

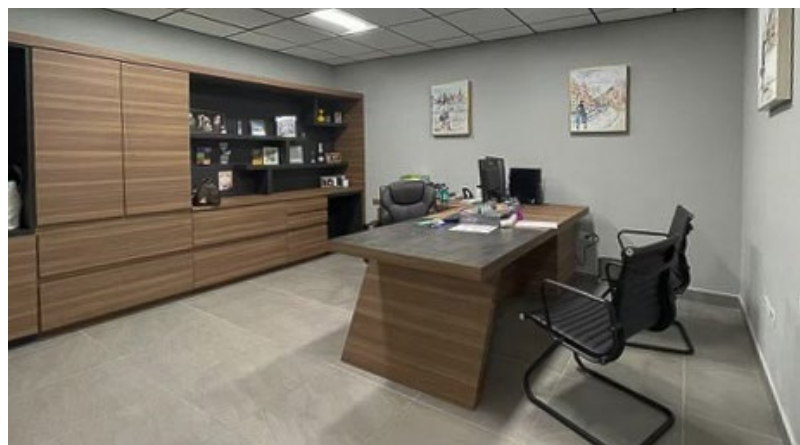


8,761 SF +/-

For Sale

Altamira Center Office Space

#501 Perseo St. Suite A, Altamira Center
Condominium, San Juan PR



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Altamira Center Office Space

Property Description

Investment opportunity to acquire a professional office space with lease until mid 2028. The property is located at #501 Perseo Street in San Juan and neighboring Garden Hills Plaza in Guaynabo. The subject property is divided into two separate units with a total gross building area of 8,761 square feet. The property is in excellent physical condition and consists of reinforced concrete, concrete blocks, and concrete ceiling with steel planks. Moreover, the property has been completely remodeled and redesigned by an interior designer giving the property a new contemporary and vanguard aesthetic.

The larger unit is composed of a reception area, a large open area with assorted modular cubicles, multiple sales/administrative offices and meeting rooms in the periphery, file storage rooms, a large conference room, two executive offices with private bathrooms, a spacious kitchen, a dining area, and bathroom facilities. The smaller unit consists of a reception area, offices, a working area, storage areas, a kitchen, and bathrooms facilities. Both units can be connected or integrated into one large unit. Interior finishes include ceramic tiles, glass/metal/gypsum board walls and partitions, wooden and aluminum/glass doors, and decorative lighting. There are a total of nineteen parking spaces (2.78/1,000 SF) and there is the possibility of additional parking nearby.

Additional improvements include security cameras through the premises, central air conditioning units, and a separate power generator (100 kVA) for the unit.

Property Layout Diagram



Location: [18.399391, -66.107955](#)

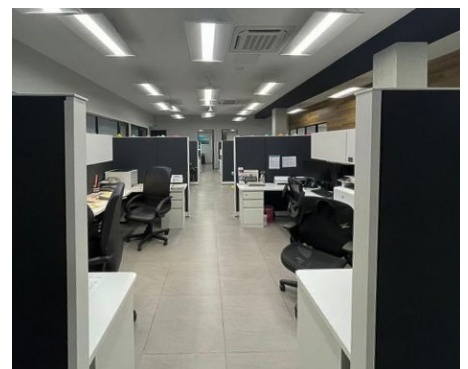
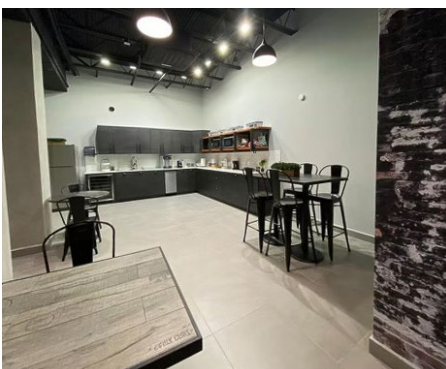
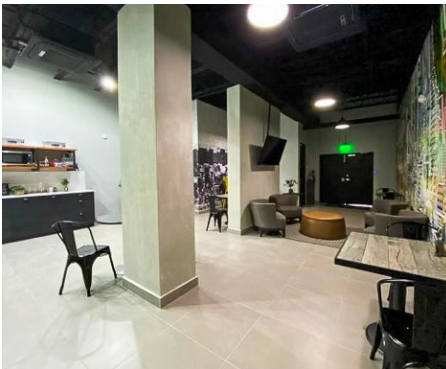
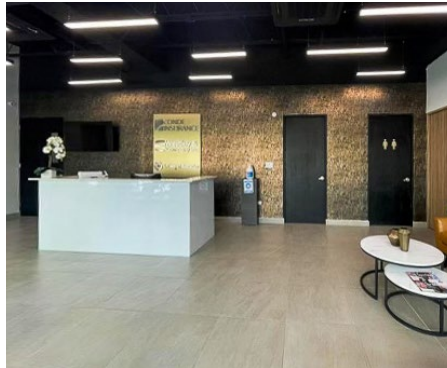


~8,761 SF



18 parking spaces

Gallery





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Condominium, San Juan PR

Location highlights

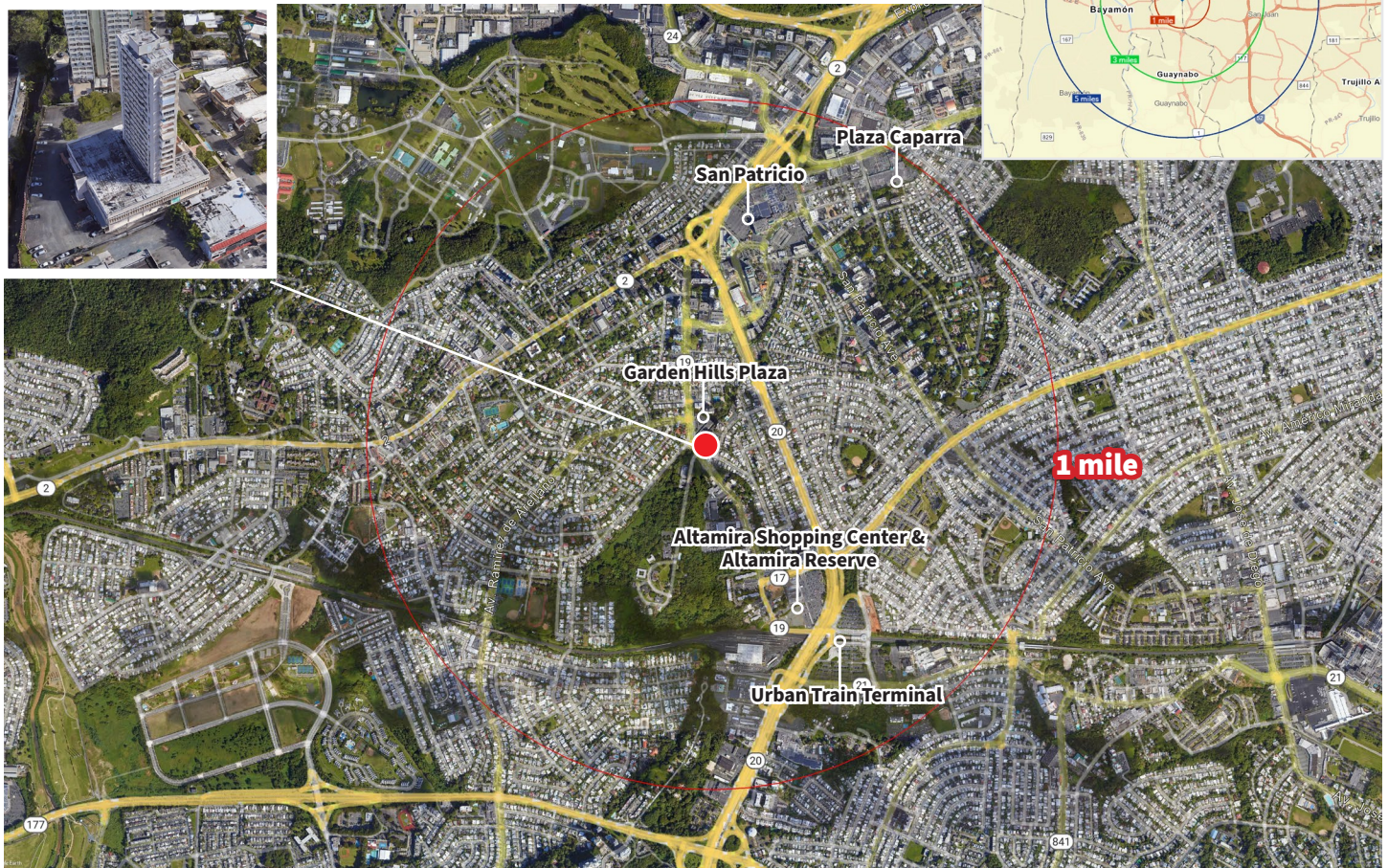
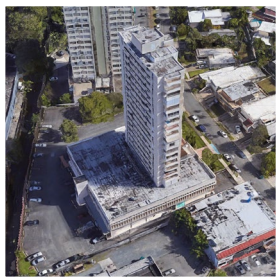
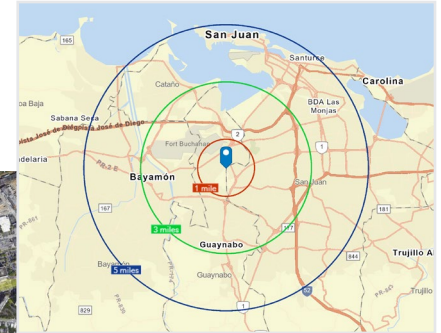
The building benefits from a great location and accessibility from road PR-19. At few steps from Garden Hills Plaza. Within 1 mile of San Patricio Village, Plaza Caparra, Altamira Shopping Center, Altamira Reserve, Urban Train Terminal, among others.

Demographics

	1-mile	3-mile	5-mile
Population	18,324	142,633	417,376
Households	7,425	56,289	166,181
Purchasing Power*	\$29,473	\$25,822	\$23,335

*Per capita

Source: Esri, 2020



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