




For lease

Caparra Building: Office Spaces in floors 6th to 9th

 **JLL** SEE A BRIGHTER WAY

Caparra Building



We are very excited to bring this Class A Corporate Office opportunity to the market. Nestled prominently in the Caparra business district, your customers and team will be welcomed to a covered drop-off at the ground level of the 800-space parking structure served by 3 elevators.

The contemporary double-height ceiling beautiful lobby features a concierge desk coordinating every visit. There are 4 modern elevators along with an additional dedicated freight elevator. The building also includes a full emergency standby generator, a 60,000-gallon cistern, and an 80,000-gallon separate fire cistern.

Whether your business is in need of a new location, is forecasting a business expansion, or is considering establishing itself in Puerto Rico, Caparra Center caters to all your corporate needs.

Contact us today to discuss your leasing options.

Property Summary

ADDRESS	1451 Ave. F.D. Roosevelt, San Juan PR
LOCATION	18.413451456277734, -66.09716222512685
PROPERTY TYPE	Office
AVAILABLE SIZE	Upon request
CASTASTRO #	062-065-529-24-000
PARKING	~800



Photo Gallery



6th Floor Summary



Description

Space of 18,817 SF located in the 6th floor.

Site Plan

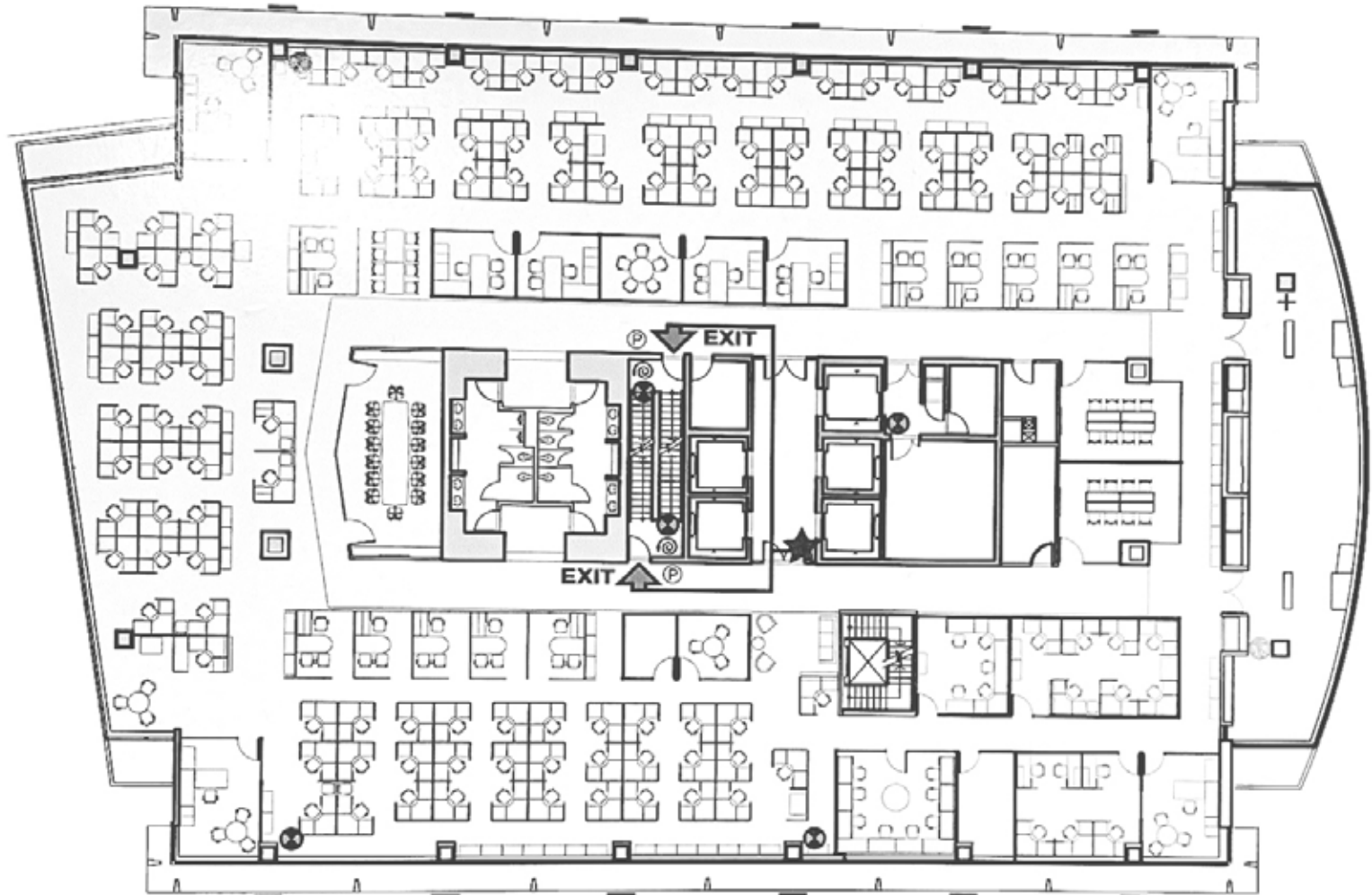


Photo Gallery



7th Floor Summary



Description

Space of 18,817 SF located in the 7th floor.

Site Plan

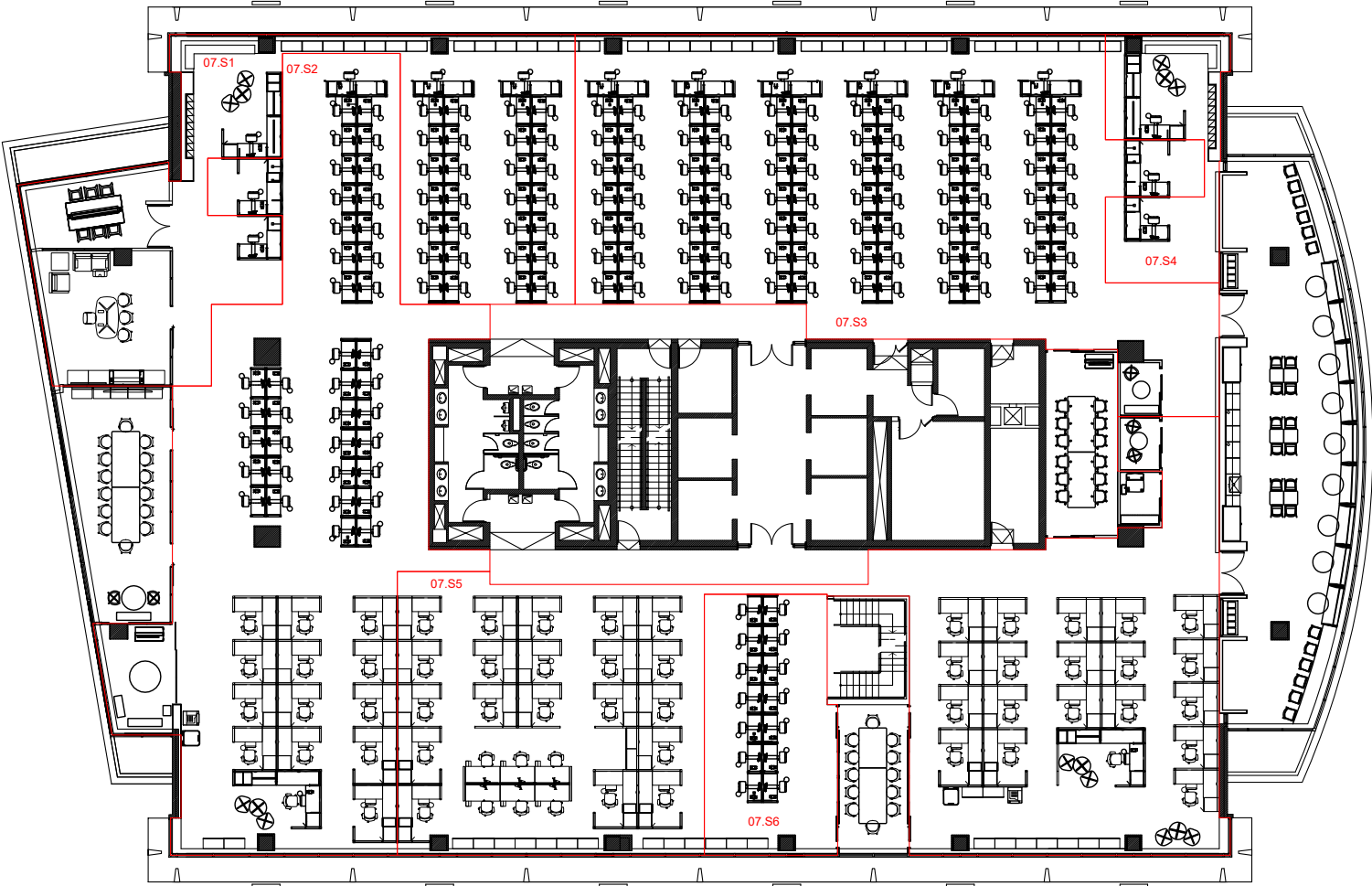


Photo Gallery



8th Floor Summary



Description

Space of 18,817 SF located in the 8th floor.

Site Plan

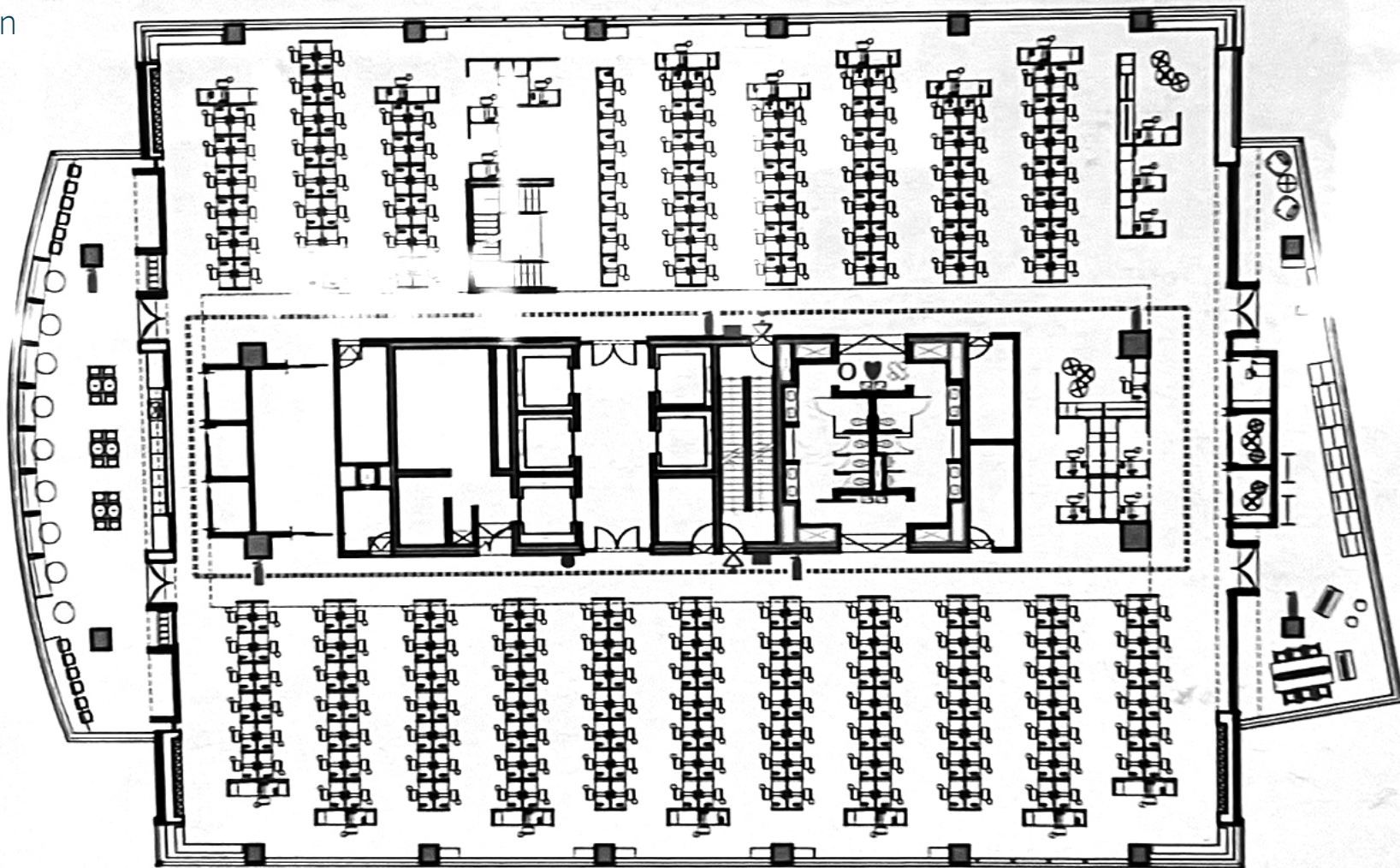


Photo Gallery



9th Floor Summary



Description

Space of 18,817 SF located in the 9th floor.

Site Plan

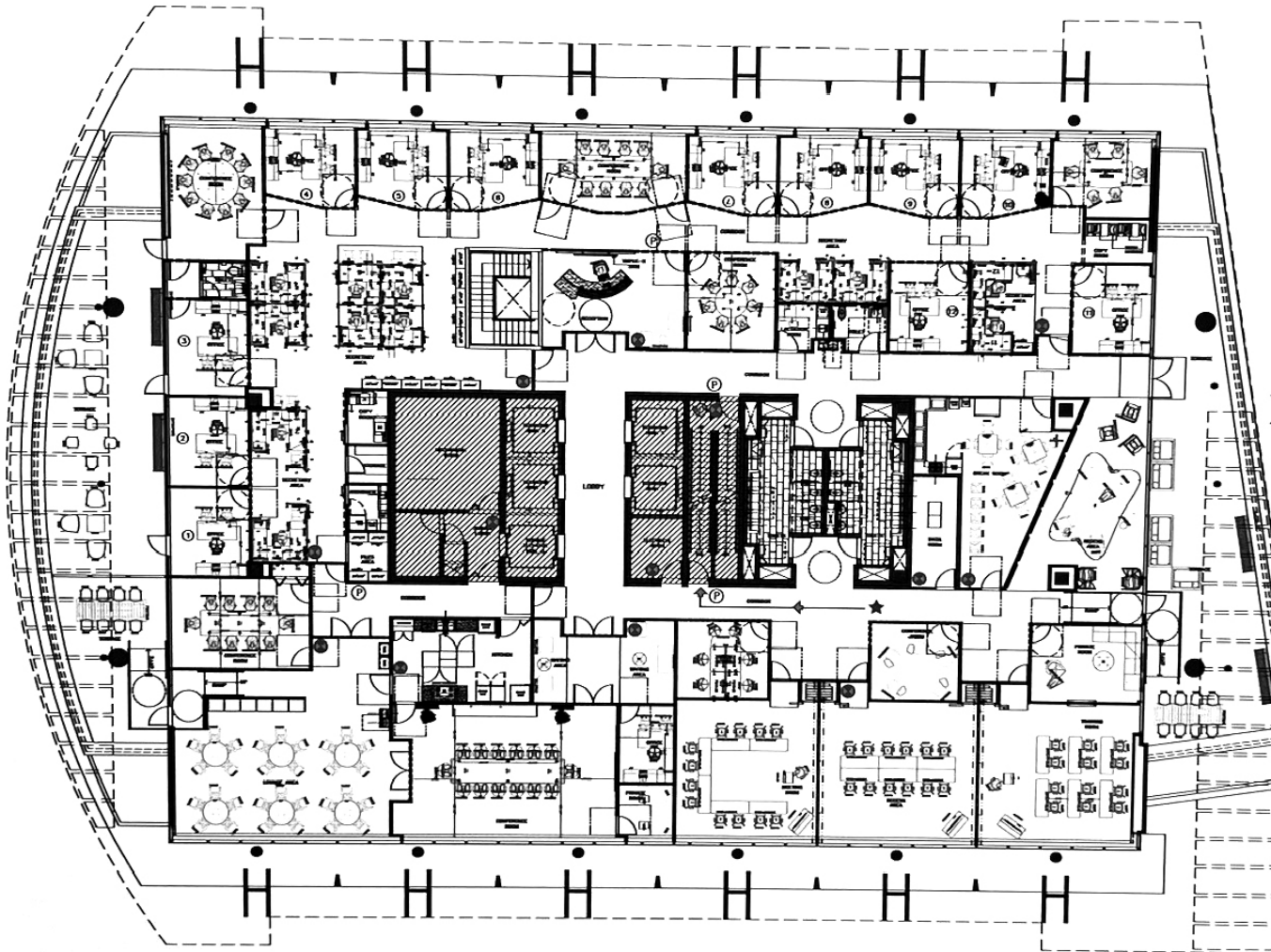


Photo Gallery



Trade Aerial



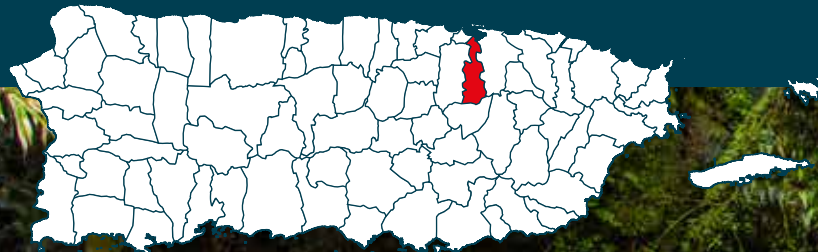
Market Overview



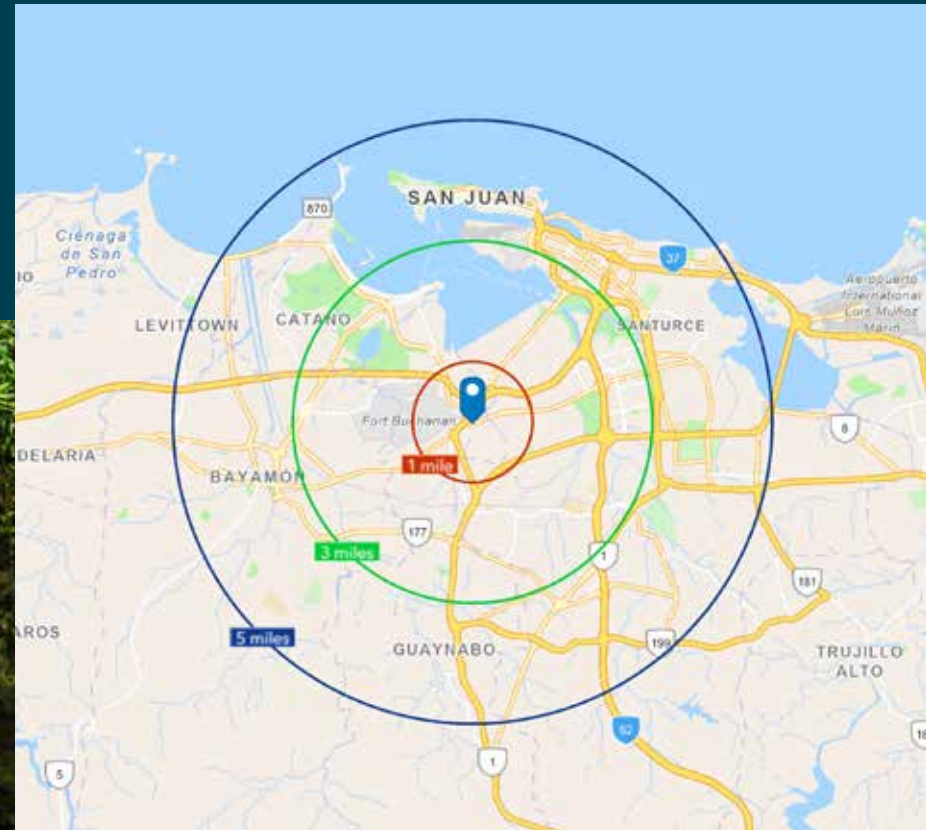
Guaynabo Market Overview

Guaynabo is a dynamic city and suburb of San Juan, located in the northern coast of Puerto Rico. Situated north of Aguas Buenas and south of Cataño, Guaynabo is also bordered by Bayamón to the east and San Juan to the west. This strategic location places Guaynabo in close proximity to both the vibrant urban amenities of San Juan and the natural beauty of the northern coast.

With a population of around 97,924 residents, the city has become a hub for business and commerce, hosting numerous industries and corporate headquarters. Guaynabo boasts a strong and diverse economy, making it an attractive location for businesses to establish themselves. The city is also renowned for its well-maintained infrastructure, offering residents and visitors access to a wide range of amenities and services. Additionally, Guaynabo is home to various cultural and recreational attractions, including parks, museums, and sports facilities, catering to the diverse interests of the community.



2022 AREA DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	13,386	140,051	421,501
Household Totals	5,327	55,627	166,846
Purchasing Power: Per Capita	\$29,573	\$27,248	\$25,496



We can support you with expert advice that reflects your business needs and priorities

Franco González

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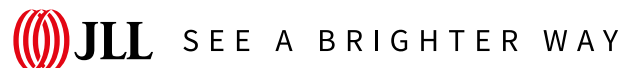
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About JLL

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