

OFFICE SPACE WITH PARKING

FOR LEASE

255 Canals St., Santurce, PR

For more information:

**Cushman & Wakefield |
Property Concepts Commercial**

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Calle Canals 255, Third Floor
San Juan, PR 00907

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Property Highlights

- Up to **3,177 SF** on two levels distributed as follow:
 - 1st Floor with approximately 1,080 SF
 - 2nd Floor approximately 2,097 SF
- Full power generator
- Electric gate access control
- Parking: 9 stalls
- 11' ceiling
- Walking distance to Minillas Government Center

Area Amenities

- Located in La Placita sector of the San Juan municipality.
- Walking distance to restaurants, banks, government offices, hospitals
- Two minute drive to Condado
- Direct access Minillas Tunnel

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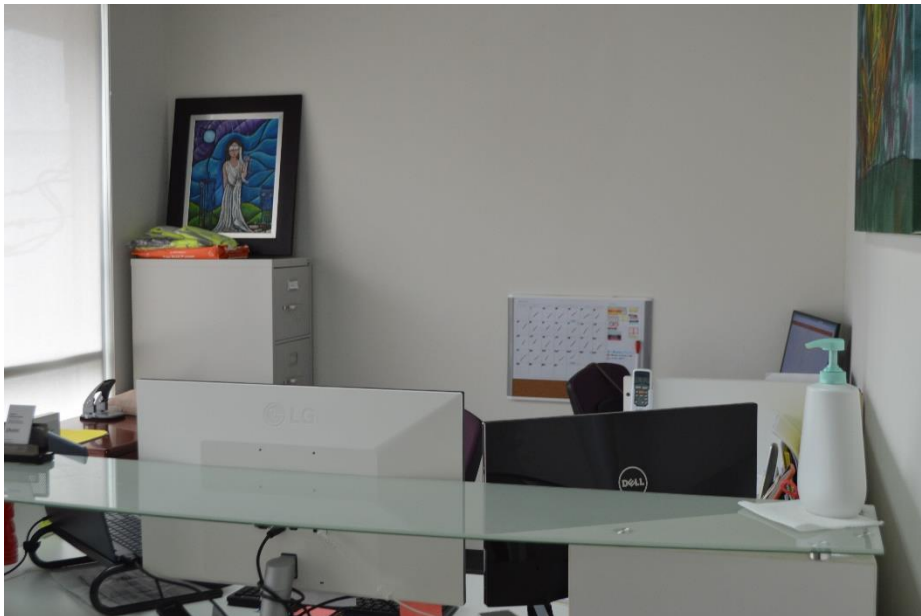
PROPERTY PHOTOS



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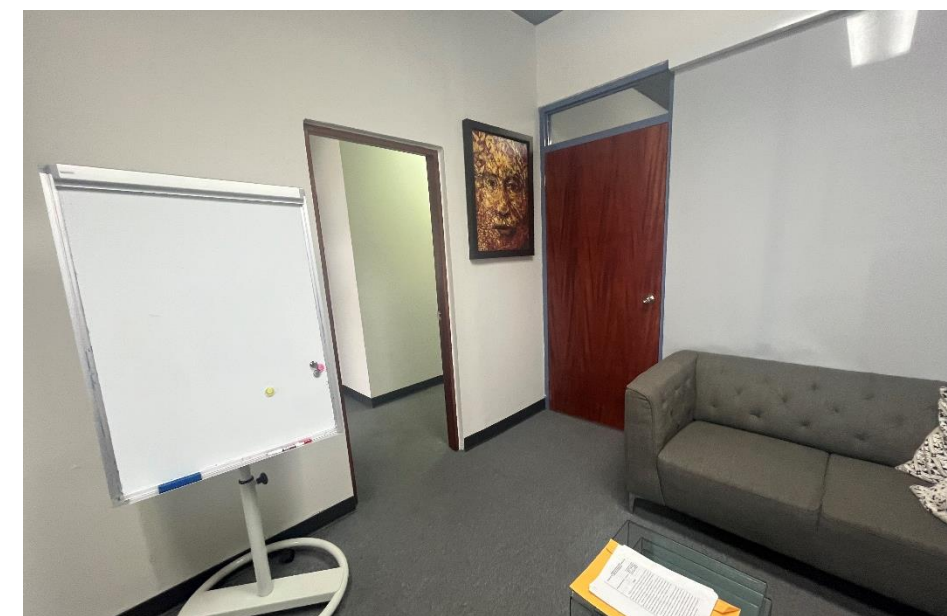




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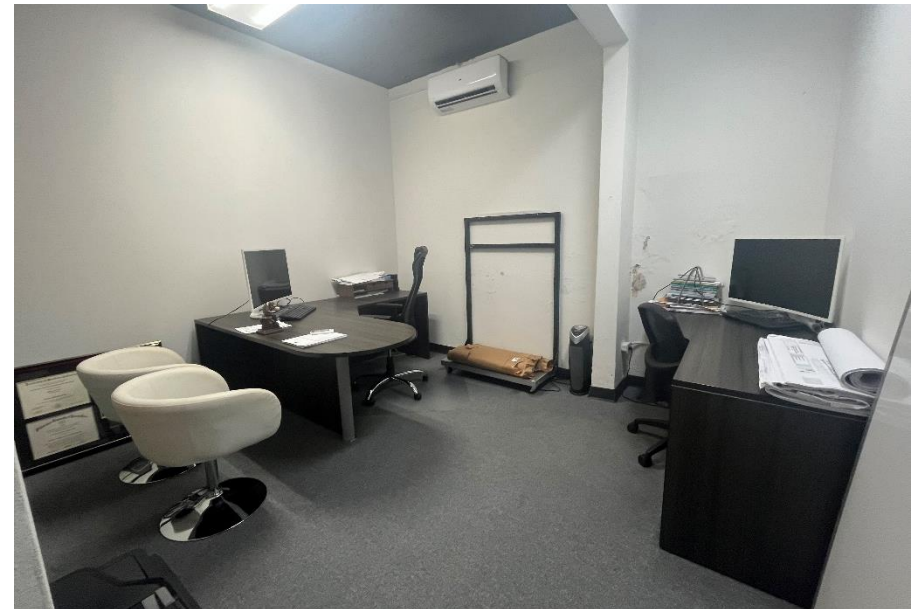


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AERIAL VIEW



Santaella Restaurant

Public Parking Building

Minillas Tunnel

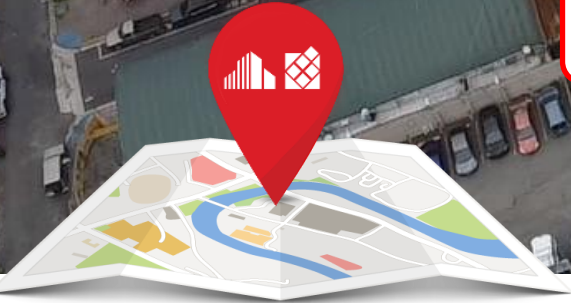
Latimer St.

Robles St.

Canals St.

Placita de Santurce

Placita de Santurce Parking



[Click Here to Go To Map](#)

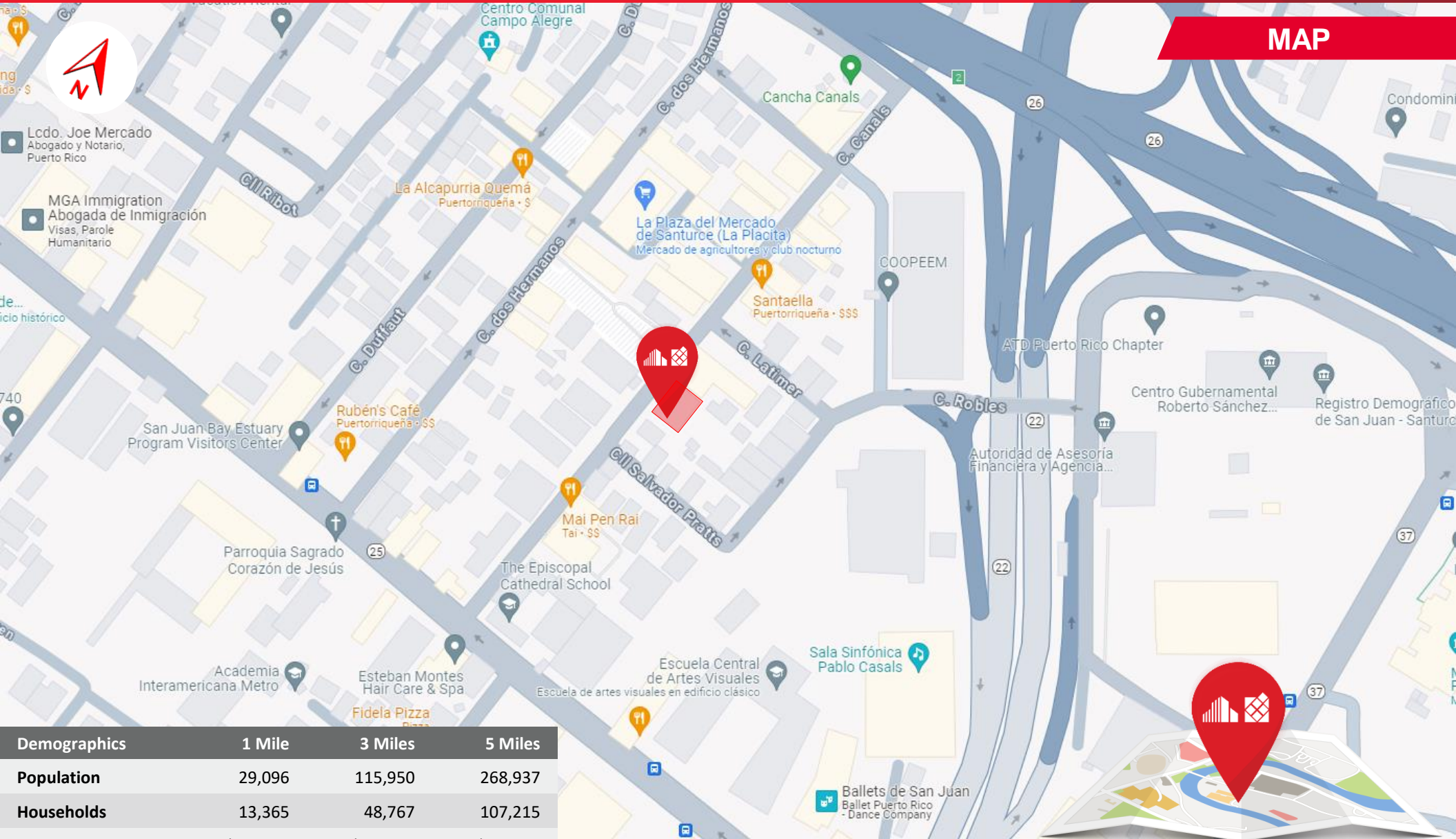
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MAP



Demographics	1 Mile	3 Miles	5 Miles
Population	29,096	115,950	268,937
Households	13,365	48,767	107,215
Median Income	\$ 35,773	\$ 26,140	\$ 25,399
Average Income	\$ 68,234	\$ 50,300	\$ 47,003

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