



## Prime Commercial Space for Rent in Oranjestad – High Traffic & Spacious!

\$ 3,090 / AWG 5,500

### John G. Emanstraat 2,4,6,8, Oranjestad

This **700m<sup>2</sup> commercial building** in the heart of Oranjestad offers **high visibility and excellent foot traffic**, making it a perfect opportunity for businesses looking to establish or expand their presence in a prime location.

The space is **divided into multiple sections**, but thanks to its **flexible layout**, most partitions—made of sheetrock rather than concrete—can be modified to fit your business needs. Whether you need an open-concept showroom, private offices, or a combination of both, this space can be customized to your exact requirements. The space is currently in the process of being emptied, so you will receive an empty and cleaned-up space. Please look at the last two photos; you will see the floor plans of the first and second floors.

Additionally, the property features a **spacious second floor** and a **rooftop terrace**, offering even more potential for office space, storage, or a unique customer experience.

One of its biggest advantages is the **300m<sup>2</sup> private parking area**, accommodating **up to 14 vehicles**—a rare and highly valuable asset in downtown Oranjestad!

Don't miss out on this exceptional opportunity. Contact us today for more information or to schedule a viewing!

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<b>Contract:</b>	For rent
<b>Type:</b>	Commercial
<b>Area:</b>	Oranjestad
<b>Bedrooms:</b>	0
<b>Bathrooms:</b>	5
<b>Pool:</b>	No
<b>Lot size:</b>	0 m <sup>2</sup>
<b>Build up area:</b>	700 m <sup>2</sup>