
INFORMATION MEMORANDUM

구의 웰츠타워

서울시 광진구 자양로 116

MAR. 2023



BUILDING INFORMATION

Location | 서울시 광진구 자양로 116

건축 개요

대지면적	975.86py
연면적	10,115.97py
용도	업무시설(오피스텔,사무소), 제1,2종근린생활시설
규모	B5F / 19F(Retail 1F-5F)
세대수	398세대
주차대수	274대
준공년월	2015년 01월



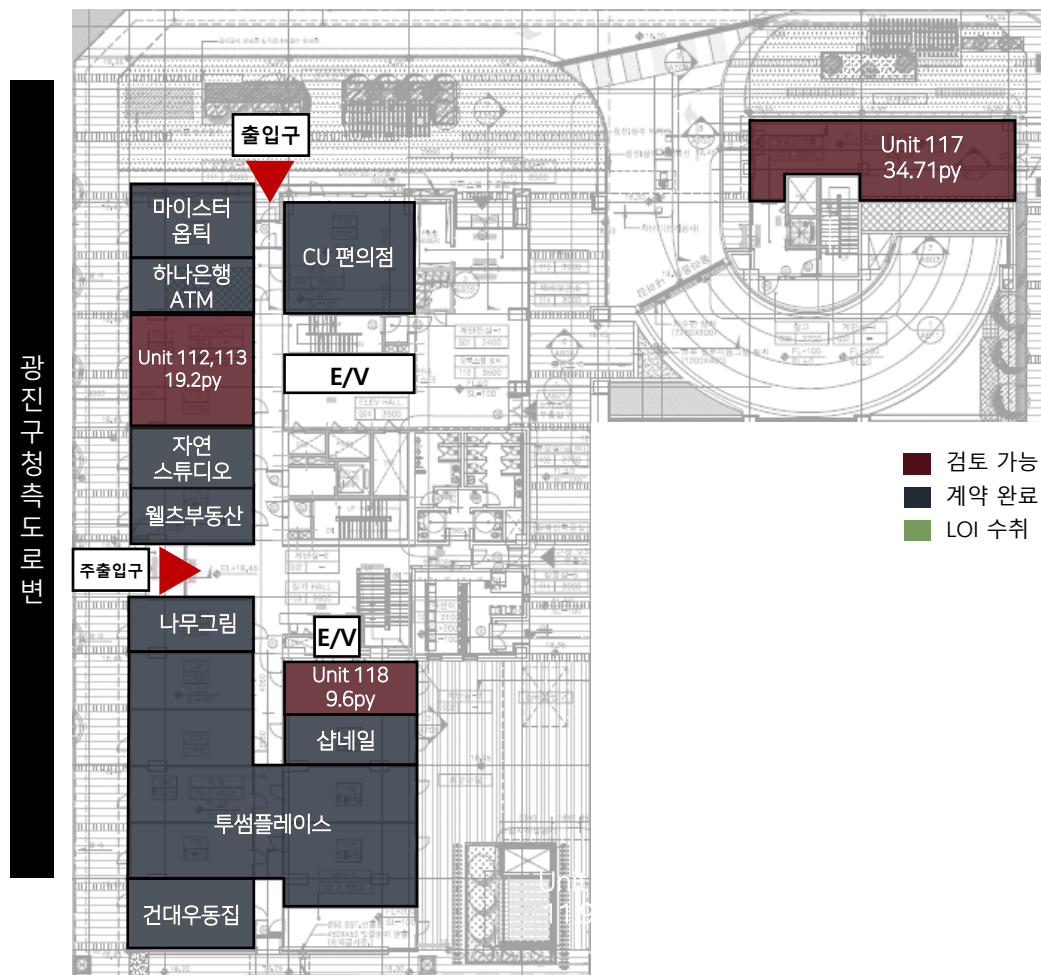
SITE ANALYSIS

Site Info.

- 서울지하철 2호선 구의역 역세권
- 유동인구 월 평균 55,543명
- 직장인/주거지 밀집지역 (서울동부지방검찰청, 서울광진경찰서, 광진구청, 동서울우편집중국, KT수도권강북광역지사 등)

(반경 500m (구의1동) 기준)





- 검토 가능
- 계약 완료
- LOI 수취

(단위: 평, 원)

FL	Unit	전용면적	보증금	임대료	관리비
1층	112, 113	19.2	71,000,000	7,100,000	470,000
1층	117	34.7	70,000,000	7,000,000	850,000
1층	118	9.6	17,000,000	1,700,000	240,000

THANK YOU

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(주)스위트스팟 서울특별시 강남구 테헤란로 507, 12층 | 대표번호 02-6951-0765 | 팩스 02-553-0742