

197,954 SF

For Sale

Union Plaza

416 Ponce de León Ave., Hato Rey
San Juan, PR



Diego Sampson
Transaction Advisor

Lic. # C-18627
Puerto Rico & Florida
+1 407 724 1167
+1 787 777 5800
diego.sampson@jll.com

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



Union Plaza

Prime Location

Union Plaza is a value add office building located in the San Juan city area in Hato Rey's "Golden Mile". The building count with 17 floors. Actual GLA is 150,775 SF +/-.

Amenities

- High speed Internet
- Fire control
- Sprinkler systems
- On site surveillance systems
- Emergency generator 370K
- Water cistern 36,000 gallons
- 4 New Elevators

Tenants

Sentinel Financial Group, Sir Speedy, Oficina del Contralor de PR, ATM Group Corp., Baerga & Quintana Law Offices, VL Legal LLC, Comisión de Derechos Civiles, American Civil Liberties Union Foundation, Integrated Services & Productivity Validation, Inc., Innovattel, The Sifre Group, Broadband Antenna, PRWIRELESS, among others.



Location: [18.419747, -66.056741](#)



197,954 SF



71% Occupancy



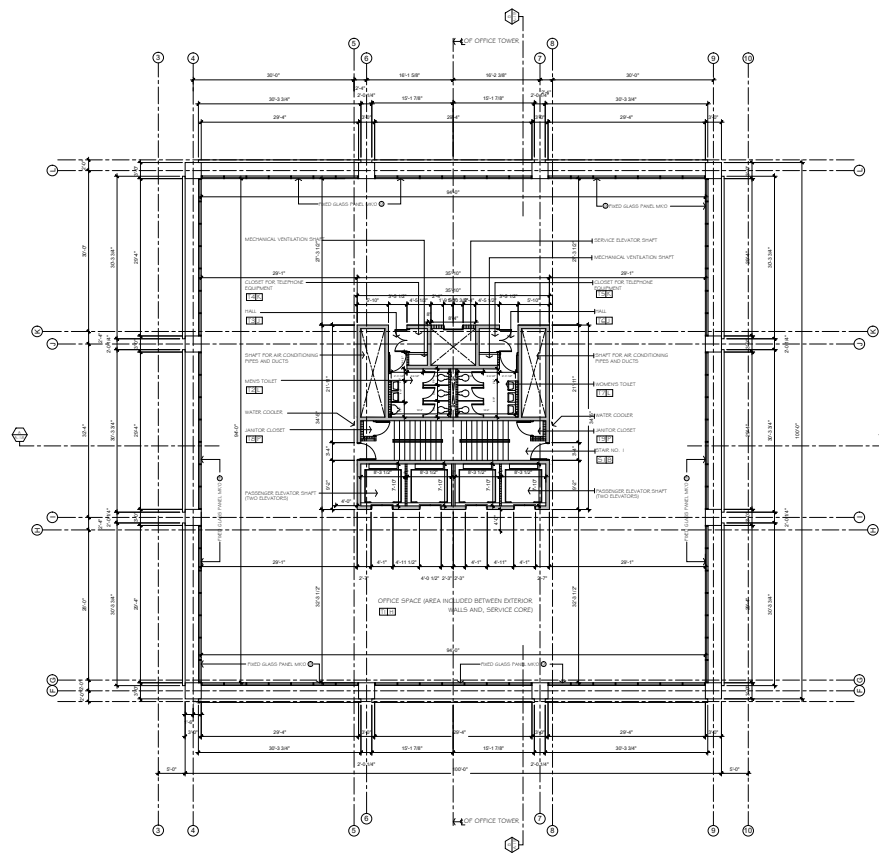
17 floors



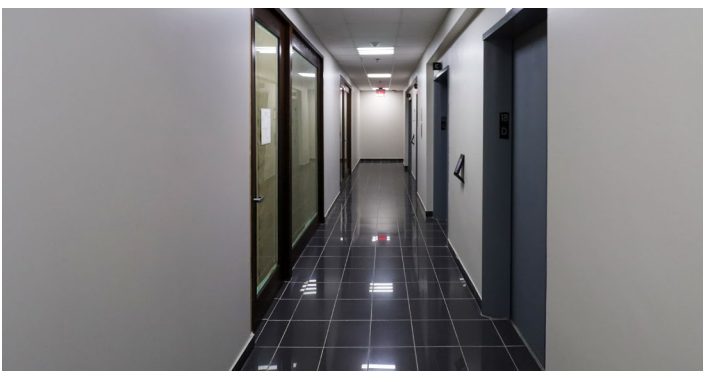
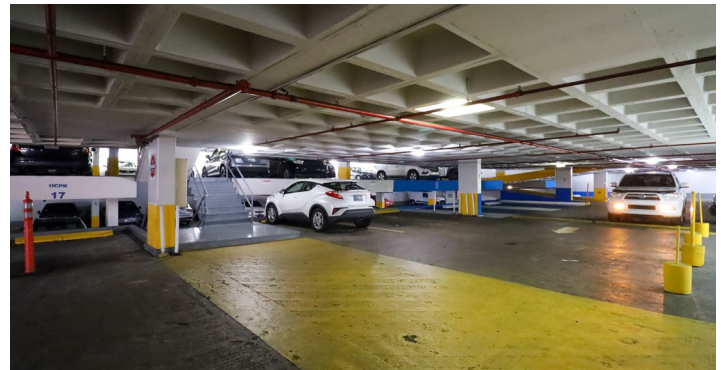
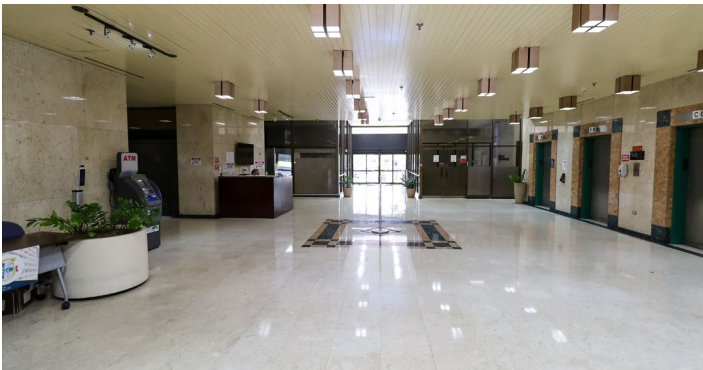
452 parkings



Typical Floor Plan



Gallery





Union Plaza

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Location highlights

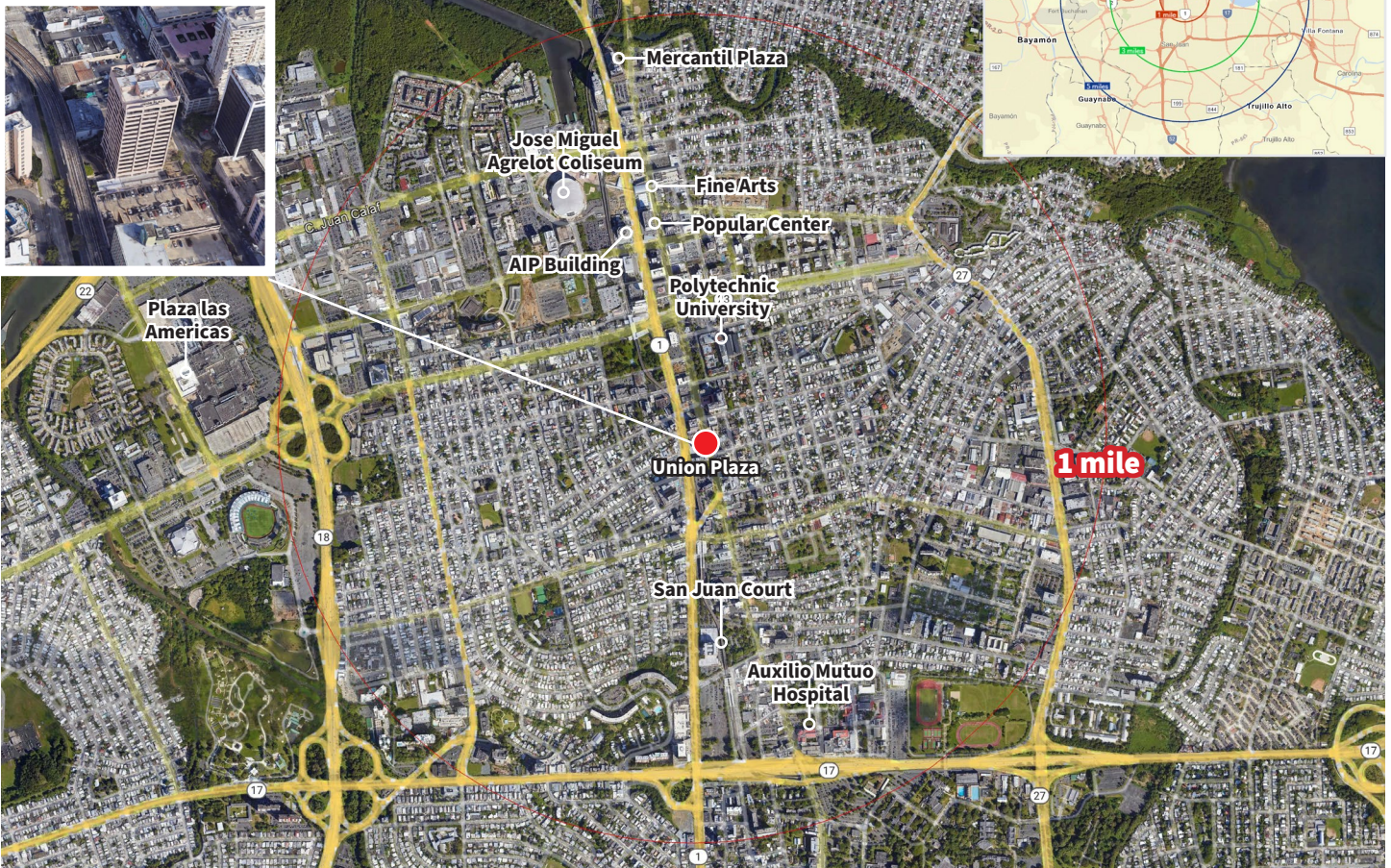
Building located in within an office / commercial Hub in Hato Rey, San Juan. The building benefits from a great location and visibility for being located right on Ponce de León Ave., with a traffic count of 21,064 cars per day. Within 1 mile of restaurants, retailers, hospitals, public services, Jose Miguel Agrelot Coliseum, Plaza Las Americas, among others.

Demographics

	1-mile	3-mile	5-mile
Population	27,125	187,063	386,942
Households	12,302	80,200	159,090
Purchasing Power*	\$20,797	\$21,058	\$23,651

*Per capita

Source: Esri, 2020



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