 **JLL** SEE A BRIGHTER WAY

For lease

City View Plaza
760 to 24,086 SF

property.jll.com/en-pr

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 – 24,086 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	View Gallery Links
101B	926 SF	Located in 1 st floor 'As is'	View virtual tour	Gallery Link
103	912 SF	Located in 1 st floor 'As is'	View virtual tour	Gallery Link
406	760 SF	Located in 4 th floor 'As is'	View virtual tour	Gallery Link
802	2,621 SF	Located in 8 th floor 'As is' Available in 03/01/2024	Soon virtual tour	Soon Gallery

City View Plaza: Tower 2

Suite	Size	Delivery Conditions	Virtual Tour Links	View Gallery Links
3000	24,086 SF	Located in 3 th floor 'As is' Available in 06/30/2024	Soon virtual tour	Soon Gallery
4030	7,453 SF	Located in 4 th floor 'As is' 06/30/2024	Soon virtual tour	Soon Gallery
5050	6,400 SF	Located in 5 th floor 'As is'	View virtual tour	Gallery Link

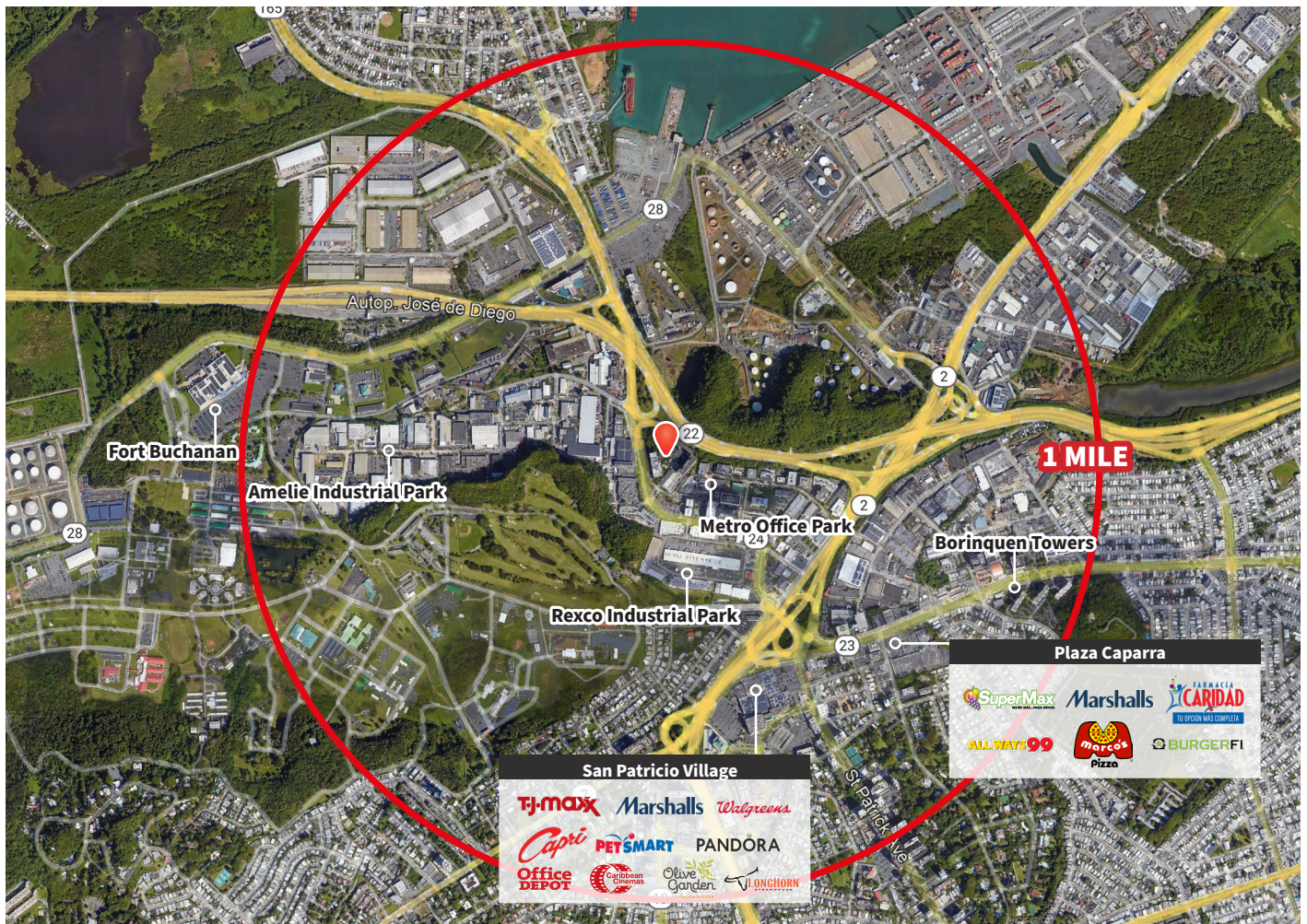
Photo Gallery



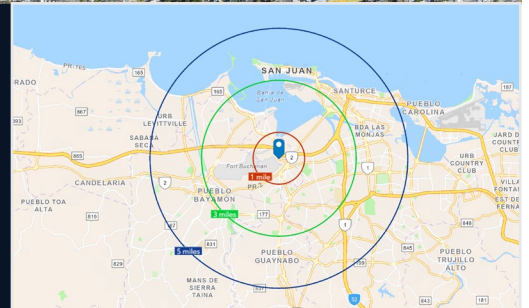
Location highlights

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

Verónica Montalvo
Transaction Advisor

Lic. # C-20794
Puerto Rico
+1 787 600 5314
+1 787 777 5800
veronica.montalvo@jll.com

Vanessa M. Pérez
VP Transaction Advisor

Lic. # V-3273
Puerto Rico
+1 787 239 9738
+1 787 777 5800
vanessam.perez@jll.com

Exclusively listed by:

JLL Puerto Rico Realty & Co., S. En C.
License Number: E-297
+1 787 777 5800
27 González Giusti Street Suite 101,
Guaynabo PR 00968
www.us.jll.com/puerto-rico