

# For Sale

## The finest office properties in the market.

- Four historic buildings prominently located, totaling 20,000 +/- sq. ft. on 2.06 acres.
- Offered as a package, for investors or corporate occupier.

**Christiansted,  
St. Croix  
US Virgin Islands**

**James de Winter**

Vice President - Caribbean  
+1 917 882 8632  
[james.dewinter@am.jll.com](mailto:james.dewinter@am.jll.com)







## US Virgin Islands

- St. Croix is the largest of the USVI islands (land area 82 sq miles / twenty-two miles long x six miles at its widest) and presents a historic and culturally diverse destination. Found in it's two primary towns, Christiansted and Frederiksted, are 18<sup>th</sup> century buildings of Danish influence.
- The USVI offer several attractive investment and tax advantage programs aimed at establishing a business, attracting investment in the islands, and new development opportunities. These include:

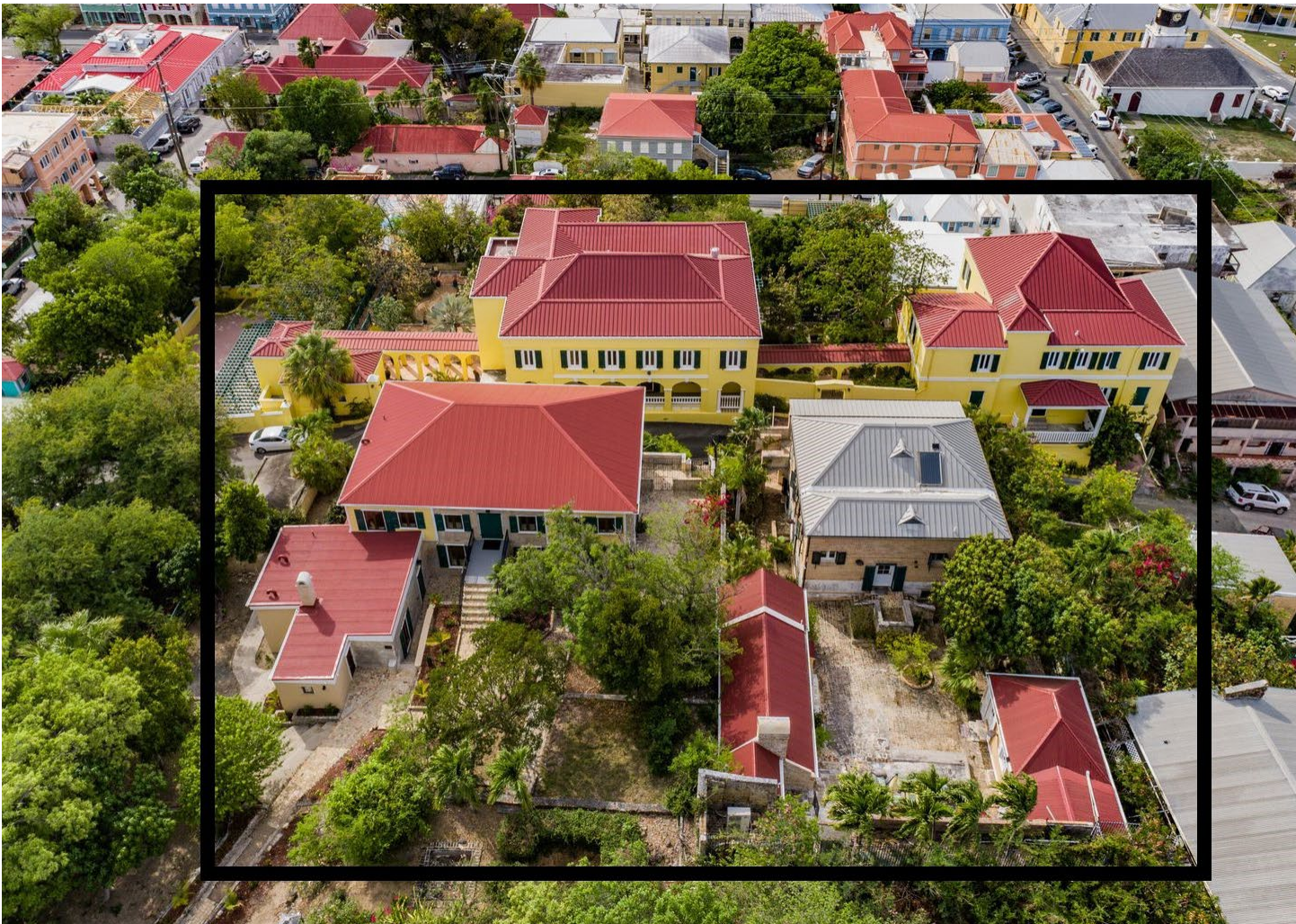
The Economic Development Commission (EDC) offers a unique and attractive tax incentive program for companies located in the USVI. <https://www.usvieda.org/incentives/edc-program>  
Benefits include –

- 90% reduction in corporate income tax
- 90% reduction in personal income tax
- 100% exemption on gross receipt tax
- 100% exemption on business property tax
- 100% exemption on excise tax payments
- Reduction in the customs duty from the standard 6% to 1%
- Tax reduction on royalty income from software developed in the USVI and sold to non-US customers

Like-Kind Exchange, 1031 Exchange, and Starker Exchange tax-deferred property exchanges under Internal Revenue Code Section 1031. The USVI is considered a US Property for Like-Kind 1031 exchanges.











## 58 Hill Street

**58 Hill Street** is a three-story office building with commanding views of Christiansted town and the harbor.

Approx. 8,100 interior sq. ft.

Large reception room, 12 bullpen style desks and seven private offices, six bathrooms, server room, kitchen and kitchenettes, multiple storage rooms and an elevator servicing all three floors.

Two gated and separate parking areas, generator and large fuel tank, manicured gardens surround the building.







## East Building

Connected to 58 Hill street is “**East Building**” also a three-story building with approx. 5,100 interior sq. ft. Four offices, four bathrooms, a large conference room with seating for 14, pantry, elevator and private parking.







## 2 Hill Street

Directly across the street, **2 Hill Street** has a 2,500 +/- sq. ft. two story main building currently used as residential - two bedrooms, 2 bath upstairs, living room, dining, kitchen and full bath on the main level.

Beautiful arched column covered patios.

In addition, two freestanding one-bedroom cottages surround a common courtyard.



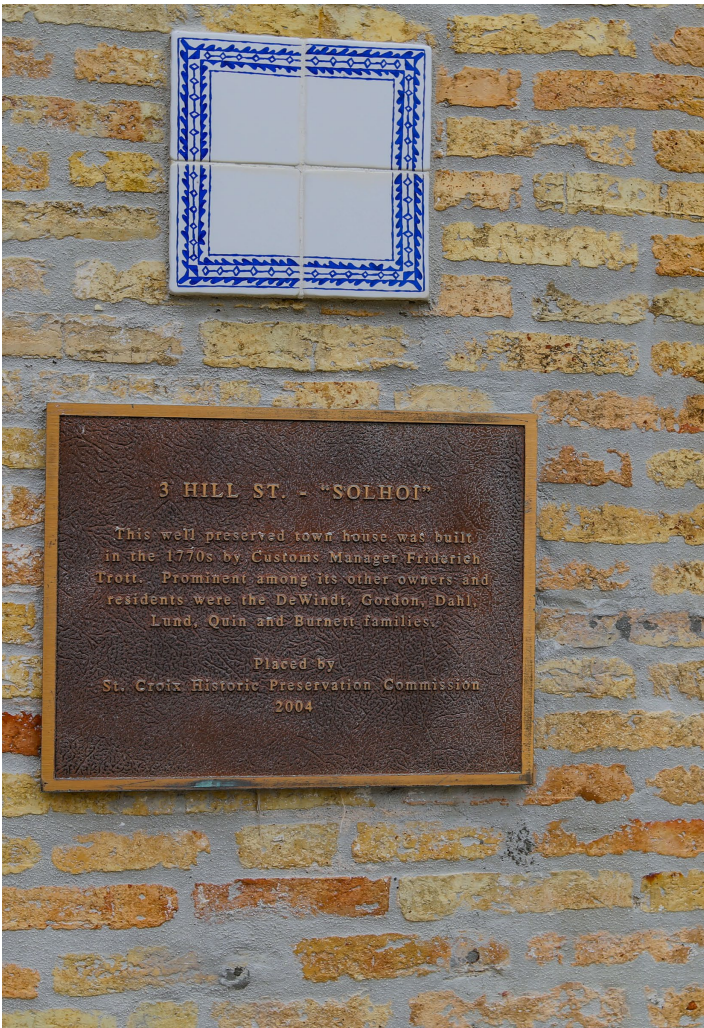


### 3 Hill Street

Next door and connected via a courtyard gate **# 3 Hill Street** is a completely renovated 2 story office building with four private offices, two office/storage rooms, three bathrooms, large open reception, conference room, and bullpen office area. Total interior 3,400 +/- sq. ft.

Private off-street gated parking.





Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

