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

\$ 3,090 / AWG 5,500

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

This **700m² 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 **300m² 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!

Nizar Perret-Gentil, +297 6991119 or Nizar@MPGAruba.com

Contract:	For rent
Type:	Commercial
Area:	Oranjestad
Bedrooms:	0
Bathrooms:	5
Pool:	No
Lot size:	0 m ² 0 ft ²
Build up area:	700 m ² 7,535 ft ²