Buckingham Square, 720 West Bay Road, Cayman Islands
+1 345 623 1111
info@irg.ky
www.irgcayman.com

WHITEHALL HOUSE - PRIME COMMERCIAL BUILDING

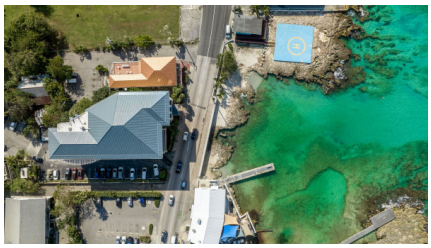
George Town Central, George Town, Cayman Islands

MLS#: 417319

US$17,500,000













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Jeremy Hurst
jeremy@irg.ky



Andrew Gilbert MRICS
andrew@irg.ky

Presenting a rare opportunity to own Whitehall House, a prime income-producing office building on the waterfront in George Town, Grand Cayman. Situated in on of the world's leading financial centres, the Cayman Islands provide a highly sought after tax-neutral and business-friendly environment. Benefit from a tax efficient investment, not only offering a strong financial return but also the opportunity to own a truly outstanding recording studio on its 4th floor. Additional benefits include the potential to take advantage of the Cayman Islands' innovative Permanent Residence by Investment program. Whitehall House overlooks the picturesque Caribbean shoreline just north of Grand Cayman's capital. Comprising 4 floors, the building offers a main lobby, private garage and undercover parking on the Ground Floor, various suites of fully leased offices on the 2nd and 3rd Floors, and on the 4th Floor a world-class recording studio, with spectacular penthouse facilities and views to match. Ironshore Studios on the 4th Floor shines as an oasis for artistic and creative excellence. This state-of-the-art music and sound production facility offers a unique blend of technical perfection and sophisticated design, while exuding tropical allure from the inspirational Caribbean views. The exceptional space provides an unrivalled setting for any music artist, producer, or manager. The 4th Floor space is truly stunning. Carefully designed to make the most of the unparalleled views and natural beauty, Ironshore Studios will impress even the most sophisticated sound industry professional. The facility is equipped with a world class control room (with SSL Duality 72-channel console), two live rooms, and vocal suite. No expense has been spared in the pursuit of perfection and the ultimate recording environment. However, the space extends significantly beyond the recording infrastructure, to include a bar and lounge, catering kitchen, conference room, executive offices, and ensuite bedroom, most of which enjoy light and airy ocean views. The studio is interconnected by state-of-the-art audio-visual systems, protected by a two stage UPS power backup. This floor was completely refurbished in 2023, to include reinforcement of the building substructure and the intricate acoustic design isolates the studio from external sound. The studio is housed within one of the best maintained office buildings in the Cayman Islands and is offered as part of the overall Whitehall House investment package. The building is managed by regional property experts BCQS, who are an anchor tenant, alongside other well-respected financial industry, and professional tenants. The successful purchaser will likely benefit from the excellent appreciation currently experienced in the growing and resilient Cayman Islands real estate market. There are no capital or property taxes other than the initial, on-off "stamp duty" payment to the Cayman Islands Government due at closing. Constructed in 1997, Whitehall House, comprises approximately 26,888 square feet of gross internal area on a 0.82-acre site. Safely situated at around 8 feet above sea level, the site is zoned for general commercial use. The property is constructed with reinforced concrete foundations and walls, poured concrete floors, storm-rated windows, and benefits from a recently installed, engineered standing seam roof. The building was recently painted. The building enjoys 114 linear feet of sea frontage, protecting the uninterrupted sea views from the building into perpetuity. Noteworthy other features include an engineered seawall, a backup generator, sprinkler system and an on-site sewage treatment system, all designed to a high degree of storm resiliency. There is an extensive parking lot with 56 designated parking spaces, in addition to the owner's enclosed, private 8-car garage in the ground floor with direct access to the elevators. Qualified buyers are encouraged to request an information prospectus.

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Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	**Current**	**417319**	**Commercial**

Key Details

Block & Parcel	Acreage	Year Built
13EH,192	**0.8200**	**1997**

Additional Fields

Lot Size	Views	Foundation	Zoning
0.82	**Water View**	**Slab**	**Commercial**

Permanent Fixtures	Occupant	Construction	Class
Elevator, generator and all typical Class a Office/Professional space amenities. Fourth floor penthouse fittted as a world-class recording studio.	**Tenant**	**Concrete**	**Existing**

Land Certificate	Frontage Road	Sea Frontage	How Shown
Not Issued	**City Maintained**	**114**	**By Appointment/List**

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