

AMERICO SALAS OFFICE BUILDING
SANTURCE, PUERTO RICO



This four story property is one of the few modern office buildings in Santurce, served by a full power back up generator and with parking on premises. The property is conveniently located on Américo Salas Street which runs parallel between Ponce de León and Fernández Juncos Avenues.

- Access to Las Américas and Baldorioty Expressways, commercial/banking districts, restaurants, shops and prime San Juan residential sectors.
- Steps away from Pavía Hospital and supporting medical facilities.
- Building Size: 9,165 square feet.
- 3:1,000 RSF parking capacity.
- Emergency generator (175 KW) with 100% back-up power.
- 5,000 gallon cistern.
- Security controlled access system.
- One passenger elevator and emergency staircase.
- Handicap accessible / ADA compliant.

Units Available for Sale:

Suites 401-402-403 3,193 USF/4,254 Total Area PH Shell Space

4th floor is comprised of three condominium units with an area of 3,193 s.f. as per deed and a total floor footprint of 4,254 s.f. including hallway, restrooms, elevator lobby and janitor closet.

NOW \$550,000 INCLUDING 6 PARKING STALLS!

OWNER FINANCING AVAILABLE.

INTEREST RATE BELOW PRIME FOR QUALIFIED BUYERS.



FOURTH FLOOR
SHELL SPACE

1420 EDIFICIO
AMÉRICO
SALAS

PLANTA TÍPICA (PISOS 2-4)

