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For lease

City View Plaza
760 to 6,400 SF

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About City View Plaza

City View Plaza (CVP) is the premier Class A+ office building in Puerto Rico, providing an unparalleled office environment in the San Juan Metropolitan Area. The campus consists of two separate office buildings and a spacious parking deck, all enclosed within beautifully landscaped grounds. CVP boasts exceptional security measures, modern infrastructure, generous parking ratios, and a range of amenities, creating a truly enjoyable business environment. Recognized with an ENERGY STAR Certification, CVP ranks among the top office buildings nationwide. It offers valet parking services, ensuring the utmost convenience and safety for its occupants. Additionally, CVP is the only Class A building in the area that provides tenants with dedicated state-of-the-art conference rooms equipped with audio-visual capabilities. The building is served by various fiber optic infrastructure providers, including Aeronet, AT&T, Claro, Columbus Network, WorldNet, and PrepaNet. Moreover, CVP is equipped with advanced technology such as Fiber Optic (CVFO) Infrastructure and a complete fire security system.

CVP prioritizes the safety of its occupants, with 24/7 on-site security personnel, controlled access points, and regular foot and vehicular patrols. Over 135 cameras monitor the building's public areas, ensuring constant surveillance. Another advantage of CVP is its connection to a 38kv power line, providing stable, reliable, and cost-effective



City View Plaza #48, PR-165
Guaynabo PR



Location: [18.416997, -66.108703](#)



760 – 6,400 SF available
of office area



5:1,000 parking ratio



energy rates compared to many other commercial buildings in the San Juan Metropolitan Area. In case of power outages, CVP is equipped with a backup power generator system consisting of three diesel-driven emergency generators, with a total capacity of 2,500 KW. This backup system can supply the full electrical load of the building, including both common areas and tenant spaces.

Amenities

CVP makes tenant satisfaction a priority by offering convenient and secure valet parking, well-appointed conference rooms, serene outdoor seating areas, and a variety of on-site amenities. These amenities include La Hacienda Food Market, Glamour Wine and Perfume Shop, Cachie's Café & Deli, and Giorgio Giorgio Salon, providing a range of goods and services within the building for tenants' convenience and enjoyment.



ENERGY STAR Certified Building



Conference rooms for tenants



Built-In Wi-Fi Service



On-Site Management Office



Outdoor terrace with beautiful landscape



Mixed Recycling Program



Valet Parking



Large parking area



Public transportation



La Hacienda Food Market



Glamour Wine and Perfume Shop



Cachie's Café & Deli



Giorgio Giorgio Salon



24/7 Security

Vacant Spaces

City View Plaza: Tower 1

Suite	Size	Delivery Conditions	Virtual Tour Links
BAR	926 SF	Located in 1 st floor 'As is'	View virtual tour
103	912 SF	Located in 1 st floor 'As is'	View virtual tour
406	760 SF	Located in 4 th floor 'As is'	View virtual tour

City View Plaza: Tower 2

Suite	Size	Delivery Conditions	Virtual Tour Links
1100	1,067 SF	Located in 1 st floor 'As is'	View virtual tour
4010	2,550 SF	Located in 4 th floor 'As is'	View virtual tour
4025	1,700 SF	Located in 4 th floor 'As is'	View virtual tour
5050	6,400 SF	Located in 5 th floor 'As is'	View virtual tour

Stacking Plan

City View Plaza: Tower 1

Floor	Tenants									
8 21,302 SF	3	STE 801 IEM 6,097 SF	STE 802 Business Excellence Consulting 2,621 SF			STE 803 IEM 12,584 SF				
7 22,500 SF	1	STE 700 Marsh Saldana 11,491 SF				STE 702 Marsh Saldana 11,009 SF				
6 21,807 SF	3	STE 600 Procter & Gamble 9,931 SF			STE 640 ENPHASE 7,874 SF			STE 650 Coca Cola Company 4,002 SF		
5 21,487 SF	4	STE 500 Autopistas Metropolitanas 8,183 SF		STE 505 Purple Communications 5,047 SF		STE 510 Trans Union 2,750 SF		STE 515 GFR Services 5,507 SF		
4 21,459 SF	6	STE 401 HealthMap 6,887 SF	STE 406 VACANT 760 SF	STE 407 Defense PR 2,073 SF	STE 412 Millenium 9,622 SF			STE 420 GFR 983 SF	STE 415 Centro Dental 1,134 SF	
3 21,389 SF	8	STE 300 Intercam Banco Int. 3,899 SF	STE 301 Arcadis Caribe 4,530 SF	STE 305 Starr 2,655 SF	STE 310 Software One PR 1,822 SF	STE 315 Kantar 3,200 SF	STE 319 Sunnova 1,902 SF	STE 320 ICF 1,802 SF	STE 321 Centro Dermatológico 1,579 SF	
2 9,504 SF	2	STE 200 Grupo Ferré Rangel 5,032 SF				STE 215 Sol PR 4,472 SF				
1 25,932 SF	7	STE 101 La Hacienda 5,876 SF	STE BAR VACANT 926 SF	STE 103 VACANT 912 SF	STE 107 Microsoft 13,486 SF		STE 115 Sol PR Limited 1,310 SF	STE 116 Nuvasive 1,187 SF	STE 117 Nuvasive 2,235 SF	

City View Plaza: Tower 2

Floor	Tenants										
7 22,391 SF	1	STE 7000 Environmental Protection Agency 22,391 SF									
6 23,084 SF	2	STE 6000 BOLD 16,694 SF					STE 6010 DCMC 6,390 SF				
5 22,498 SF	4	STE 5000 IRS 14,066 SF		STE 5000A IRS 14,066 SF		STE 5010 US Air Force 700 SF	STE 5020 Starr 1,332 SF	STE 5050 VACANT 6,400 SF			
4 22,408 SF	6	STE 4000 US Army 3,205 SF	STE 4010 VACANT 2,550 SF		STE 4020 ICF Incorporated, Inc. 7,500 SF		STE 4025 VACANT 1,700 SF	STE 4030 Custom & Border Protection 7,453 SF	STE 4040 US Army		
3 24,086 SF	1	STE 3000 Custom and Border Protection 24,086 SF									
2 38,442 SF	3	STE 2000A Grupo Ferré Rangel 7,003 SF			STE 2000 IRS 28,184 SF				STE 2010 CV Corp. 3,255 SF		
1 33,200 SF	11	STE 1010 Guaynabo Ambulatory 12,360 RSF	STE 1020 IRS 10,765 SF	STE 1030 Giorgio Giorgio Salon 1,320 SF	STE 1035 Glamour 1,450 SF	STE 1040 Sunnova 1,215 SF	STE 1043 Blue Coriander 1,060 SF	STE 1050 Eclipse Mngmt. 741 SF	STE 1060 San Juan Stretch 665 SF	STE 1115 Eclipse Mngmt. 609 SF	STE 1100 VACANT 1,067 SF

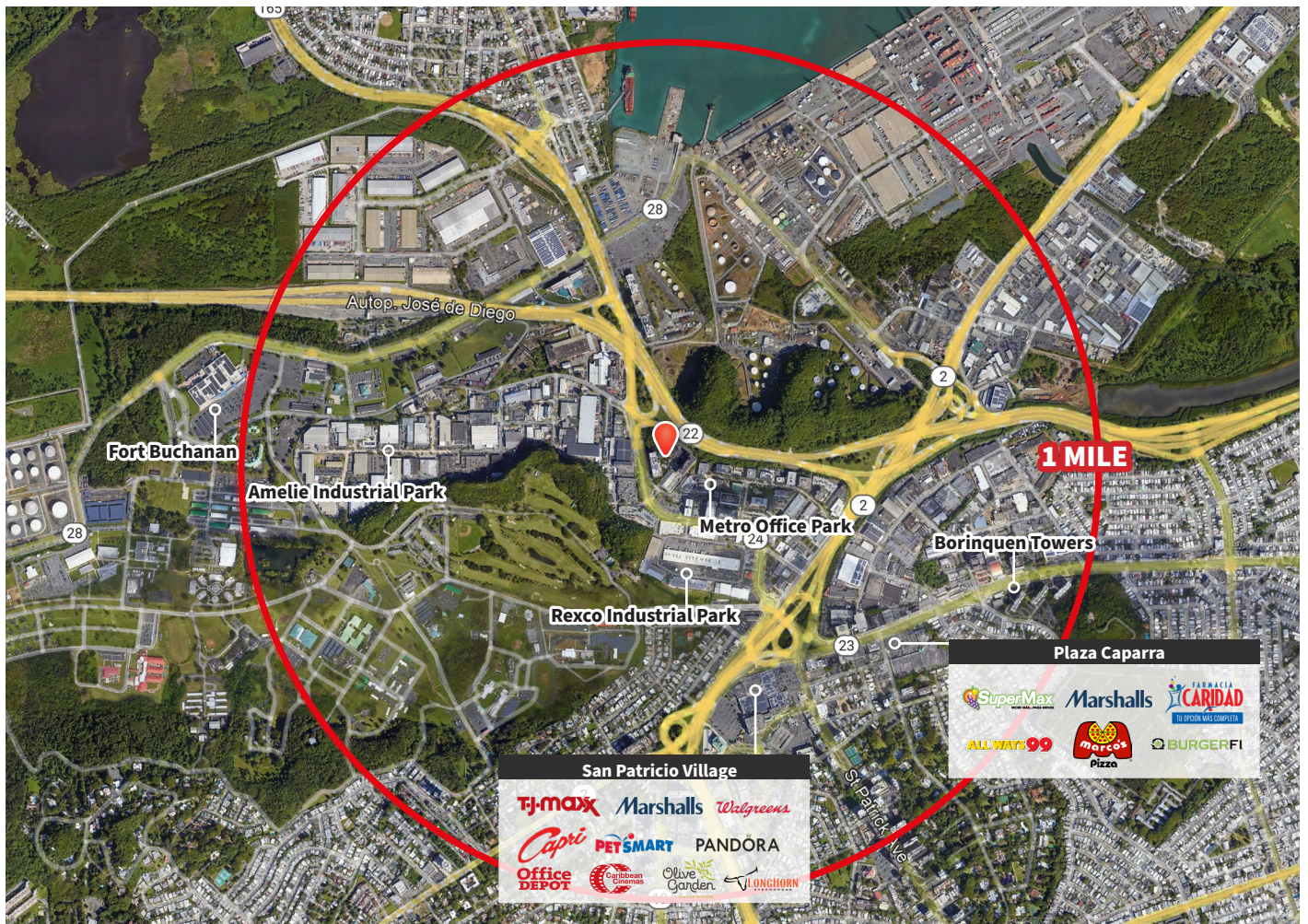
Photo Gallery



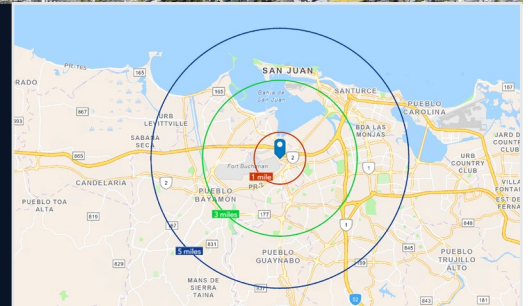
Location highlights

City View Plaza in Guaynabo, Puerto Rico, is strategically located on PR-165 with immediate access to PR-22 and PR-2, making it easy for customers and clients to navigate to and from the property. Additionally, the proximity to retail amenities like San Patricio Village and Plaza Caparra, both within one mile, provides a range of conveniences and offerings for businesses and visitors alike.

Market Aerial



Demographics	1-mile	3-mile	5-mile
Population	9,834	139,206	433,091
Households	4,469	61,108	193,931
Median HH Income	\$41,185	\$26,559	\$26,467



Source: Esri, 2021

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