



# ***NEW ECFH BUILDING GROS ISLET***



**ECFH**

East Caribbean Financial Holding  
BUILDING



East Caribbean Financial Holdings

 **Architects**

IN ASSOCIATION WITH  
INTERLAND ARCHITECTS AND PLANNERS  
P.O. BOX 2147, GROSSELET, ST. LUCIA, WEST INDIES  
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## *About The Property*



- ❖ Located in Massade, Gros Islet, north of the Rodney Bay Marina Dry Dock
- ❖ Lot size is 1.15 acres
- ❖ Total building area is 32,874.00 sq.ft

GROUND FLOOR	11,351.00 SQ.FT.
FIRST FLOOR LEVEL	10,782.40 SQ.FT
SECOND FLOOR LEVEL	10,741.00 SQ.FT.

## *Architectural Design*



- ❖ French Colonial Design, characterized by wide perimeter arches at ground floor level
- ❖ First floor level – perimeter French doors fitted with hurricane shutters and iron balustrades
- ❖ Second floor level – perimeter dormer windows from the mansard type roof
- ❖ The exterior front of the building will be fitted with a ground floor to roof height curtain wall constructed of thermal, impact resistant glass designed to withstand 150mph winds. A White cladding surrounds the curtain wall.

## *Architectural Features*



- ❖ As you enter the building a barrel vault roof with thermal, impact resistant glass skylights to the sides overlook the lobby providing an open feel to the interior of the building.
- ❖ The passenger lift to the front of the building is a scenic lift. The glass curtain wall will allow persons to appreciate the exterior views from within the building.
- ❖ The northern end of the lobby features a full height water fountain in a semi circular shape. Water cascades down the textured wall which will be illuminated by colored lights.
- ❖ The atrium opening at first and second floor levels are fitted with railings providing a view of the lobby, in the direction of the fountain and the view in the direction of the Boat Yard.

## *View*

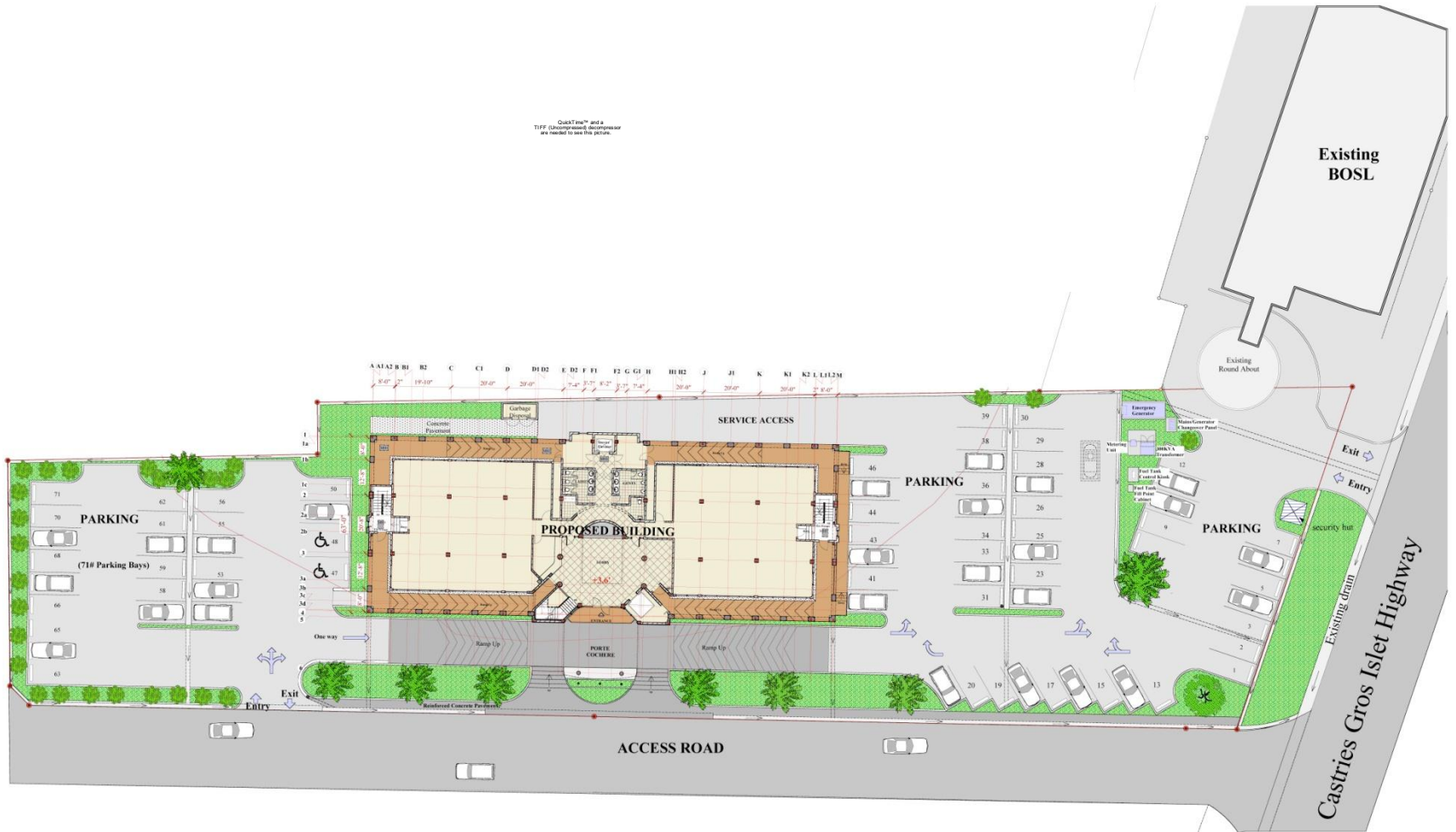


- ❖ The site commands a panoramic view of the Rodney Bay Dry Dock and Pigeon Point land mark from the top floor



# SITE PLAN

QuoT™ and a  
TIFF (Color) need to be used to see this picture.



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TIFF (Color) need to be used to see this picture.

## *Building Access*



- ❖ Vehicular access onto the site is of the access road on the south/western side. A vehicular ramp provides access to the building under a Porte Cochere which provides shelter from the elements.



- ❖ Access into the building is on the southern side under a Porte Cochere through double glass doors which will be fitted with access control devices.



- ❖ Pedestrian access is by way of steps off the southern access road.

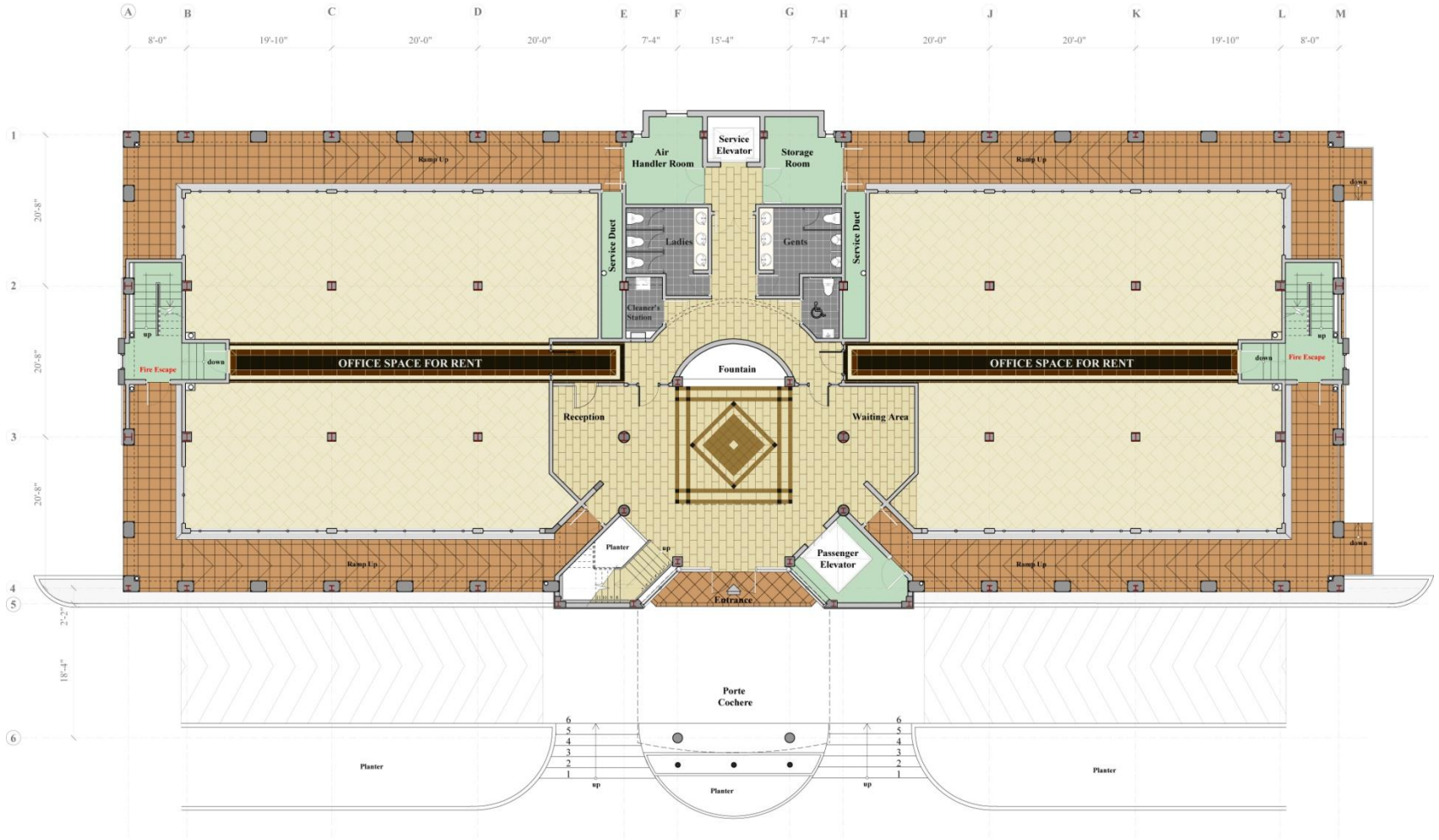
## *Access Cont'd*



- ❖ There are two elevators which serve the building – a passenger lift to front of building and a service lift to the back of the building
- ❖ There are two fire escape staircases one on the eastern side of the building and the other on the western side.
- ❖ There is also an internal access staircase off the front lobby on the right side as you enter. This staircase accesses the two upper floors.

# *TILE LAYOUT*

# GROUND FLOOR TILE LAYOUT



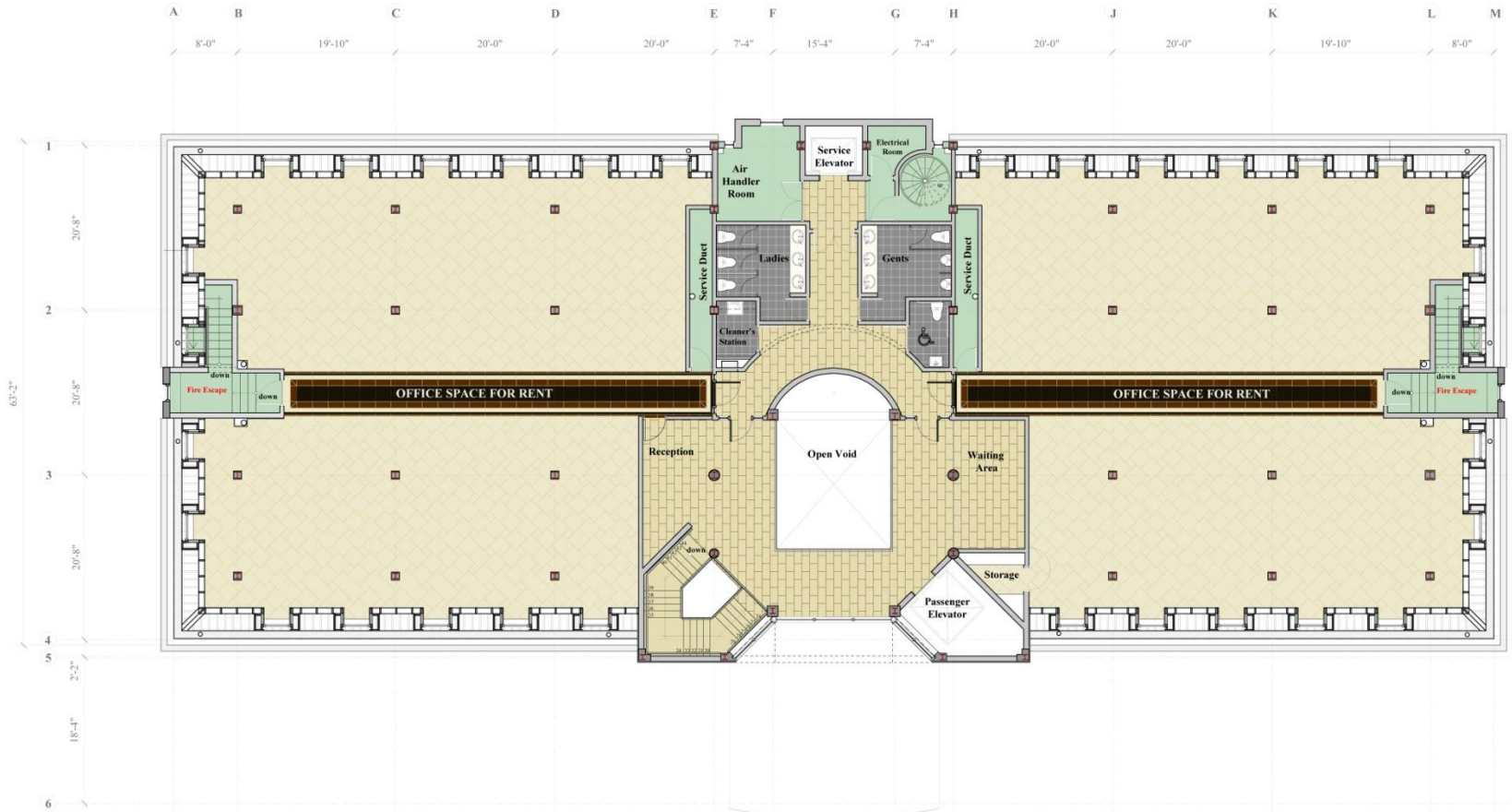
Quadrant™ and a TIFF (uncompressed) decompressor are needed to see this picture.

# FIRST FLOOR TILE LAYOUT



Quadrant™ and a TIFF logo are trademarks of Quadrant and are marked to see this picture.

# SECOND FLOOR TILE LAYOUT



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## *General Facilities*



❖ **Parking** - Parking is available on the eastern, western and southern sides of the lot. There are 71 spaces in total including parking for the physically challenged

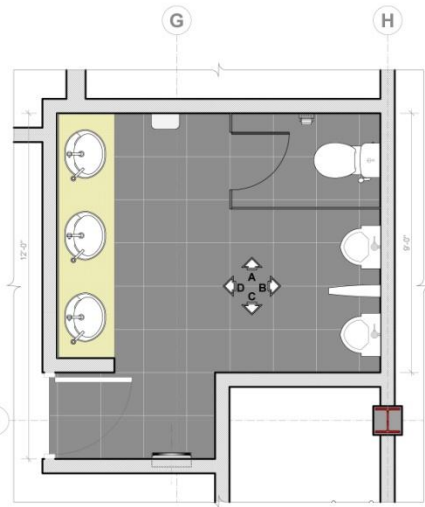


❖ **WC Facilities** - There is male and female WC facilities in the central core to the back of the floor at all floor levels. A separate WC for the physically challenged is also provided at all floor levels.

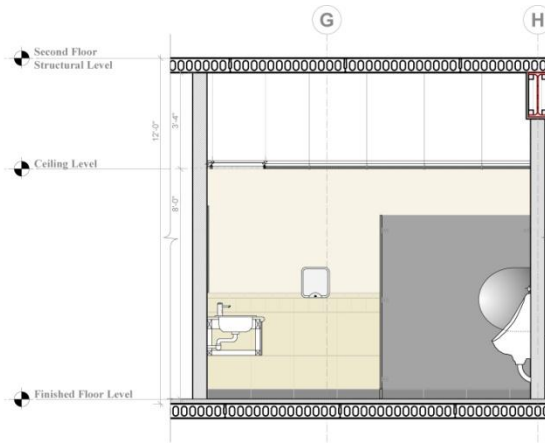


# *WASH ROOM LAYOUTS*

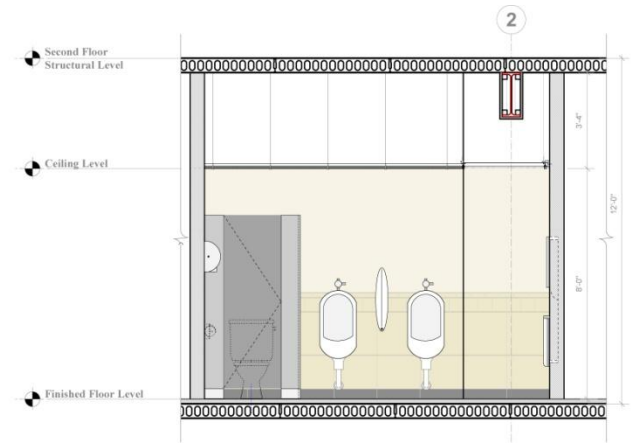
# GENTS WASH ROOM LAYOUT



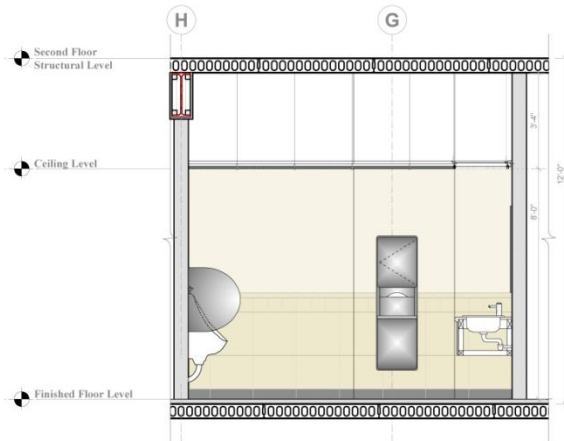
FLOOR PLAN



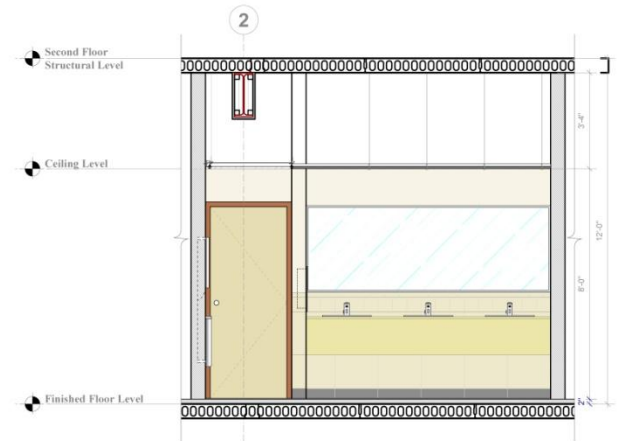
ELEVATION A



ELEVATION B



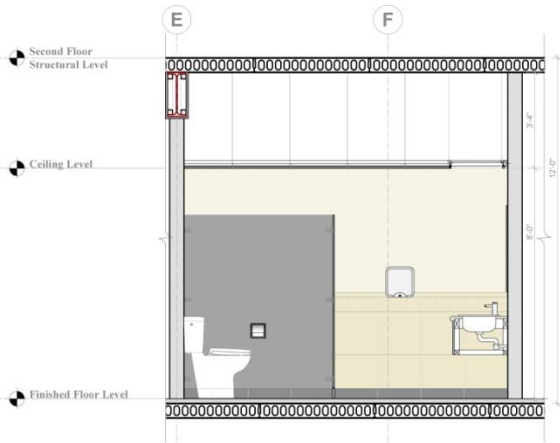
ELEVATION C



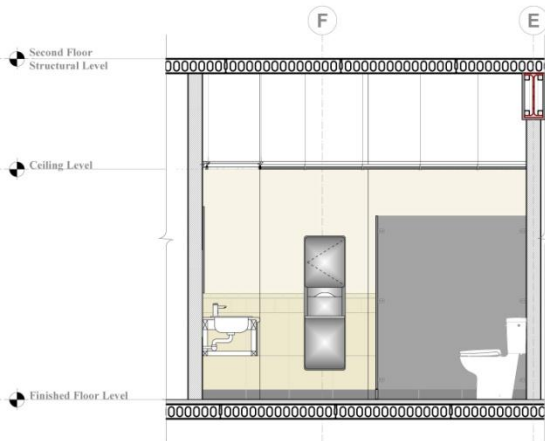
ELEVATION D

QuoForm™ and a TIFF (uncompressed) decompressor are needed to see this picture.

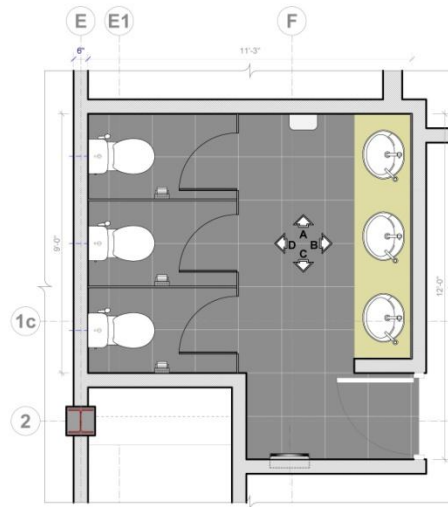
# LADIES WASH ROOM LAYOUT



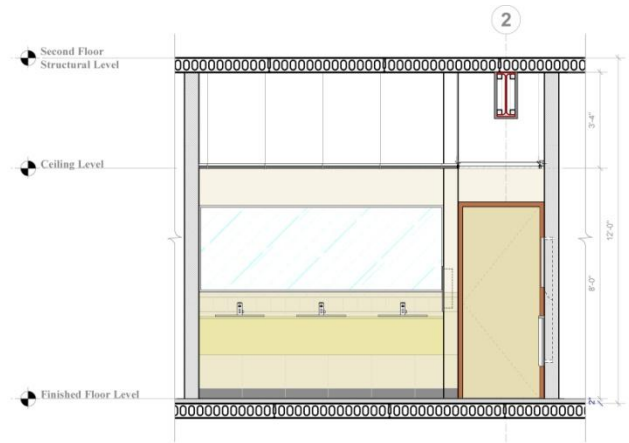
ELEVATION A



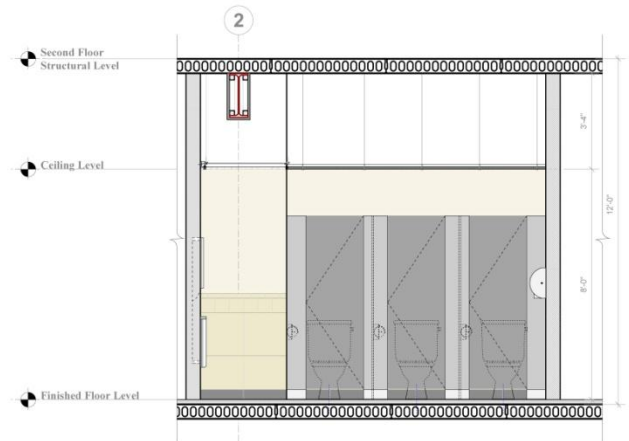
ELEVATION C



FLOOR PLAN

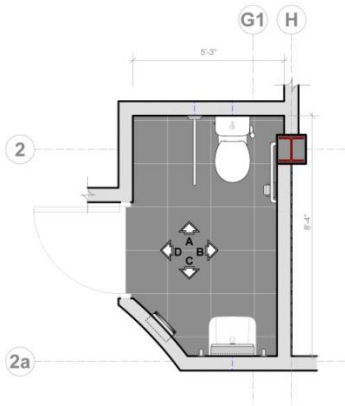


ELEVATION B

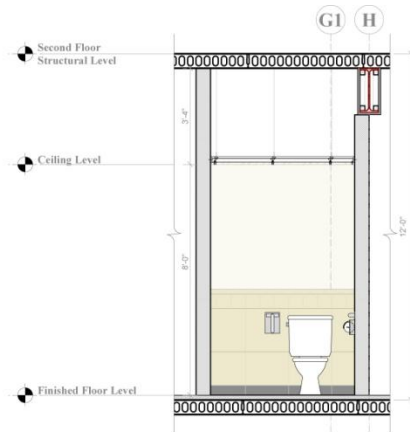


ELEVATION D

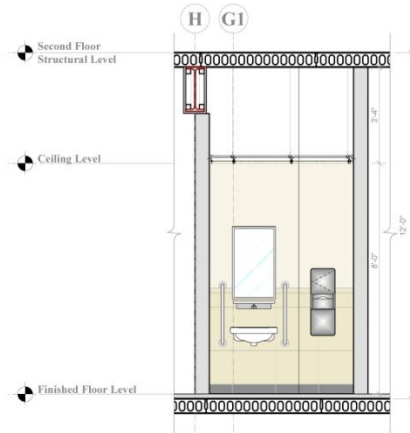
# HANDICAP WASH ROOM LAYOUT



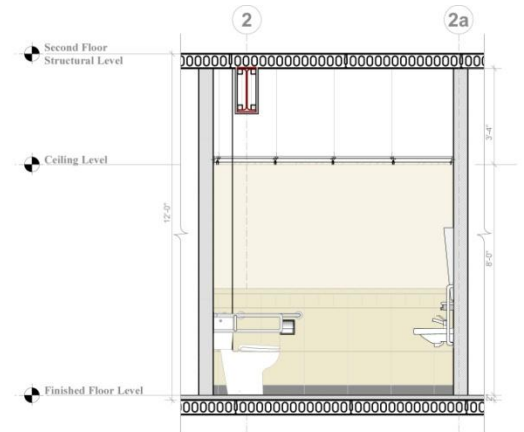
**FLOOR PLAN**  
SCALE : 1/2" = 1'-0"



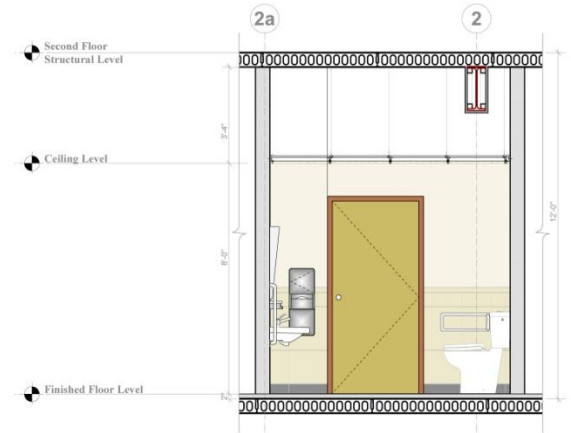
**ELEVATION A**  
SCALE : 1/2" = 1'-0"



**ELEVATION C**  
SCALE : 1/2" = 1'-0"



**ELEVATION B**  
SCALE : 1/2" = 1'-0"



**ELEVATION D**  
SCALE : 1/2" = 1'-0"

Quadrant™ and a TIFF (uncompressed) decompressor are needed to see this picture.

## *Other Provisions*



- ❖ **Electrical Provisions** - Ceiling lighting will be provided as well as perimeter outlets for data/voice and electrical supply. A back up generator will also be provided.
- ❖ **Air Conditioning** - Central Air conditioning will be provided to the general floor space.

# *Rentable Space*



❖ **Space available for rent:**

Ground Floor	4,900sq.ft.
2 <sup>nd</sup> floor	6,500 sq.ft.

## *Tenant obligations*



❖ Flooring in rental space will be at the choice of and responsibility of the tenant



❖ Partitioning, interior walls or paneling and furniture outfitting is the responsibility of the tenant



❖ Lease agreement for the duration of three years to be signed

❖ Rental fee plus utility charges inclusive of electricity, water and telephone (each tenant space will be metered separately)



## **For further information or site visits contact:**

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