

Upper Hill

# Flamingo Towers



# To Let

## Mara Road

<b>Building</b>	Flamingo Towers
<b>Total Building Size</b>	148,000 sq.ft approx
<b>Vacant Areas</b>	5,500 to 148,000 sq.ft
<b>Floors</b>	All Floors
<b>Gross Rental</b>	Kes. 140 per sq.ft
<b>Operating Costs</b>	Kes. 20 per sq.ft
<b>Net Rental</b>	Kes. 120 per sq.ft
<b>Annual Escalation</b>	7.5%
<b>Basement parking charge</b>	9,000 per bay per month
<b>Parking ratio</b>	1.5 bays for every 1,000 sq.ft leased
<b>Occupation</b>	Immediately
<b>Backup Power</b>	Back up generator
<b>Back Water Supply</b>	Ample water storage

All rentals / prices quoted exclude V.A.T. E & O A

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**DISCLAIMER:**

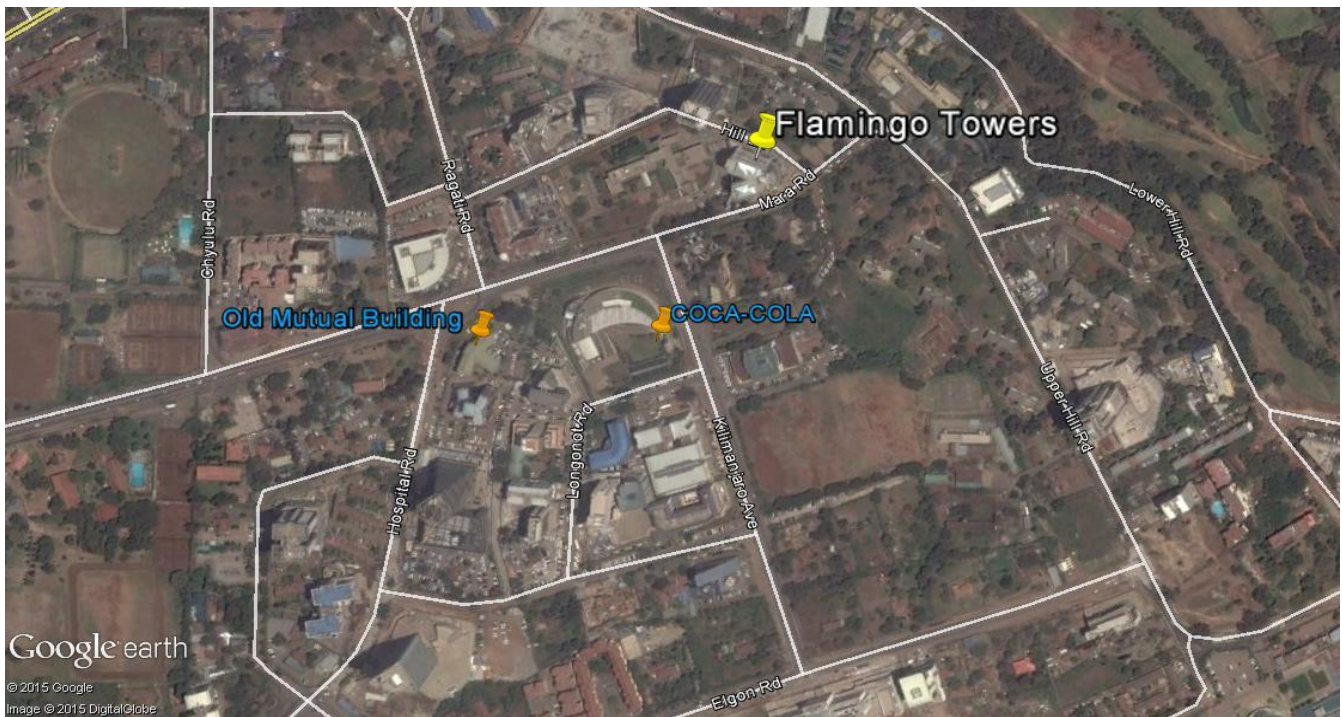
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Space being offered is in a shell and core state.

The building's amenities and facilities include:

- 24 hour security with CCTV surveillance
- Modern Vehicular Elevator
- Computerized Access Control Systems
- Modern computerized Building Management System
- Connected to a fast Fibre Optic Cable for high internet speeds
- Secure parking spaces
- High-speed elevators with programmed control
- Ample water storage
- Power back-up complete with a voltage stabilizer unit for steady & reliable power supply
- Automatic fire detectors & sprinklers
- Functional flexibility via adaptable office infrastructure, interior systems & furnishing
- On site management company

Location Map



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