



141 Front Street

HAMILTON'S
INTERNATIONAL
LANDMARK



141 Front Street is Bermuda's first and only 10-storey property of class A office space, conveniently located at the entrance of the City of Hamilton.

ELEVATED PANORAMIC VIEWS OF THE HARBOUR

A striking property and one of the city's most architecturally renowned and significant office buildings. A contemporary Bermuda icon for an international professional community.

Boasting stunning, panoramic views of Hamilton Harbour, the City, and the surrounding Parishes – 141 Front Street is an elevated professional environment and modern perspective of Bermuda and its global role.



OFFICE SPACE SPECIFICATION

Landmark property

Prime Hamilton
Harbour location

Ten floors

Impressive lobby
and public spaces

Sustainable focused
design/ environment

Floor to ceiling solar
controlled glass

Exceptional
restaurant

State of the art
fitness studio

Two double
elevator banks

Hotel style
washroom facilities
with showers

Car and bike parking

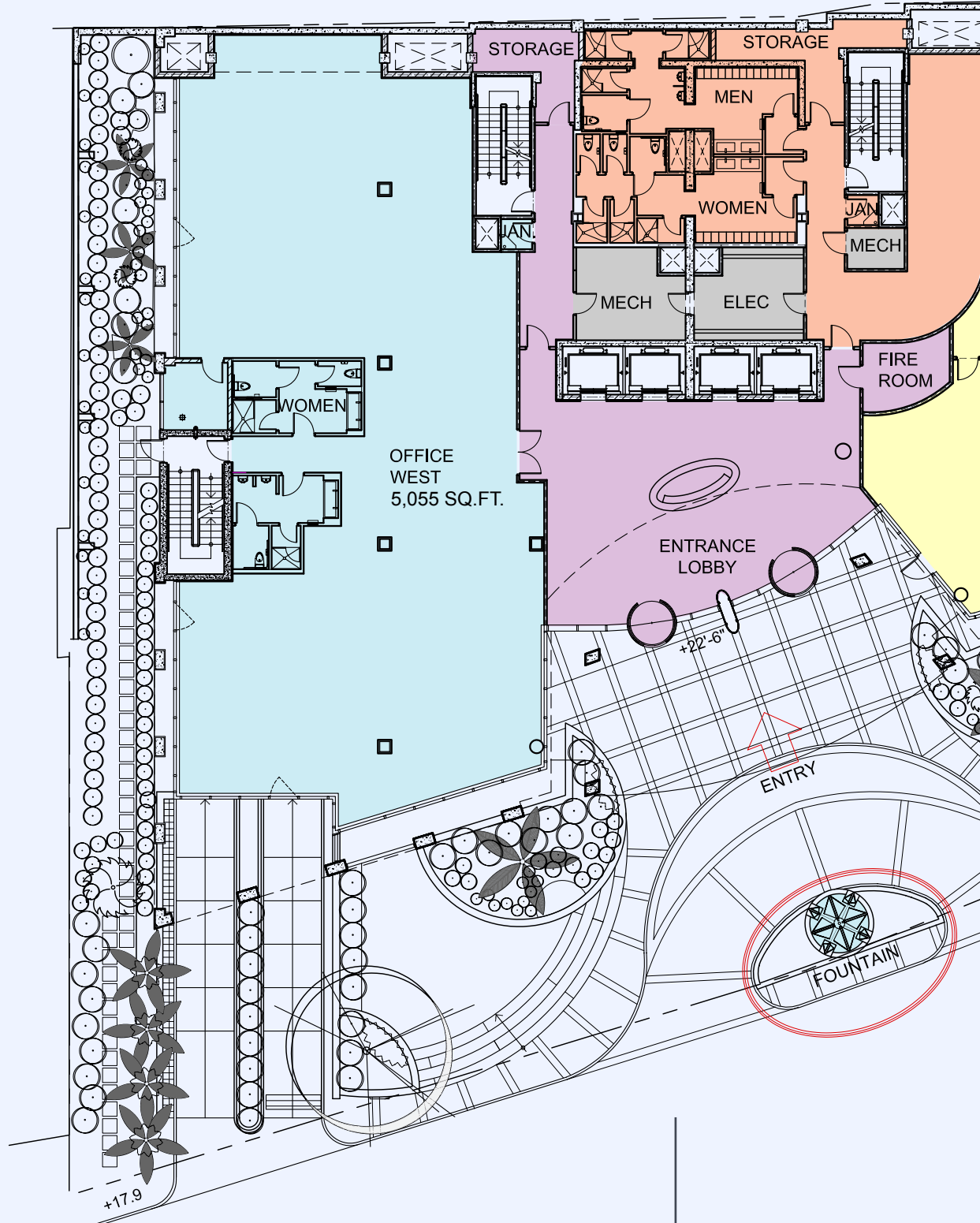
Generators with full
power redundancy

CCTV and security
/ surveillance



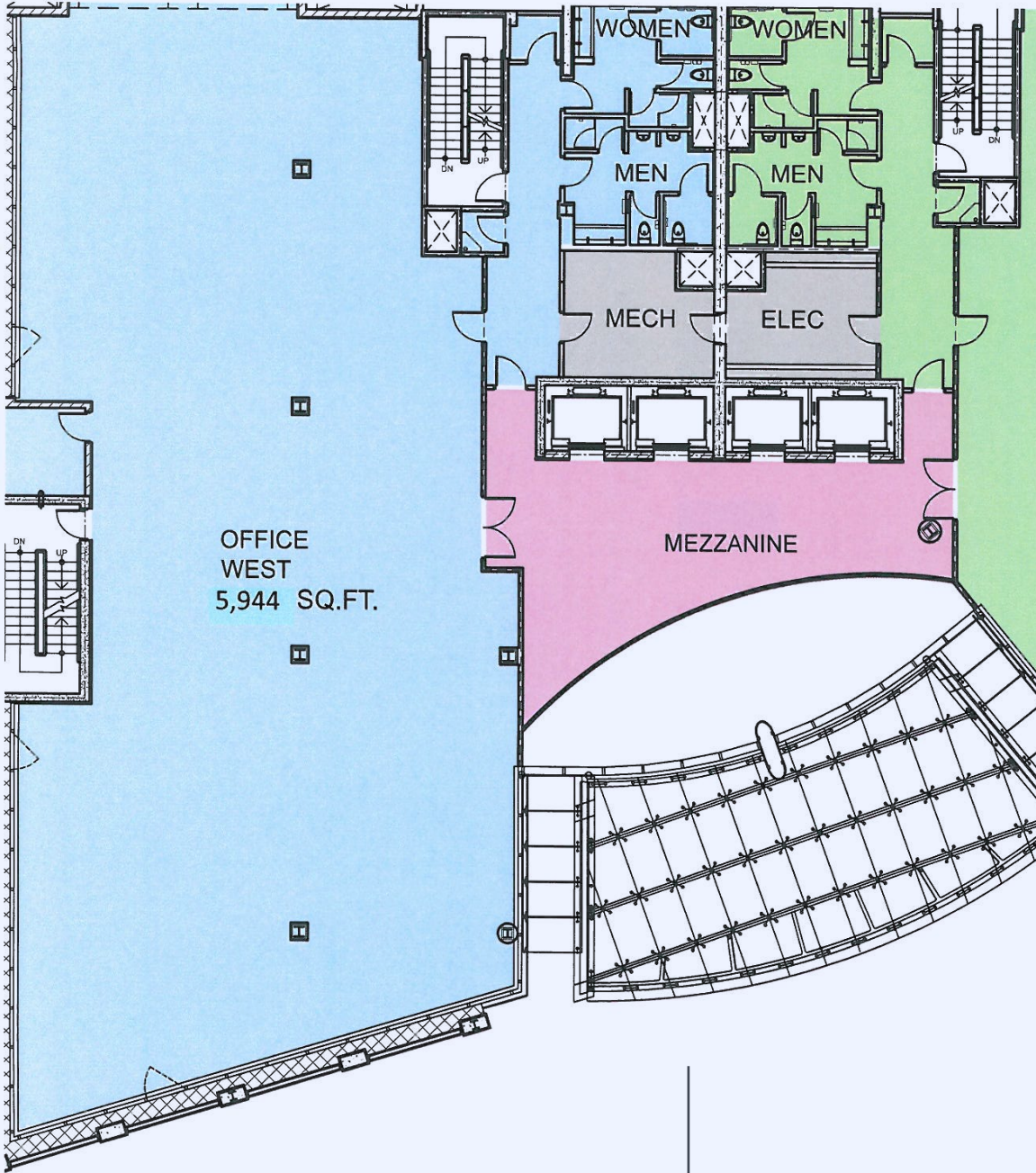
GROUND FLOOR WEST

5,055 sq. ft. of rentable square office space.



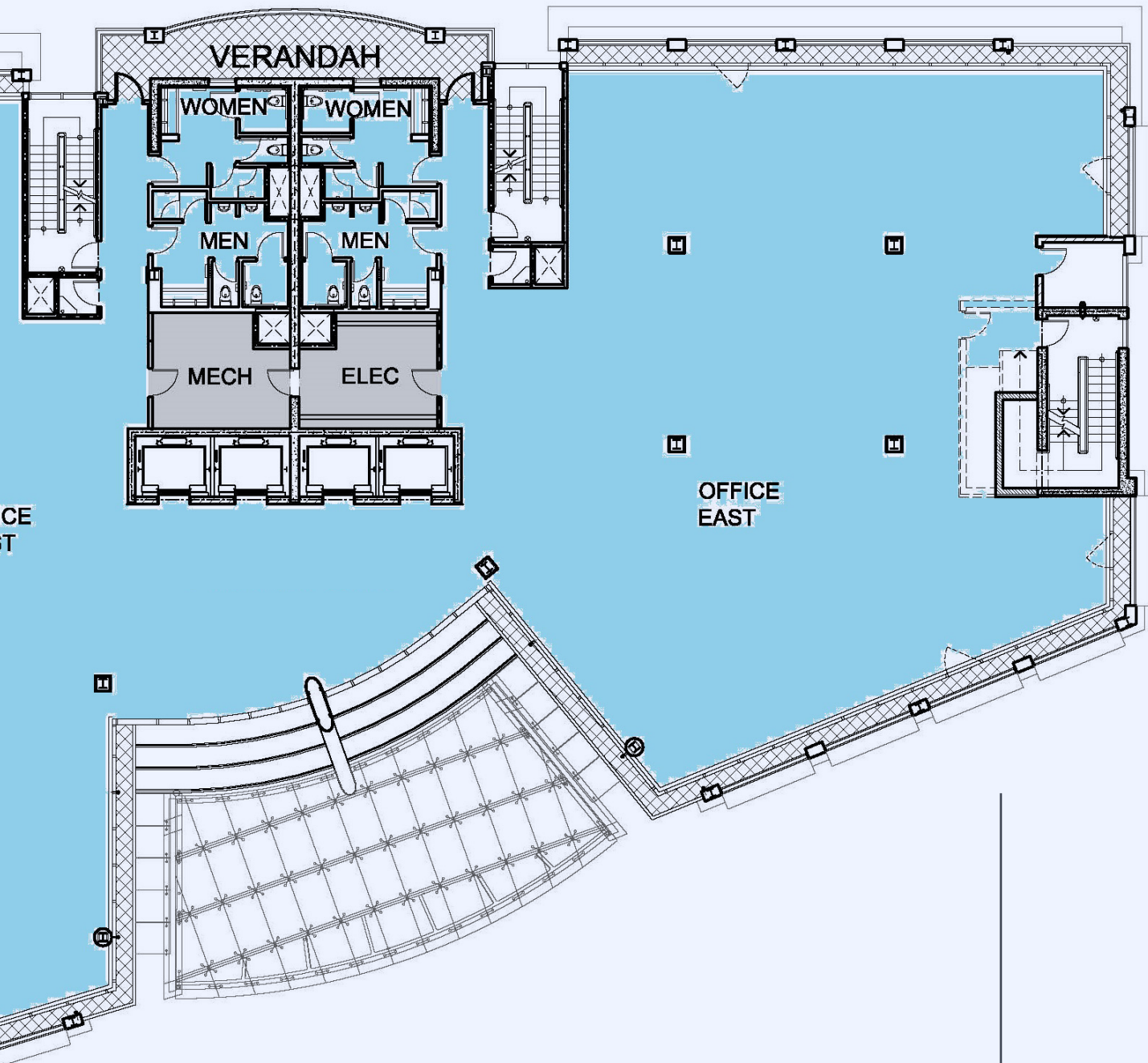
2ND FLOOR WEST

5,944 sq. ft. of
rentable square
office space.



6TH FLOOR EAST

5,601 sq. ft. of
rentable square
office space.



141 Front Street benefits from exceptional facilities including secure parking, gym and wellbeing spaces and a thriving first floor restaurant.

GYM

Our members-only gym, limited to 141 tenants, is equipped with top-of-the-line equipment, a Yoga/Pilates room and showers and lockers.

\$120 a month membership fee



EXCEPTIONAL FACILITIES



PARKING

We have two levels of onsite underground parking for both cars and motorcycles.

Each ½ floor rented is entitled to three (3) car and six (6) motorcycle bays.

Available for a fee of \$2,400 per annum for cars and \$600 per annum for motorcycles.

Additional parking is available in our parking lot on Victoria Street and in a Corporation of Hamilton paid parking lot directly behind the building at Spurling Hill.



TASTE

A casual local bistro and bar offering an elevated all-day menu centred on fresh, locally sourced, seasonal ingredients.

Taste is an open, inviting, and stylish atmosphere for everyone - whatever the occasion, the professional team comes together to offer you convivial dining at its finest.





ENERGY EFFICIENCY

Double glazed solar controlled glass keeps interiors cool and reduces glare and noise pollution, energy conserving lamps, LED and low wattage metal halide light sources are used throughout the system.

Our air conditioning system is water cooled using sea water and waterless urinals save up to a gallon of water per flush.

The building has also been designed to be powered by renewable energies, such as photovoltaic solar panels and wind turbines, in the future.

SAFETY & SECURITY

The safety of our tenants is of paramount importance. CCTV camera surveillance is operating in all of the common areas including the parking area.

The building runs Lenel security card access system, and uses a state of the art fire safety system with a PA system which gives directions in the event of a fire.

The building benefitted from the Alan G. Davenport Wind Engineering Group wind tunnel test at the Boundary Layer Wind Tunnel Laboratory at the University of Western Ontario, ensuring the structure and glass pressure points will withstand hurricane force winds.



CORPORATE NEIGHBOURS

Aspen

Circle

Everest

Liberty Speciality Markets

L&F Indemnity

Lockton RE

Kryger Capital

Markel CatCo

Mosaic Insurance

MS Amlin

Phoenix Management Services

With over 60 years of experience in the market, Swan Group is one of Bermuda's most prominent and established commercial landlords, now owning and managing a substantial portfolio of commercial office buildings across Hamilton.

For further details and immediate viewing opportunities, please contact info@swangroup.bm



swangroup.bm