
Annual Taxes	\$8,700.75	\$6.88	Monthly Taxes	725.06
Annual Total	\$74,428.75	\$58.88	Monthly Total	6,202.40

Availability 1 May 2017

Lease Term One Year

Service Fee Liability 1.541 %

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 # 021751811

Alan Paul Mayne, co-owner: 332-5885

email: alan@bigsavingszone.com

Dorothy Elizabeth Mayne, co-owner: 333-5886,

email: liz@bigsavingszone.com

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
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GENERAL INFORMATION

GOLD STANDARD BERMUDA

Location	7	Unit #	B11
Street	Reid Street	Floor	B
City	Hamilton	Approx.Sq Ft	1,021

	\$/p.s.f.			
Annual Rent	\$40,850.00	\$40.01	Monthly Rent	3,404.17
Annual Service	\$12,252.00	\$12.00	Monthly Service	1,021.00
Annual Taxes	\$6,928.38	\$6.79	Monthly Taxes	577.36
Annual Total	\$60,030.38	\$58.80	Monthly Total	5,002.53

Availability Lease Term Two years

Service Fee Liability 0.878 %

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 # **021755914**

Shop: 292-2745

Jonathan Hitchcock:

address: 2 Avocado Lane Southampton, SN 02

Matthew Mello email: matt@goldstandard.bm

Cell No!:

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

RAJ GUPTA

Location	18	Unit #	2
Street	Church Street	Floor	PH (6th fl)
City	Hamilton	Approx.Sq Ft	0

		\$/p.s.f.		
Annual Rent	\$96,000.00	?	Monthly Rent	8,000.00
Annual Service	\$0.00	?	Monthly Service	0.00
Annual Taxes	\$0.00	?	Monthly Taxes	0.00
Annual Total	\$96,000.00	?	Monthly Total	8,000.00

Availability 1 January 2010 **Lease Term** Two Years

NOTES: **Service Fee Liability** 0.000 %

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 # 021749116

Deposit held since 2016 = \$7,500

2016: \$90k

2018: No increase

2020: No increase

2022: \$96,600 Revised to \$96,000 so monthly = \$8,000 Agreed for 3-years

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

FRANCOIS MORIN

Location	18	Unit #	4
Street	Church Street	Floor	PH (6th fl)
City	Hamilton	Approx.Sq Ft	0

		\$/p.s.f.		
Annual Rent	\$80,760.00	?	Monthly Rent	6.730.00
Annual Service	\$0.00	?	Monthly Service	0.00
Annual Taxes	\$0.00	?	Monthly Taxes	0.00
Annual Total	\$80,760.00	?	Monthly Total	6.730.00

Availability **Lease Term** Three Years

NOTES: **Service Fee Liability** 0.000 %

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 # **021749310**

2018 Rent: \$6,200.00 p/m TOTAL (to include service & taxes) plus electricity. (Service fees fixed at \$1,000 per month) Previously, rent was: \$5,900.00 from 2011-2016.

2019 Proposed CPI increase 5.9% from \$74,400.00 to \$78,780.00

Tenant countered with 4% increase to \$77,400. WP agreed.

2022 Proposed CPI increase 4.4% from to \$77,400 to \$80,810.00.

2022 Revised to \$80,760 to round off monthly payment to \$6,730.00

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

APT 5

Location	18	Unit #	Apt #5
Street	Church Street	Floor	PH (6th fl)
City	Hamilton	Approx.Sq Ft	0

		\$/p.s.f.		
Annual Rent	\$102,000.00	?	Monthly Rent	8,500.00
Annual Service	\$0.00	?	Monthly Service	0.00
Annual Taxes	\$14,984.63	?	Monthly Taxes	1,248.72
Annual Total	\$116,984.63	?	Monthly Total	9,748.72

Availability 1 January 2010

Lease Term

Three Years

Service Fee Liability 0.000 %

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 # 021749418

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

Location	Washington Mall I		Unit #	205
Street	Church Street		Floor	2nd Floor
City	Hamilton		Approx.Sq Ft	680
		\$/p.s.f.		
Annual Rent	\$20,400.00	\$30.00	Monthly Rent	1,700.00
Annual Service	\$8,160.00	\$12.00	Monthly Service	680.00
Annual Taxes	\$2,610.23	\$3.84	Monthly Taxes	217.52
Annual Total	\$31,170.23	\$45.84	Monthly Total	2,597.52

Availability

Lease Term

Service Fee Liability 0.585 %

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 # 021406219

Base Rent \$30 PSF / 1,700.00 per month Agreed for 3 years. Rent review per CPI end of year 3 (not less than existing rent).

Option to renew. Further term of 5 years Rent review per CPI at renewal and end of year 8 (not less than existing rent)

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

Location	18		Unit #	A-5
Street	Church Street		Floor	A
City	Hamilton		Approx.Sq Ft	1,615
		\$/p.s.f.		
Annual Rent	\$64,600.00	\$40.00	Monthly Rent	5.383.33
Annual Service	\$19,380.00	\$12.00	Monthly Service	1.615.00
Annual Taxes	\$10,795.38	\$6.68	Monthly Taxes	899.61
Annual Total	\$94,775.38	\$58.68	Monthly Total	7.897.95

Availability		Lease Term	One Year	
NOTES:		Service Fee Liability	1.969 %	

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 # **021752010**

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

SIDEKICKS

Location	Washington Mall I		Unit #	I-54
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	454
		\$/p.s.f.		
Annual Rent	\$15,890.00	\$35.00	Monthly Rent	1,324.17
Annual Service	\$5,448.00	\$12.00	Monthly Service	454.00
Annual Taxes	\$2,610.23	\$5.75	Monthly Taxes	217.52
Annual Total	\$23,948.23	\$52.75	Monthly Total	1,995.69

Availability 8 January 2010

Lease Term One Year

Service Fee Liability 0.390 %

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 # 021402914

Renegotiated lease from \$40.00 psf to \$35.00 psf, 01-Feb-14

From \$18,200.00 to \$15,890.00 p/a

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

GO MOBILE BDA

Location	Washington Mall I	Unit #	I-56
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	575

		\$/p.s.f.		
Annual Rent	\$17,250.00	\$30.00	Monthly Rent	1,437.50
Annual Service	\$6,900.00	\$12.00	Monthly Service	575.00
Annual Taxes	\$3,190.28	\$5.55	Monthly Taxes	265.86
Annual Total	\$27,340.28	\$47.55	Monthly Total	2,278.36

Availability

Lease Term

NOTES:

Service Fee Liability 0.495 %

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 # 021408122

Address:

15 Devon Spring Lane
Devonshire, FL 01

One month rent free period, 2022 lse

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

Location	18		Unit #	W-B12
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	1,000
		\$/p.s.f.		
Annual Rent	\$30,000.00	\$30.00	Monthly Rent	2,500.00
Annual Service	\$12,000.00	\$12.00	Monthly Service	1,000.00
Annual Taxes	\$6,767.25	\$6.77	Monthly Taxes	563.94
Annual Total	\$48,767.25	\$48.77	Monthly Total	4,063.94

Availability

Lease Term

Service Fee Liability 1.219 %

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 # 021755817

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

ACCESSORY BOX

Location	Washington Mall West	Unit #	W-7
Street	7 Reid Street	Floor	Ground
City	Hamilton	Approx.Sq Ft	452

	\$/p.s.f.			
Annual Rent	\$18,080.00	\$40.00	Monthly Rent	1,506.67
Annual Service	\$5,424.00	\$12.00	Monthly Service	452.00
Annual Taxes	\$2,996.93	\$6.63	Monthly Taxes	249.74
Annual Total	\$26,500.93	\$58.63	Monthly Total	2,208.41

Availability **Lease Term** Three years

NOTES:

Service Fee Liability 0.389 %

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 # 021039917

Lease for unit 51 will be surrendered on execution of a new lease for unit W-7

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

ONE COMMUNICATIONS

Location	18		Unit #	B8-B9
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	2,788
		\$/p.s.f.		
Annual Rent	\$181,200.00	\$64.99	Monthly Rent	15,100.00
Annual Service	\$33,456.00	\$12.00	Monthly Service	2,788.00
Annual Taxes	\$18,529.38	\$6.65	Monthly Taxes	1,544.11
Annual Total	\$233,185.38	\$83.64	Monthly Total	19,432.11

Availability 1 January 2010 **Lease Term** Five

Service Fee Liability 3.399 %

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 # 021752311

B8 Combined ARV with B9 (Oct 2016)

Supplemental lease issued in 2016 to join B9 with B8 (effective 1st June 2016) (Executed ?)

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

METANOIA COUNSELLING SERVICES

Location	Washington Mall I		Unit #	42
Street	Church Street		Floor	1st
City	Hamilton		Approx.Sq Ft	162
		\$/p.s.f.		
Annual Rent	\$4,536.00	\$28.00	Monthly Rent	378.00
Annual Service	\$1,944.00	\$12.00	Monthly Service	162.00
Annual Taxes	\$580.05	\$3.58	Monthly Taxes	48.34
Annual Total	\$7,060.05	\$43.58	Monthly Total	588.34

Availability 2 January 2012

Lease Term Three Years

Service Fee Liability 0.139 %

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 # 021402221

2022 - Rent increase from \$25 psf to \$28 psf

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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 Hamilton, Bermuda HM BX
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GENERAL INFORMATION

WR EDUCATIONAL CONSULTING

Location	Washington Mall I	Unit #	I-44
Street	Church Street	Floor	1st
City	Hamilton	Approx.Sq Ft	118

\$/p.s.f.

Annual Rent	\$4,130.00	\$35.00	Monthly Rent	344.17
Annual Service	\$1,416.00	\$12.00	Monthly Service	118.00
Annual Taxes	\$483.38	\$4.10	Monthly Taxes	40.28
Annual Total	\$6,029.38	\$51.10	Monthly Total	502.45

Availability **Lease Term** One Year

Service Fee Liability 0.101 %

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 # 021402221

2022 Address:

**3 Devon Springs Lane, #16
 Devonshire, FL 01**

Send all future emails to jwreducatasu@gmail.com and cc w8robinson@gmail.com

2023, lse addendum.

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
P.O. Box HM 447
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GENERAL INFORMATION

DIGICEL

Location	Washington Mall I	Unit #	
Street	Church Street	Floor	Roof
City	Hamilton	Approx.Sq Ft	0

		\$/p.s.f.		
Annual Rent	\$14,150.00	?	Monthly Rent	1,179.17
Annual Service	\$0.00	?	Monthly Service	0.00
Annual Taxes		?	Monthly Taxes	
Annual Total	\$14,150.00	?	Monthly Total	1,179.17

Availability	Lease Term	One Year	Service Fee Liability	0.000 %
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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

Cell tower on 7 Reid Street.

2018/19 lease: 3% increase from \$13,490 p/a to \$13,900.00 p/a. (\$410.00 difference, per annum)

2019/20 lease: 0.9% increase from \$13,900.00 to \$14,025 p/a. (\$125 difference, per annum) (Dec 2018 C.P.I.).

2020/21 lease: 0.9% increase from \$14,025.00 p/a to \$14,150.00

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

A1		
Location	18	Unit # A1
Street	Church Street	Floor Level A
City	Hamilton	Approx.Sq Ft 1,886

		\$/p.s.f.		
Annual Rent	\$84,870.00	\$45.00	Monthly Rent	7.072.50
Annual Service	\$22,632.00	\$12.00	Monthly Service	1.886.00
Annual Taxes	\$11,762.13	\$6.24	Monthly Taxes	980.18
Annual Total	\$119,264.13	\$63.24	Monthly Total	9.938.68

Availability **Lease Term** Five Years

NOTES:

Service Fee Liability 2.299 %

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 # **021751714**

**Service fees estimated at \$12 per square foot per annum.
Plus electricity.**

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

A2 - DARRELL 5,359 SQ.FT.

Location 18 **Unit #** A1
Street Church Street **Floor** Level A
City Hamilton **Approx.Sq Ft** 5,359

		\$/p.s.f.		
Annual Rent	\$241,155.00	\$45.00	Monthly Rent	20.096.25
Annual Service	\$64,308.00	\$12.00	Monthly Service	5.359.00
Annual Taxes	\$33,472.27	\$6.25	Monthly Taxes	2.789.36
Annual Total	\$338,935.27	\$63.25	Monthly Total	28.244.61

Availability **Lease Term** Five Years

NOTES:

Service Fee Liability 6.533 %

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 # 021751617

Service fees estimated at \$12 per square foot per annum.
Plus electricity.

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
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GENERAL INFORMATION

JASON TAYLOR & LAURA TAYLOR

Location	Washington Mall II	Unit #	407
Street	Church Street	Floor	4th Floor
City	Hamilton	Approx.Sq Ft	195

		\$/p.s.f.		
Annual Rent	\$5,850.00	\$30.00	Monthly Rent	487.50
Annual Service	\$2,340.00	\$12.00	Monthly Service	195.00
Annual Taxes	\$773.40	\$3.97	Monthly Taxes	64.45
Annual Total	\$8,963.40	\$45.97	Monthly Total	746.95

Availability 3 January 2014 **Lease Term** One Year

NOTES:

Service Fee Liability 0.168 %

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 # 021480117

As of 1st March 2019, Tenant on a month to month lease, as there will be a lessee name change in the next several months tba by Jason Taylor.

Lease name change to Jason & Laura Taylor, as of 1st July 2019.

Home address:25 Knapton Estates Road, Smith's HS 01.

2022: Proposed increase to \$30 p.s.f. Rent has been at \$26 since 2013!

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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GENERAL INFORMATION

APARTMENT #3

Location	18	Unit #	3
Street	Church Street	Floor	Penthouse
City	Hamilton	Approx.Sq Ft	0

		\$/p.s.f.		
Annual Rent	\$81,024.00	?	Monthly Rent	6.752.00
Annual Service	\$0.00	?	Monthly Service	0.00
Annual Taxes	\$0.00	?	Monthly Taxes	0.00
Annual Total	\$81,024.00	?	Monthly Total	6.752.00

Availability 3 January 2013

Lease Term

Service Fee Liability 0.000 %

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 # 021749213

Service fees and taxes are included in the base rent.

Utilities are charged separately.

Annual lease with CPI increase

2022 CPI to June = +4.4% = \$81,204 (\$6,752.00/Month)

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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GENERAL INFORMATION

Location	Washington Mall I		Unit #	33-36
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	1,230
		\$/p.s.f.		
Annual Rent	\$36,900.00	\$30.00	Monthly Rent	3.075.00
Annual Service	\$14,760.00	\$12.00	Monthly Service	1.230.00
Annual Taxes	\$6,122.75	\$4.98	Monthly Taxes	510.23
Annual Total	\$57,782.75	\$46.98	Monthly Total	4.815.23

Availability **Lease Term** Three Years
NOTES: **Service Fee Liability** 1.058 %

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 # **021514011**

Whole of I-33-36

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

THE SMOKE SHOP

Location	Washington Mall I		Unit #	24
Street	Reid Street		Floor	A
City	Hamilton		Approx.Sq Ft	575
		\$/p.s.f.		
Annual Rent	\$25,900.00	\$45.04	Monthly Rent	2,158.33
Annual Service	\$6,900.00	\$12.00	Monthly Service	575.00
Annual Taxes	\$3,576.98	\$6.22	Monthly Taxes	298.08
Annual Total	\$36,376.98	\$63.26	Monthly Total	3,031.41

Availability **Lease Term** Two Years

NOTES:

Service Fee Liability 0.495 %

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 # **021513015**

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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GENERAL INFORMATION

ATLANTIC JEWELLERY STUDIO

Location	Washington Mall I	Unit #	17 & 18
Street	Reid Street	Floor	A
City	Hamilton	Approx.Sq Ft	885

		\$/p.s.f.		
Annual Rent	\$30,975.00	\$35.00	Monthly Rent	2,581.25
Annual Service	\$10,620.00	\$12.00	Monthly Service	885.00
Annual Taxes	\$5,607.15	\$6.34	Monthly Taxes	467.26
Annual Total	\$47,202.15	\$53.34	Monthly Total	3,933.51

Availability 11 January 2013 **Lease Term** 3 Years

NOTES:

Service Fee Liability 0.761 %

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 # **021405719**

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
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GENERAL INFORMATION

WASHINGTON PROPERTIES PHASE 1

Location	Washington Mall I	Unit #	I-500
Street	Church Street	Floor	PH
City	Hamilton	Approx.Sq Ft	1,760

		\$/p.s.f.		
Annual Rent	\$52,800.00	\$30.00	Monthly Rent	4,400.00
Annual Service	\$21,120.00	\$12.00	Monthly Service	1,760.00
Annual Taxes	\$11,771.79	\$6.69	Monthly Taxes	980.98
Annual Total	\$85,691.79	\$48.69	Monthly Total	7,140.98

Availability

Lease Term

NOTES:

Service Fee Liability 1.514 %

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 # 021408718

Rent @ \$30.00 p.s.f

Service @ \$21.00 p.s.f.

Taxes @ \$ 3.84 p.s.f.

Space previously occupied by FairIsle Management + space currently added from landlord's admin office.

Existing 8 offices, 2 boardrooms/meeting rooms, kitchen, reception and work stations.

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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Telephone: (441) 295-4186

GENERAL INFORMATION

BELUGA BAR LTD

Location	Washington Mall 3	Unit #	A1/A6
Street	18 Church Street	Floor	Level A
City	Hamilton, HM 11	Approx.Sq Ft	1,356

		\$/p.s.f.		
Annual Rent	\$40,680.00	\$30.00	Monthly Rent	3,390.00
Annual Service	\$16,272.00	\$12.00	Monthly Service	1,356.00
Annual Taxes	\$9,635.28	\$7.11	Monthly Taxes	802.94
Annual Total	\$66,587.28	\$49.11	Monthly Total	5,548.94

Availability 4 January 2014

Lease Term

Three Years and Ten Months

NOTES:

Service Fee Liability 1.166 %

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 # 021751714 021752117

Restaurant #542-2859

Personal Guarantee required for next lease!

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

GIBBONS COMPANY LIMITED

Location 18 **Unit #** B1-7
Street Church Street **Floor** Level B
City Hamilton **Approx.Sq Ft** 8,200

		\$/p.s.f.		
Annual Rent	\$246,000.00	\$30.00	Monthly Rent	20.500.00
Annual Service	\$98,400.00	\$12.00	Monthly Service	8.200.00
Annual Taxes	\$64,127.75	\$7.82	Monthly Taxes	5.343.98
Annual Total	\$408,527.75	\$49.82	Monthly Total	34.043.98

Availability **Lease Term** Five (5) Years

NOTES: **Service Fee Liability** 9.997 %

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 # 021752214

1-Sep-10	\$ 471,500	\$57.50	Sept 2012 - Feb 2013 50% rent rebate for 6 months
1-Aug-13	\$246,000	\$30.00	May - Jul 2013 50% rent rebate for 3 months
1-Aug-18	\$287,000	\$35.00	

Aug-2013: Gibbons requested a continuation of the 50% rebate. We negotiated a new 5-year lease

Aug-2018: Renew for 5-yrs at same rent \$287,000 (\$35psf)

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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Hamilton, Bermuda HM BX
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GENERAL INFORMATION

EXECUTEMPS LTD.

Location	Washington Mall West		Unit #	W-316
Street	7 Reid Street		Floor	3
City	Hamilton		Approx.Sq Ft	133
		\$/p.s.f.		
Annual Rent	\$2,926.00	\$22.00	Monthly Rent	243.83
Annual Service	\$1,596.00	\$12.00	Monthly Service	133.00
Annual Taxes	\$483.38	\$3.63	Monthly Taxes	40.28
Annual Total	\$5,005.38	\$37.63	Monthly Total	417.11

Availability **Lease Term** One Year

NOTES:

Service Fee Liability 0.114 %

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 # 021141614

June 2012: May 2014: Rent was \$25 psf

June 2014: May 2018: Rent was reduced to \$20 psf

May 2018: Propose 5% increase in line with CPI over past 3 years increased to \$21 psf

Jan 2020: Renew for 1 year at \$21. Carol Carvalho is retiring and selling the business

Jan 2023 Renew for 1 year at \$22 - increase from \$21

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

THE ENGLISH MARKET

Location	18	Unit #	A2
Street	Church Street	Floor	Level A
City	Hamilton	Approx.Sq Ft	4,759

		\$/p.s.f.		
Annual Rent	\$118,975.00	\$25.00	Monthly Rent	9.914.58
Annual Service	\$57,108.00	\$12.00	Monthly Service	4.759.00
Annual Taxes	\$20,785.13	\$4.37	Monthly Taxes	1.732.09
Annual Total	\$196,868.13	\$41.37	Monthly Total	16.405.68

Availability

Lease Term

NOTES:

Service Fee Liability 5.802 %

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 # 021751617

Two months rent free.

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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GENERAL INFORMATION

OCEAN AVE.

Location	18	Unit #	A4
Street	Church Street	Floor	Level A
City	Hamilton	Approx.Sq Ft	526

		\$/p.s.f.		
Annual Rent	\$21,040.00	\$40.00	Monthly Rent	1.753.33
Annual Service	\$6,312.00	\$12.00	Monthly Service	526.00
Annual Taxes	\$3,867.00	\$7.35	Monthly Taxes	322.25
Annual Total	\$31,219.00	\$59.35	Monthly Total	2.601.58

Availability

Lease Term

NOTES:

Service Fee Liability 0.641 %

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 # **021751919**

Deposit on hand from W-9

3 Bay Lane
Sandys, MA 04

Sarah Brum: 705-0262
Cody Lima: 705-8179

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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GENERAL INFORMATION

WORK

Location	18	Unit #	B10
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	999

		\$/p.s.f.		
Annual Rent	\$29,970.00	\$30.00	Monthly Rent	2,497.50
Annual Service	\$11,988.00	\$12.00	Monthly Service	999.00
Annual Taxes	\$7,411.75	\$7.42	Monthly Taxes	617.65
Annual Total	\$49,369.75	\$49.42	Monthly Total	4,114.15

Availability

Lease Term

NOTES:

Service Fee Liability 1.218 %

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 # 021752516

March to April: licence to occupy (electricity only).

May, June, July, Aug: service, taxes, and electricity.

Sept: rent, service and taxes.

Tenant will pay 1 month security deposit: \$4,114.15

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

DESTINATION BERMUDA LIMITED & CRANLEIGH SCHOOL

Location	Washington Mall II	Unit #	73
Street	Washington Lane	Floor	A
City	Hamilton	Approx.Sq Ft	1,046

		\$/p.s.f.		
Annual Rent	\$20,920.00	\$20.00	Monthly Rent	1,743.33
Annual Service	\$12,552.00	\$12.00	Monthly Service	1,046.00
Annual Taxes	\$5,220.45	\$4.99	Monthly Taxes	435.04
Annual Total	\$38,692.45	\$36.99	Monthly Total	3,224.37

Availability	Lease Term	Three Years	Service Fee Liability	0.900 %
---------------------	-------------------	-------------	------------------------------	---------

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 # 021463115

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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GENERAL INFORMATION

RODERICK DECOUTO REAL ESTATE LTD

Location	22	Unit #	409
Street	Church Street	Floor	4th Floor
City	Hamilton	Approx.Sq Ft	391

		\$/p.s.f.		
Annual Rent	\$10,752.50	\$27.50	Monthly Rent	896.04
Annual Service	\$4,692.00	\$12.00	Monthly Service	391.00
Annual Taxes	\$1,401.79	\$3.59	Monthly Taxes	116.82
Annual Total	\$16,846.29	\$43.09	Monthly Total	1,403.86

Availability **Lease Term** Three Years

NOTES:

Service Fee Liability 0.336 %

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 # 021480117

off: 292-4990

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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Hamilton, Bermuda HM BX
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GENERAL INFORMATION

JS LAW

Location Washington Mall West **Unit #** 312
Street 7 Reid Street **Floor** 3rd
City Hamilton **Approx.Sq Ft** 286

		\$/p.s.f.		
Annual Rent	\$6,006.00	\$21.00	Monthly Rent	500.50
Annual Service	\$3,432.00	\$12.00	Monthly Service	286.00
Annual Taxes	\$1,595.14	\$5.58	Monthly Taxes	132.93
Annual Total	\$11,033.14	\$38.58	Monthly Total	919.43

Availability **Lease Term** OneYear

Service Fee Liability 0.246 %

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 # 021142912

Lease Addendum
01/05/14 to 30/04/18 Rent was \$5,720
01/05/18: Propose 5% increase in line with CPI over past 3 years
Rent was \$20 psf it increased to \$21 psf

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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GENERAL INFORMATION

DERMATOLOGY & SKIN CARE CENTRE

Location	Washington Mall I	Unit #	311
Street	Church Street	Floor	3rd
City	Hamilton	Approx.Sq Ft	2,184

		\$/p.s.f.		
Annual Rent	\$58,968.00	\$27.00	Monthly Rent	4,914.00
Annual Service	\$26,208.00	\$12.00	Monthly Service	2,184.00
Annual Taxes	\$8,539.63	\$3.91	Monthly Taxes	711.64
Annual Total	\$93,715.63	\$42.91	Monthly Total	7,809.64

Availability 1 April 2021

Lease Term

One year with options (See below)

NOTES:

Service Fee Liability 1.878 %

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 # 021404712

One year lease with annual option to renew for up to 5 years. The rent psf will annually increase by \$1, bringing it to \$30 psf in the 5th year.

Option to renew: 1st May 2022, \$27 psf

Option to renew 1st May 2023, \$28 psf

Option to renew 1st May 2024, \$29 psf

Option to renew 1st May 2025, \$30 psf

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

STEAMSHIP MUTUAL MANAGEMENT (BERMUDA) LTD.

Location	Washington Mall II	Unit #	416
Street	Church Street	Floor	4th Floor
City	Hamilton	Approx. Sq Ft	1,277

		\$/p.s.f.		
Annual Rent	\$33,202.00	\$26.00	Monthly Rent	2.766.83
Annual Service	\$15,324.00	\$12.00	Monthly Service	1.277.00
Annual Taxes	\$4,930.43	\$3.86	Monthly Taxes	410.87
Annual Total	\$53,456.43	\$41.86	Monthly Total	4.454.70

Availability **Lease Term** 5 years & 21 days

NOTES:

Service Fee Liability 1.098 %

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 # **021480214**

5 year lease with an option to renew for another five years at market rate.

For information purposes only. This is not an offer to rent.

17 February 2023

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
Street 7 Reid Street
City Hamilton
Unit # W-8
Floor Level A
Approx.Sq Ft 1,040

	\$/p.s.f.			
Annual Rent	\$36,400.00	\$35.00	Monthly Rent	3.033.33
Annual Service	\$12,480.00	\$12.00	Monthly Service	1.040.00
Annual Taxes	\$6,767.25	\$6.51	Monthly Taxes	563.94
Annual Total	\$55,647.25	\$53.51	Monthly Total	4.637.27

Availability

Lease Term

NOTES:

Service Fee Liability 0.894 %

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 # 021039810

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

Location	16		Unit #	III-500
Street	Church Street		Floor	5th Floor
City	Hamilton		Approx.Sq Ft	15,014
		\$/p.s.f.		
Annual Rent	\$750,700.00	\$50.00	Monthly Rent	62,558.33
Annual Service	\$180,168.00	\$12.00	Monthly Service	15,014.00
Annual Taxes	\$98,286.25	\$6.55	Monthly Taxes	8,190.52
Annual Total	\$1,029,154.25	\$68.55	Monthly Total	85,762.85

Availability 1 April 2020

Lease Term

NOTES:

Service Fee Liability 12.912 %

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 # 021753016

For information purposes only. This is not an offer to rent.

17 February 2023

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 I.		Unit #	27
Street	20 Church Street		Floor	A
City	Hamilton HM 11		Approx.Sq Ft	524
		\$/p.s.f.		
Annual Rent	\$20,960.00	\$40.00	Monthly Rent	1,746.67
Annual Service	\$6,288.00	\$12.00	Monthly Service	524.00
Annual Taxes	\$3,544.75	\$6.76	Monthly Taxes	295.40
Annual Total	\$30,792.75	\$58.76	Monthly Total	2,566.06

Availability 10 January 2013

Lease Term

Service Fee Liability 0.451 %

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 # 021401942

For information purposes only. This is not an offer to rent.

17 February 2023

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 I		Unit #	Kiosk B
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	92
		\$/p.s.f.		
Annual Rent	\$9,430.08	\$102.50	Monthly Rent	785.84
Annual Service	\$1,104.00	\$12.00	Monthly Service	92.00
Annual Taxes	\$1,111.76	\$12.08	Monthly Taxes	92.65
Annual Total	\$11,645.84	\$126.59	Monthly Total	970.49

Availability

Lease Term

Service Fee Liability 0.079 %

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 # 021403813

MERGED with Units 48/49 in October 2022

For information purposes only. This is not an offer to rent.

17 February 2023

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
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
NOTES: **Service Fee Liability** 0.499 %

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. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

ATHENE HOLDING LTD.

Location	20		Unit #	201
Street	Church Street		Floor	2nd (Level C)
City	Hamilton		Approx.Sq Ft	1,530
		\$/p.s.f.		
Annual Rent	\$45,900.00	\$30.00	Monthly Rent	3.825.00
Annual Service	\$18,360.00	\$12.00	Monthly Service	1.530.00
Annual Taxes	\$5,800.50	\$3.79	Monthly Taxes	483.38
Annual Total	\$70,060.50	\$45.79	Monthly Total	5.838.38

Availability 1 October 2020 **Lease Term** Negotiable

NOTES:

Service Fee Liability 1.316 %

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 # 021404313

Early occupancy Tax & Service only 01-Mar-21

1-Apr-21 to 30-Sep-21 Rent Free

01-Oct-21 to 30-Sep26 \$45,900.00

01-Oct-26 rent review C.P.I.

For information purposes only. This is not an offer to rent.

17 February 2023

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 I		Unit #	45
Street	Church Street		Floor	1
City	Hamilton		Approx.Sq Ft	394
		\$/p.s.f.		
Annual Rent	\$9,850.00	\$25.00	Monthly Rent	820.83
Annual Service	\$4,728.00	\$12.00	Monthly Service	394.00
Annual Taxes	\$2,605.71	\$6.61	Monthly Taxes	217.14
Annual Total	\$17,183.71	\$43.61	Monthly Total	1,431.98

Availability 2 January 2012

Lease Term Three Years

Service Fee Liability 0.339 %

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 # 021402221

1st Fl, 9 Reid St

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

THE NEW SOUND STAGE

Location	Washington Mall II	Unit #	71
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	216

		\$/p.s.f.		
Annual Rent	\$6,480.00	\$30.00	Monthly Rent	540.00
Annual Service	\$2,592.00	\$12.00	Monthly Service	216.00
Annual Taxes	\$1,160.10	\$5.37	Monthly Taxes	96.68
Annual Total	\$10,232.10	\$47.37	Monthly Total	852.68

Availability

Lease Term

NOTES:

Service Fee Liability 0.186 %

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 # 021470030

Temporary service charge is \$144.00. Temporary monthly total is \$780.68

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

HERB GODDESS

Location	Washington Mall I		Unit #	I-16
Street	Reid Street		Floor	A
City	Hamilton		Approx.Sq Ft	270
		\$/p.s.f.		
Annual Rent	\$10,800.00	\$40.00	Monthly Rent	900.00
Annual Service	\$3,240.00	\$12.00	Monthly Service	270.00
Annual Taxes	\$1,836.83	\$6.80	Monthly Taxes	153.07
Annual Total	\$15,876.83	\$58.80	Monthly Total	1.323.07

Availability

Lease Term

Service Fee Liability 0.232 %

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 # 021765618

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

EX - CPR BERMUDA

Location	Washington Mall I	Unit #	28
Street	Washington Lane	Floor	A
City	Hamilton	Approx.Sq Ft	1,232

		\$/p.s.f.		
Annual Rent	\$43,120.00	\$35.00	Monthly Rent	3,593.33
Annual Service	\$14,784.00	\$12.00	Monthly Service	1,232.00
Annual Taxes	\$6,445.00	\$5.23	Monthly Taxes	537.08
Annual Total	\$64,349.00	\$52.23	Monthly Total	5,362.42

Availability

Lease Term

NOTES:

Service Fee Liability 1.060 %

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 # 021405115

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

ATELERIE

Location Washington Mall I **Unit #** I-01 + I-30
Street Church Street **Floor** A & B
City Hamilton **Approx.Sq Ft** 2,410

		\$/p.s.f.		
Annual Rent	\$74,766.00	\$31.02	Monthly Rent	6.230.50
Annual Service	\$28,920.00	\$12.00	Monthly Service	2.410.00
Annual Taxes	\$13,083.35	\$5.43	Monthly Taxes	1.090.28
Annual Total	\$116,769.35	\$48.45	Monthly Total	9.730.78

Availability **Lease Term** 5 years

NOTES: **Service Fee Liability** 2.073 %

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 # **021401012** **021402019** **021760012**

-Option to renew for an additional 5-year period. Each term subject to CPI not to exceed 2.5% per annum.

-Square footage includes I-30 & 42A. Surveyed by Bda Realty July 2018

ARVs:

I-01 = 021401012 \$41,000

I-30 = 021402019 \$36,000

I-42A = 021760012 \$4,200

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

ALL 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

NOTES: **Service Fee Liability** 3.505 %

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 # **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

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

JEAN-PHILIPPE LATOUR

Location	18		Unit #	1
Street	Church Street		Floor	Penthouse
City	Hamilton		Approx.Sq Ft	
		\$/p.s.f.		
Annual Rent	\$87,000.00	?	Monthly Rent	7.250.00
Annual Service	\$0.00	?	Monthly Service	0.00
Annual Taxes	\$0.00	?	Monthly Taxes	0.00
Annual Total	\$87,000.00	?	Monthly Total	7.250.00

Availability 1 June 2018

Lease Term 2 years

Service Fee Liability 0.000 %

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 # 021749019

Two Bedrooms with ensuite bathrooms. open plan kitchen, living and dining area, powder room, loft above living area. North facing terrace with view over City Hall. Unfurnished.

Area is approximately 1,778 square feet.

Property taxes and service charge included. Tenant pays utilities.

Current Address:

4 Windemere Apt B

Pembroke. HM05

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

BELUGA BAR LTD

Location	Washington Mall West	Unit #	W-5A
Street	7 Reid Street	Floor	A
City	Hamilton	Approx.Sq Ft	144

		\$/p.s.f.		
Annual Rent	\$8,064.00	\$56.00	Monthly Rent	672.00
Annual Service	\$1,728.00	\$12.00	Monthly Service	144.00
Annual Taxes	\$1,208.44	\$8.39	Monthly Taxes	100.70
Annual Total	\$11,000.44	\$76.39	Monthly Total	916.70

Availability	Lease Term	Three Years and 11 Months
		Service Fee Liability 0.124 %

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 # 021765812

Coterminous with Beluga Bar's main lease

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

LA TRATTORIA RESTAURANT

Location	Washington Mall II	Unit #	II-75
Street	Reid Street	Floor	A
City	Hamilton	Approx.Sq Ft	3,360

		\$/p.s.f.		
Annual Rent	\$84,000.00	\$25.00	Monthly Rent	7,000.00
Annual Service	\$40,320.00	\$12.00	Monthly Service	3,360.00
Annual Taxes	\$19,173.88	\$5.71	Monthly Taxes	1,597.82
Annual Total	\$143,493.88	\$42.71	Monthly Total	11,957.82

Availability	Lease Term	Five Years	Service Fee Liability	2.890 %
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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 # 021464014

June 2020 Lease expired during Covid-19. Agreed to extend monthly at 50% discount to end of April 2022.

1st May 2022: New 5 year lease at \$25 psf.

Address all correspondence to Teresa Chatfield 705-9000 tmc@mef.bm
cc: Emilio

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

ZEN CAFE

Location	Washington Mall I	Unit #	I-25
Street	Washington Lane	Floor	A
City	Hamilton	Approx.Sq Ft	539

		\$/p.s.f.		
Annual Rent	\$18,865.00	\$35.00	Monthly Rent	1,572.08
Annual Service	\$6,468.00	\$12.00	Monthly Service	539.00
Annual Taxes	\$2,996.93	\$5.56	Monthly Taxes	249.74
Annual Total	\$28,329.93	\$52.56	Monthly Total	2,360.83

Availability

Lease Term

NOTES:

Service Fee Liability 0.464 %

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 # 021401713

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
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GENERAL INFORMATION

EATERIES - KITCHEN

Location	20		Unit #	1-29
Street	Church Street		Floor	Level A
City	Hamilton		Approx.Sq Ft	1,990
		\$/p.s.f.		
Annual Rent	\$29,850.00	\$15.00	Monthly Rent	2.487.50
Annual Service	\$23,880.00	\$12.00	Monthly Service	1.990.00
Annual Taxes	\$4,833.75	\$2.43	Monthly Taxes	402.81
Annual Total	\$58,563.75	\$29.43	Monthly Total	4.880.31

Availability Lease Term Ten Years

NOTES:

Service Fee Liability 1.711 %

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 # 021762813

Service fees estimated at \$12 per square foot per annum.
Plus electricity.

Food Court - rent review, 5th year.

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

ALEXANDRA MOSHER STUDIO JEWELLERY

Location	Washington Mall West	Unit #	7
Street	7 Reid Street	Floor	Ground
City	Hamilton	Approx.Sq Ft	452

		\$/p.s.f.		
Annual Rent	\$20,340.00	\$45.00	Monthly Rent	1.695.00
Annual Service	\$5,424.00	\$12.00	Monthly Service	452.00
Annual Taxes	\$2,996.93	\$6.63	Monthly Taxes	249.74
Annual Total	\$28,760.93	\$63.63	Monthly Total	2.396.74

Availability **Lease Term** Three years

NOTES:

Service Fee Liability 0.389 %

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 # 021039917

For information purposes only. This is not an offer to rent.

17 February 2023

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 I		Unit #	I-206
Street	9 Reid Street		Floor	2nd Floor
City	Hamilton		Approx.Sq Ft	5,020
		\$/p.s.f.		
Annual Rent	\$175,700.00	\$35.00	Monthly Rent	14,641.67
Annual Service	\$60,240.00	\$12.00	Monthly Service	5,020.00
Annual Taxes	\$16,434.75	\$3.27	Monthly Taxes	1,369.56
Annual Total	\$252,374.75	\$50.27	Monthly Total	21,031.23

Availability

Lease Term

NOTES:

Service Fee Liability 4.317 %

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 # 021404011

For information purposes only. This is not an offer to rent.

17 February 2023

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 I		Unit #	I-319
Street	9 Reid Street		Floor	3rd Floor
City	Hamilton		Approx.Sq Ft	7,500
		\$/p.s.f.		
Annual Rent	\$262,500.00	\$35.00	Monthly Rent	21,875.00
Annual Service	\$90,000.00	\$12.00	Monthly Service	7,500.00
Annual Taxes	\$28,358.00	\$3.78	Monthly Taxes	2,363.17
Annual Total	\$380,858.00	\$50.78	Monthly Total	31,738.17

Availability

Lease Term

Service Fee Liability 6.450 %

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 # 021404410

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

PRICEWATERHOUSECOOPERS MANAGEMENT LIMITED

Location	18	Unit #	III-400 + I
Street	Church Street	Floor	4th Floor
City	Hamilton	Approx.Sq Ft	22,541

		\$/p.s.f.		
Annual Rent	\$720,935.00	\$31.98	Monthly Rent	60.077.92
Annual Service	\$270,492.00	\$12.00	Monthly Service	22.541.00
Annual Taxes	\$126,257.55	\$5.60	Monthly Taxes	10.521.46
Annual Total	\$1,117,684.55	\$49.58	Monthly Total	93.140.38

Availability

Lease Term

NOTES:

Service Fee Liability 27.480 %

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 # **021752915** **021407010**

Combined 4th floor of 16 Church Street & 9 Reid Street
15,741 + 6,800 sq.ft.

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

CPR BERMUDA

Location	22	Unit #	413
Street	Church Street	Floor	4th Floor
City	Hamilton	Approx.Sq Ft	349

	\$/p.s.f.			
Annual Rent	\$12,215.00	\$35.00	Monthly Rent	1,017.92
Annual Service	\$4,188.00	\$12.00	Monthly Service	349.00
Annual Taxes	\$1,353.45	\$3.88	Monthly Taxes	112.79
Annual Total	\$17,756.45	\$50.88	Monthly Total	1,479.70

Availability **Lease Term** Three Years

NOTES:

Service Fee Liability 0.300 %

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 # **021765715**

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

GL CONSTRUCTION

Location 22 **Unit #** 408
Street Church Street **Floor** 4th Floor
City Hamilton **Approx.Sq Ft** 241

		\$/p.s.f.		
Annual Rent	\$7,230.00	\$30.00	Monthly Rent	602.50
Annual Service	\$2,892.00	\$12.00	Monthly Service	241.00
Annual Taxes	\$918.41	\$3.81	Monthly Taxes	76.53
Annual Total	\$11,040.41	\$45.81	Monthly Total	920.03

Availability **Lease Term** Three Years

NOTES: **Service Fee Liability** 0.207 %

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 # 021480117

Gilbert Cell: 799-4546

Renee Cell: 333-4111

Home address: 1 Chapel Road, Paget PG 02

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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GENERAL INFORMATION

Location	Washington Mall I	Unit #	I-300		
Street	Church Street	Floor	3rd Floor		
City	Hamilton	Approx.Sq Ft	645		
			\$/p.s.f.		
Annual Rent	\$22,575.00	\$35.00			
			Monthly Rent	1.881.25	
Annual Service	\$7,740.00	\$12.00		Monthly Service	645.00
Annual Taxes	\$2,416.88	\$3.75		Monthly Taxes	201.41
Annual Total	\$32,731.88	\$50.75		Monthly Total	2.727.66

Availability Lease Term Negotiable

NOTES:

Service Fee Liability 0.555 %

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 # 021767513

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17 February 2023

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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

ATELERIE LTD.

Location	Washington Mall I	Unit #	I-32A
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	104

		\$/p.s.f.		
Annual Rent	\$2,600.00	\$25.00	Monthly Rent	216.67
Annual Service	\$1,248.00	\$12.00	Monthly Service	104.00
Annual Taxes	\$483.38	\$4.65	Monthly Taxes	40.28
Annual Total	\$4,331.38	\$41.65	Monthly Total	360.95

Availability **Lease Term** 5 years

NOTES:

Service Fee Liability 0.089 %

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 # 021759812

Lease to be coterminous with Retail and Break room leases.

2023-Jun I-32 and I-32A to be remeasured and merged.

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17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Telephone: (441) 295-4186

GENERAL INFORMATION

Location	Washington Mall I		Unit #	I-202
Street	20 Church Street		Floor	2nd (Level C)
City	Hamilton		Approx.Sq Ft	840
		\$/p.s.f.		
Annual Rent	\$29,400.00	\$35.00	Monthly Rent	2,450.00
Annual Service	\$10,080.00	\$12.00	Monthly Service	840.00
Annual Taxes	\$3,190.28	\$3.80	Monthly Taxes	265.86
Annual Total	\$42,670.28	\$50.80	Monthly Total	3,555.86

Availability

Lease Term

NOTES:

Service Fee Liability 0.722 %

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 # 021404119

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

MOKSHA THERAPEUTICS

Location 22 **Unit #** 308
Street Church Street **Floor** 3rd
City Hamilton **Approx.Sq Ft** 450

		\$/p.s.f.		
Annual Rent	\$13,500.00	\$30.00	Monthly Rent	1,125.00
Annual Service	\$5,400.00	\$12.00	Monthly Service	450.00
Annual Taxes	\$1,740.15	\$3.87	Monthly Taxes	145.01
Annual Total	\$20,640.15	\$45.87	Monthly Total	1,720.01

Availability **Lease Term** Three Years

NOTES:

Service Fee Liability 0.387 %

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 # 021769818

Address:

3 Chapel Of Ease Lane
St Georges, DD01

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17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

SPA 27

Location	22	Unit #	309
Street	Church Street	Floor	3rd
City	Hamilton	Approx.Sq Ft	417

		\$/p.s.f.		
Annual Rent	\$12,510.00	\$30.00	Monthly Rent	1,042.50
Annual Service	\$5,004.00	\$12.00	Monthly Service	417.00
Annual Taxes	\$1,643.48	\$3.94	Monthly Taxes	136.96
Annual Total	\$19,157.48	\$45.94	Monthly Total	1,596.46

Availability	Lease Term	Three Years	Service Fee Liability	0.359 %
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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 # 021769915

Alternate Contact: Andrew Wilkins, andiee@logic.bm, c: 504-1861

Two year lease with option for 2 more at cpi

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

MULTITASKER

Location	22	Unit #	311
Street	Church Street	Floor	3rd
City	Hamilton	Approx.Sq Ft	239

		\$/p.s.f.		
Annual Rent	\$8,365.00	\$35.00	Monthly Rent	697.08
Annual Service	\$2,868.00	\$12.00	Monthly Service	239.00
Annual Taxes	\$918.41	\$3.84	Monthly Taxes	76.53
Annual Total	\$12,151.41	\$50.84	Monthly Total	1,012.62

Availability

Lease Term

NOTES:

Service Fee Liability 0.206 %

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 # 021770018

USE BOTH EMAILS BELOW TO CONTACT TENANT:

Bermudamultitasker@gmail.com

manager.frydays@gmail.com

Vic Ball: 533-2255

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17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
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GENERAL INFORMATION

I-INTERMEDIARY LTD.

Location 22 **Unit #** 313
Street Church Street **Floor** 3rd
City Hamilton **Approx.Sq Ft** 215

		\$/p.s.f.		
Annual Rent	\$6,880.00	\$32.00	Monthly Rent	573.33
Annual Service	\$2,580.00	\$12.00	Monthly Service	215.00
Annual Taxes	\$821.74	\$3.82	Monthly Taxes	68.48
Annual Total	\$10,281.74	\$47.82	Monthly Total	856.81

Availability **Lease Term** Two Years

NOTES:

Service Fee Liability 0.185 %

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 # 021770212

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

LIFETHYME WELLNESS

Location 20 **Unit #** 303
Street Church Street **Floor** 3rd Floor
City Hamilton **Approx.Sq Ft** 1,015

		\$/p.s.f.		
Annual Rent	\$25,375.00	\$25.00	Monthly Rent	2,114.58
Annual Service	\$12,180.00	\$12.00	Monthly Service	1,015.00
Annual Taxes	\$3,867.00	\$3.81	Monthly Taxes	322.25
Annual Total	\$41,422.00	\$40.81	Monthly Total	3,451.83

Availability **Lease Term** Three Years

NOTES:

Service Fee Liability 0.873 %

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 # 021406413

Sole Ownership, Address:

23 Strawberry Hill Drive

Paget, PG 05

Landlord has agreed to pay for sub-divisions of the two offices, in order to create 4 offices. Drawing in e-file.

Alternate contact: Anne Marshall: acjmarsh@gmail.com

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17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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GENERAL INFORMATION

Location	Washington Mall I		Unit #	35
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	319
		\$/p.s.f.		
Annual Rent	\$7,975.00	\$25.00	Monthly Rent	664.58
Annual Service	\$3,828.00	\$12.00	Monthly Service	319.00
Annual Taxes	\$1,337.34	\$4.19	Monthly Taxes	111.44
Annual Total	\$13,140.34	\$41.19	Monthly Total	1,095.03

Availability **Lease Term** Three Years
NOTES: **Service Fee Liability** 0.274 %

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 # **021514011**

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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GENERAL INFORMATION

E & J ENTERPRISE

Location	22	Unit #	II-312
Street	Church Street	Floor	3rd Floor
City	Hamilton	Approx.Sq Ft	213

		\$/p.s.f.		
Annual Rent	\$6,390.00	\$30.00	Monthly Rent	532.50
Annual Service	\$2,556.00	\$12.00	Monthly Service	213.00
Annual Taxes	\$821.74	\$3.86	Monthly Taxes	68.48
Annual Total	\$9,767.74	\$45.86	Monthly Total	813.98

Availability **Lease Term** Three Years

NOTES:

Service Fee Liability 0.183 %

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 # **021770115**

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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GENERAL INFORMATION

DELICIOUS - KITCHEN

Location	20		Unit #	29
Street	Church Street		Floor	Level A
City	Hamilton		Approx.Sq Ft	1,990
		\$/p.s.f.		
Annual Rent	\$29,850.00	\$15.00	Monthly Rent	2,487.50
Annual Service	\$23,880.00	\$12.00	Monthly Service	1,990.00
Annual Taxes	\$4,833.75	\$2.43	Monthly Taxes	402.81
Annual Total	\$58,563.75	\$29.43	Monthly Total	4,880.31

Availability **Lease Term** Five Years

NOTES:

Service Fee Liability 1.711 %

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 # **021762813**

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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 Hamilton, Bermuda HM BX
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GENERAL INFORMATION

MALL PASSPORT & PORTRAIT STUDIO

Location	Washington Mall I	Unit #	6
Street	Reid Street	Floor	A
City	Hamilton	Approx.Sq Ft	302

	\$/p.s.f.			
Annual Rent	\$10,570.00	\$35.00	Monthly Rent	880.83
Annual Service	\$3,624.00	\$12.00	Monthly Service	302.00
Annual Taxes	\$2,030.18	\$6.72	Monthly Taxes	169.18
Annual Total	\$16,224.18	\$53.72	Monthly Total	1.352.01

Availability **Lease Term** One Year

NOTES:

Service Fee Liability 0.260 %

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 # **021401225**

Subdivided i-05/06 was 604 sq.ft. ARV # was 021401225 ARV\$ was \$31,200.00

since July 2021 Mall Studio is on a month to month basis until business is sold

Month to month letter signed :

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

EATERIES - KITCHEN

Location	20		Unit #	1-29
Street	Church Street		Floor	Level A
City	Hamilton		Approx.Sq Ft	1,990
		\$/p.s.f.		
Annual Rent	\$29,850.00	\$15.00	Monthly Rent	2.487.50
Annual Service	\$23,880.00	\$12.00	Monthly Service	1.990.00
Annual Taxes	\$4,833.75	\$2.43	Monthly Taxes	402.81
Annual Total	\$58,563.75	\$29.43	Monthly Total	4.880.31

Availability **Lease Term** Ten Years

NOTES:

Service Fee Liability 1.711 %

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 # **021762813**

Service fees estimated at \$12 per square foot per annum.

Plus electricity.

Food Court - rent review, 5th year.

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WASHINGTON PROPERTIES (BERMUDA) LIMITED

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GENERAL INFORMATION

SWISS TIMING

Location	Washington Mall I		Unit #	17 & 18
Street	Reid Street		Floor	A
City	Hamilton		Approx.Sq Ft	885
		\$/p.s.f.		
Annual Rent	\$35,400.00	\$40.00	Monthly Rent	2.950.00
Annual Service	\$10,620.00	\$12.00	Monthly Service	885.00
Annual Taxes	\$5,607.15	\$6.34	Monthly Taxes	467.26
Annual Total	\$51,627.15	\$58.34	Monthly Total	4.302.26

Availability 11 January 2013 **Lease Term** 1 Year

NOTES:

Service Fee Liability 0.761 %

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 # **021405719**

1st Month Rent-free (excluding service and taxes)

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17 February 2023

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GENERAL INFORMATION

HEADWAY

Location	Washington Mall I	Unit #	34-36
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	930

		\$/p.s.f.		
Annual Rent	\$23,250.00	\$25.00	Monthly Rent	1.937.50
Annual Service	\$11,160.00	\$12.00	Monthly Service	930.00
Annual Taxes	\$5,123.78	\$5.51	Monthly Taxes	426.98
Annual Total	\$39,533.78	\$42.51	Monthly Total	3.294.48

Availability **Lease Term** Three Years

NOTES:

Service Fee Liability 0.800 %

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 # 021514011

STEPPED RENT:

Year 1: 01/08/21 - 31/01/22 Rent free (6 months)

: 01/02/22 - 31/07/22 (\$18,600) \$20 psf

Year 2: 01/08/22 - 31/07/23 (\$23,250) \$25 psf

Year 3: 01/08/23 - 31/07/24 (\$26,040) \$28 psf

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GENERAL INFORMATION

EX REGENT XD VIRTUAL REALITY CINEMA

Location	18	Unit #	A-3a
Street	Church Street	Floor	Level A
City	Hamilton	Approx.Sq Ft	635

		\$/p.s.f.		
Annual Rent	\$25,400.00	\$40.00	Monthly Rent	2,116.67
Annual Service	\$7,620.00	\$12.00	Monthly Service	635.00
Annual Taxes	\$4,511.50	\$7.10	Monthly Taxes	375.96
Annual Total	\$37,531.50	\$59.10	Monthly Total	3,127.63

Availability

Lease Term

NOTES:

Service Fee Liability 0.774 %

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 # 021751811

Utilities are separately metered and billed monthly.

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17 February 2023

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GENERAL INFORMATION

Location		Unit #
Street		Floor
City		Approx.Sq Ft
	\$/p.s.f.	
Annual Rent		Monthly Rent
Annual Service		Monthly Service
Annual Taxes		Monthly Taxes
Annual Total		Monthly Total

Availability

Lease Term

Service Fee Liability %

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 #

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

16 Church Street
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Hamilton, Bermuda HM BX
Telephone: (441) 295-4186

GENERAL INFORMATION

DESIGNER BALLOONS

Location	Washington Mall I	Unit #	I-47
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	500

		\$/p.s.f.		
Annual Rent	\$11,250.00	\$22.50	Monthly Rent	937.50
Annual Service	\$6,000.00	\$12.00	Monthly Service	500.00
Annual Taxes	\$2,610.23	\$5.22	Monthly Taxes	217.52
Annual Total	\$19,860.23	\$39.72	Monthly Total	1,655.02

Availability Lease Term Three Years

NOTES:

Service Fee Liability 0.430 %

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 # 021403511

Service charge is currently reduced to \$333.33 per month (Covid-19)

8 months at \$1,655.02 and 4 months at \$1,967.52. = \$21,110.24 all in for the year plus electricity.

Deposit of: \$1,655.02 paid.

\$22.50 psf for 1st eight months, \$30 psf for last 4 months. If tenant wishes to renew, rent to increase to \$35, check with Paul.

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

BERMUDA SCHOOL UNIFORMS

Location	Washington Mall I		Unit #	I-51
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	608
		\$/p.s.f.		
Annual Rent	\$21,280.00	\$35.00	Monthly Rent	1,773.33
Annual Service	\$7,296.00	\$12.00	Monthly Service	608.00
Annual Taxes	\$3,190.28	\$5.25	Monthly Taxes	265.86
Annual Total	\$31,766.28	\$52.25	Monthly Total	2,647.19

Availability

Lease Term

NOTES:

Service Fee Liability 0.523 %

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 # 021402612

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

THE COTTAGE

Location Washington Mall I **Unit #** 48/49 &
Street Church Street **Floor** B
City **Approx.Sq Ft** 1,167

		\$/p.s.f.		
Annual Rent	\$32,676.00	\$28.00	Monthly Rent	2.723.00
Annual Service	\$14,004.00	\$12.00	Monthly Service	1.167.00
Annual Taxes	\$7,073.39	\$6.06	Monthly Taxes	589.45
Annual Total	\$53,753.39	\$46.06	Monthly Total	4.479.45

Availability **Lease Term** One Year

NOTES:

Service Fee Liability 1.004 %

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 # 021403619 021403813

All kitchen equipment will be the responsibility of the tenant. The tenant will be responsible for removing all kitchen equipment upon vacating the space. ADD TO OFFER LTR

The Cottage Limited registered office: 25 Church Street Hamilton, HM 12

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

BERMUDA GAS & UTILITY COMPANY LIMITED

Location	Washington Mall I	Unit #	I-55
Street	20 Church Street	Floor	Level B
City	Hamilton HM 11	Approx.Sq Ft	401

		\$/p.s.f.		
Annual Rent	\$12,030.00	\$30.00	Monthly Rent	1.002.50
Annual Service	\$4,812.00	\$12.00	Monthly Service	401.00
Annual Taxes	\$2,320.20	\$5.79	Monthly Taxes	193.35
Annual Total	\$19,162.20	\$47.79	Monthly Total	1.596.85

Availability **Lease Term** three years

Service Fee Liability 0.345 %

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 # **021403023**

For information purposes only. This is not an offer to rent. 17 February 2023

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 I.		Unit #	27
Street	20 Church Street		Floor	A
City	Hamilton HM 11		Approx.Sq Ft	524
		\$/p.s.f.		
Annual Rent	\$20,960.00	\$40.00	Monthly Rent	1,746.67
Annual Service	\$6,288.00	\$12.00	Monthly Service	524.00
Annual Taxes	\$3,544.75	\$6.76	Monthly Taxes	295.40
Annual Total	\$30,792.75	\$58.76	Monthly Total	2,566.06

Availability 10 January 2013

Lease Term

Service Fee Liability 0.451 %

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 # 021401942

For information purposes only. This is not an offer to rent.

17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

CARMON CYRUS T/A BERMUDA SCHOOL UNIFORMS

Location	Washington Mall I		Unit #	I-51
Street	Church Street		Floor	B
City	Hamilton		Approx.Sq Ft	608
		\$/p.s.f.		
Annual Rent	\$21,280.00	\$35.00	Monthly Rent	1,773.33
Annual Service	\$7,296.00	\$12.00	Monthly Service	608.00
Annual Taxes	\$3,190.28	\$5.25	Monthly Taxes	265.86
Annual Total	\$31,766.28	\$52.25	Monthly Total	2,647.19

Availability

Lease Term

NOTES:

Service Fee Liability 0.523 %

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 # 021402612

PJS Offered 1 month rent free.

For information purposes only. This is not an offer to rent.

17 February 2023

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-09
Street	7 Reid Street	Floor	Ground
City	Hamilton	Approx.Sq Ft	555

		\$/p.s.f.		
Annual Rent	\$36,075.00	\$65.00	Monthly Rent	3.006.25
Annual Service	\$6,660.00	\$12.00	Monthly Service	555.00
Annual Taxes	\$5,027.10	\$9.06	Monthly Taxes	418.93
Annual Total	\$47,762.10	\$86.06	Monthly Total	3.980.18

Availability	Lease Term	Three Years	
			Service Fee Liability 0.477 %

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 # **021038910**

For information purposes only. This is not an offer to rent. 17 February 2023

WASHINGTON PROPERTIES (BERMUDA) LIMITED

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

GENERAL INFORMATION

MAJOR LEAGUE BARBERSHOP

Location	Washington Mall II	Unit #	II-69
Street	Church Street	Floor	B
City	Hamilton	Approx.Sq Ft	447

		\$/p.s.f.		
Annual Rent	\$13,410.00	\$30.00	Monthly Rent	1,117.50
Annual Service	\$5,364.00	\$12.00	Monthly Service	447.00
Annual Taxes	\$2,513.55	\$5.62	Monthly Taxes	209.46
Annual Total	\$21,287.55	\$47.62	Monthly Total	1,773.96

Availability

Lease Term

NOTES:

Service Fee Liability 0.384 %

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 # 021468028

Unit 69 is approximately 447 Sq. ft. To be confirmed by a professional surveyor.

For information purposes only. This is not an offer to rent.

17 February 2023