



Triple S Plaza

For Lease Office Spaces: Floors 2, 3, 4, 8 & 10

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Executive Summary



We are excited to present leasing opportunities at Triple S Plaza office building located in Guaynabo, Puerto Rico. This property has available floors 2, 3, 4, 8, and 10, providing a unique and modern space.

Neighbor tenants include Ricoh PR, Action Media, Shield Insurance, Intellicom Corp., among others.

Property Summary

ADDRESS	FD Roosevelt Est. 306, Guaynabo PR
LOCATION	18.410433950838534, -66.10370840096995
PROPERTY TYPE	Office - Class B
AVAILABLE SIZE	2 nd floor: 14,854 SF 3 rd floor: 11,601 4 th floor: 13,218 SF 8 th floor: 13,300 SF 10 th floor: 14,028 SF
CASTASTRO #	062-084-346-15
ZONING	C-3
FLOOD ZONE	AE (96.6%) , X (3.4%)
PARKING	173 parkings
TENANTS	Ricoh Puerto Rico, Shield Insurance, Action Media, US Postal Inspection, Intellicom Corp.



Investment Highlights



Excellent access and visibility

Strategically situated in hard corner of PR-23 and San Patricio Ave., this property offers unrivaled exposure and convenience. Puerto Rico Highway 23, commonly referred to as Franklin Delano Roosevelt Avenue, is a major road in San Juan, Puerto Rico. It stretches from the intersection of PR-2 and PR-165 near San Patricio in Guaynabo, heading east towards the Milla de Oro business area. With its prominent position, the property will benefit from the high traffic volume, ensuring maximum visibility and exposure. Within close proximity are major highways like PR-2, PR-20 and PR-22.



Amenities within a thriving business district

The property enjoys a great location with many amenities within the area. The property is located within walking distance of San Patricio Plaza, home to top local and US retailers and casual restaurants like TJ Maxx, Office Depot, PetSmart, Longhorn Steakhouse, Chili's, Olive Garden, among others. Also near the building is Plaza Caparra, with Marshalls, SuperMax, Farmacia Caridad, Crumbl Cookies and many others. Within a 3 mile radius is located Plaza las Americas, the largest shopping center in the Caribbean and one of the top retail destinations on the Island.



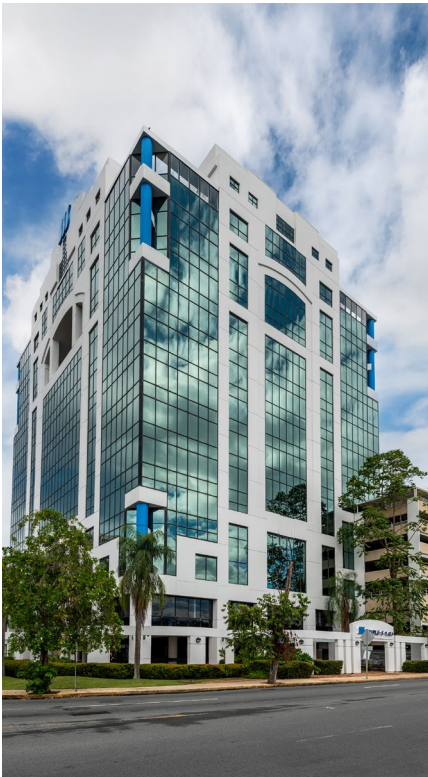
PR Tax Incentives

Investing in Puerto Rico through Act 60 offers service industry investors attractive benefits, including a fixed 4% corporate income tax rate, property tax exemptions, and withholding tax exemptions. With a skilled workforce, strategic location, and favorable business environment, Puerto Rico is a promising destination for long-term growth and market expansion. Act 60's objective of promoting economic development and job creation makes it an enticing opportunity for investors seeking to maximize their business potential.



Photos





2nd Floor Summary



Description

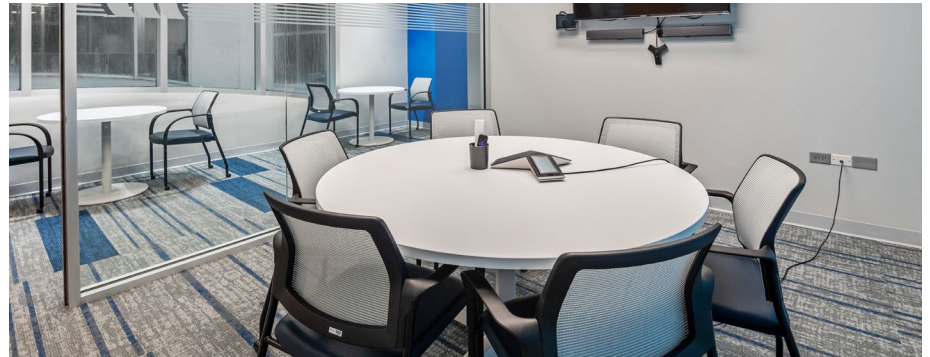
Space of 14,854 SF located in the 2nd floor.



Site Plan



Photo Gallery



3rd Floor Summary



Description

Space of 11,601 SF located in the 3rd floor.



Site Plan

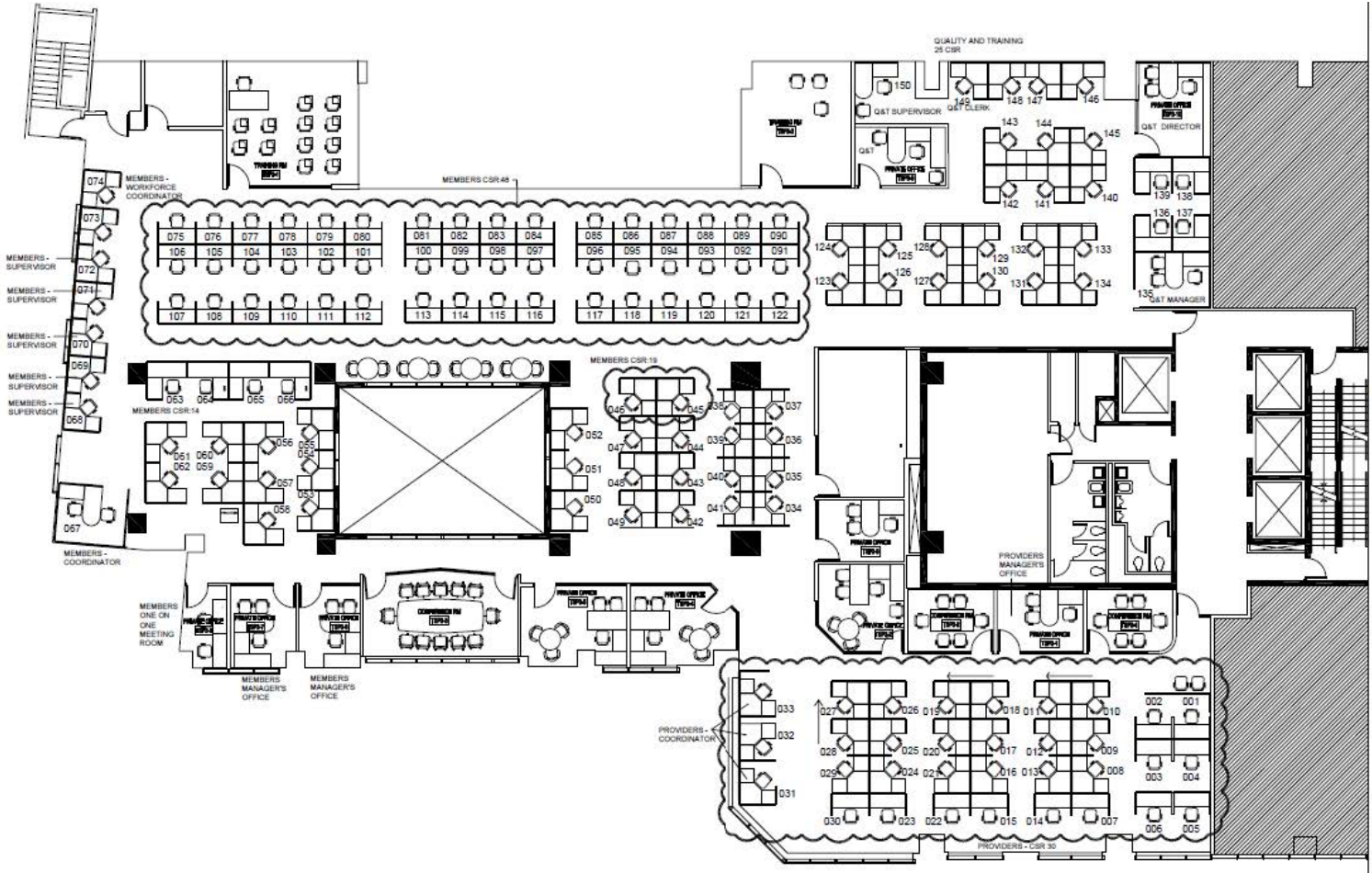
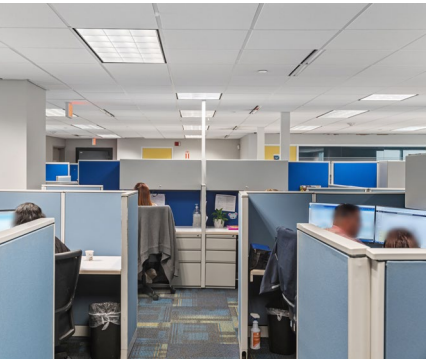


Photo Gallery



4th Floor Summary



Description

Space of 13,218 SF located in the 4th floor.



Site Plan

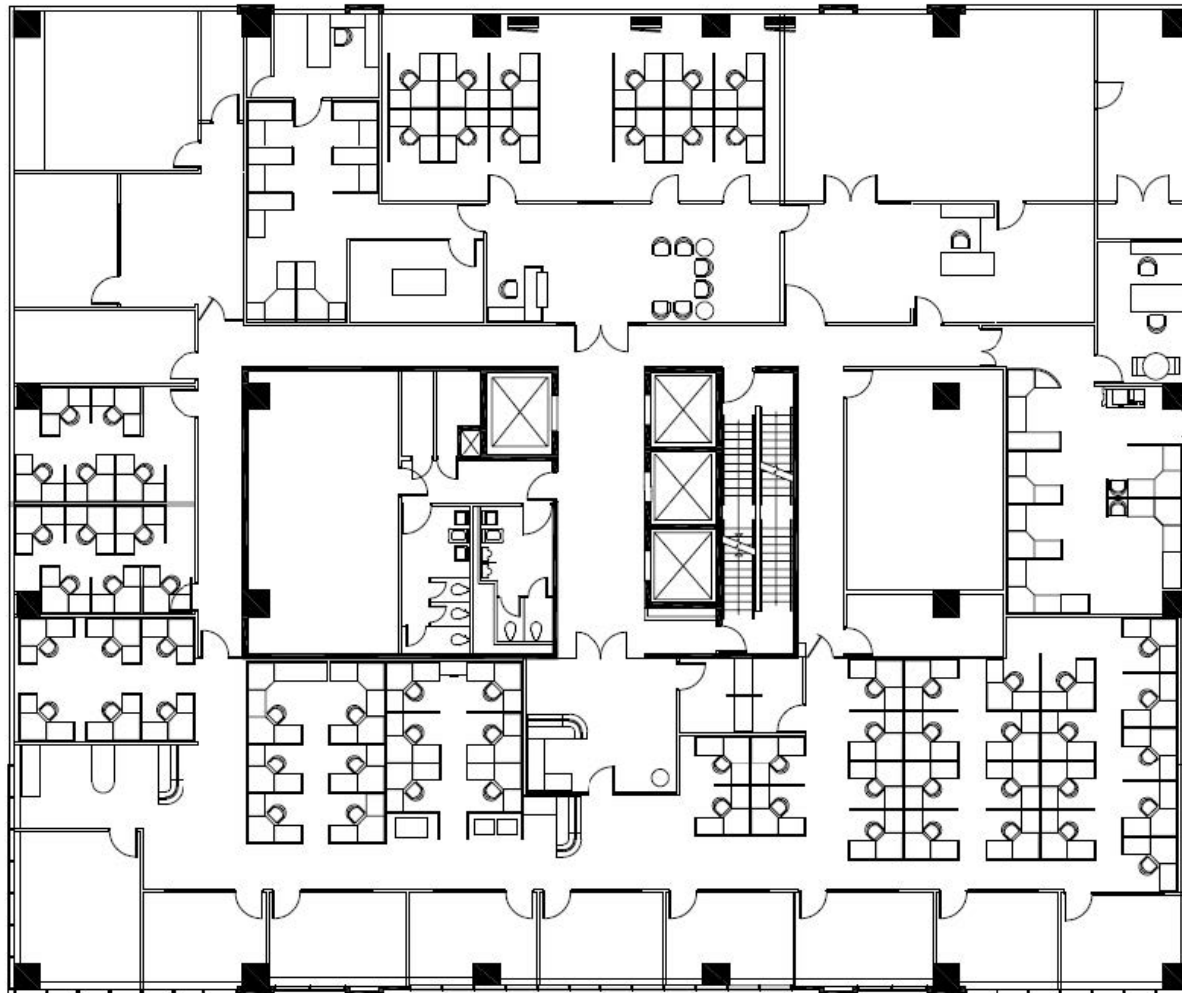
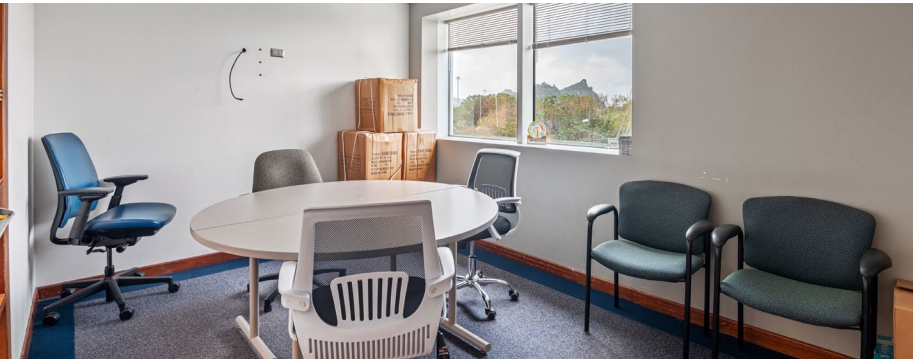
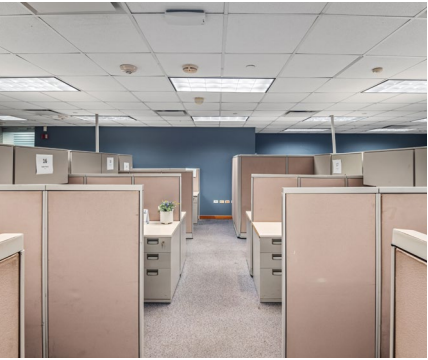


Photo Gallery



8th Floor Summary



Description

Space of 13,300 SF located in the 8th floor.



Site Plan

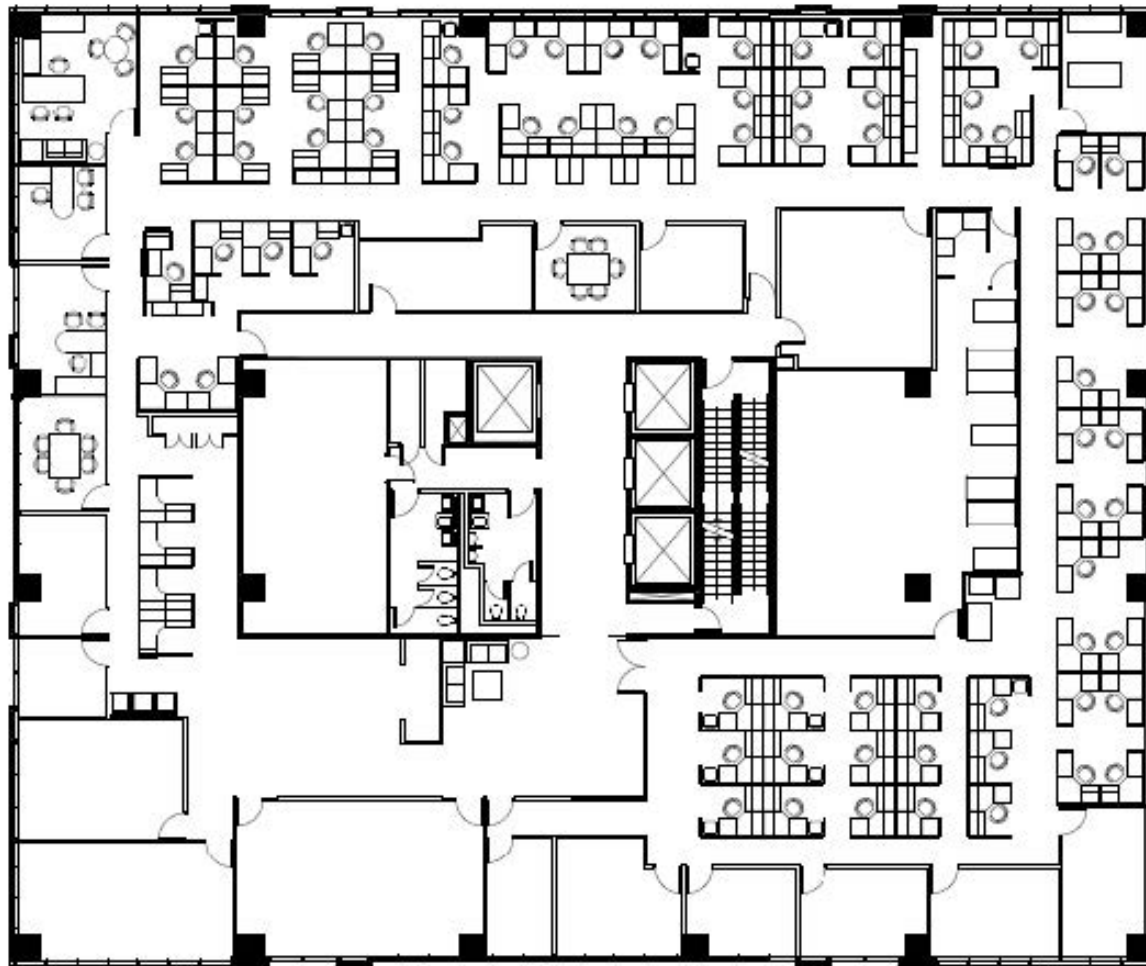


Photo Gallery



10th Floor Summary



Description

Space of 14,028 SF located in the 10th floor.



Site Plan

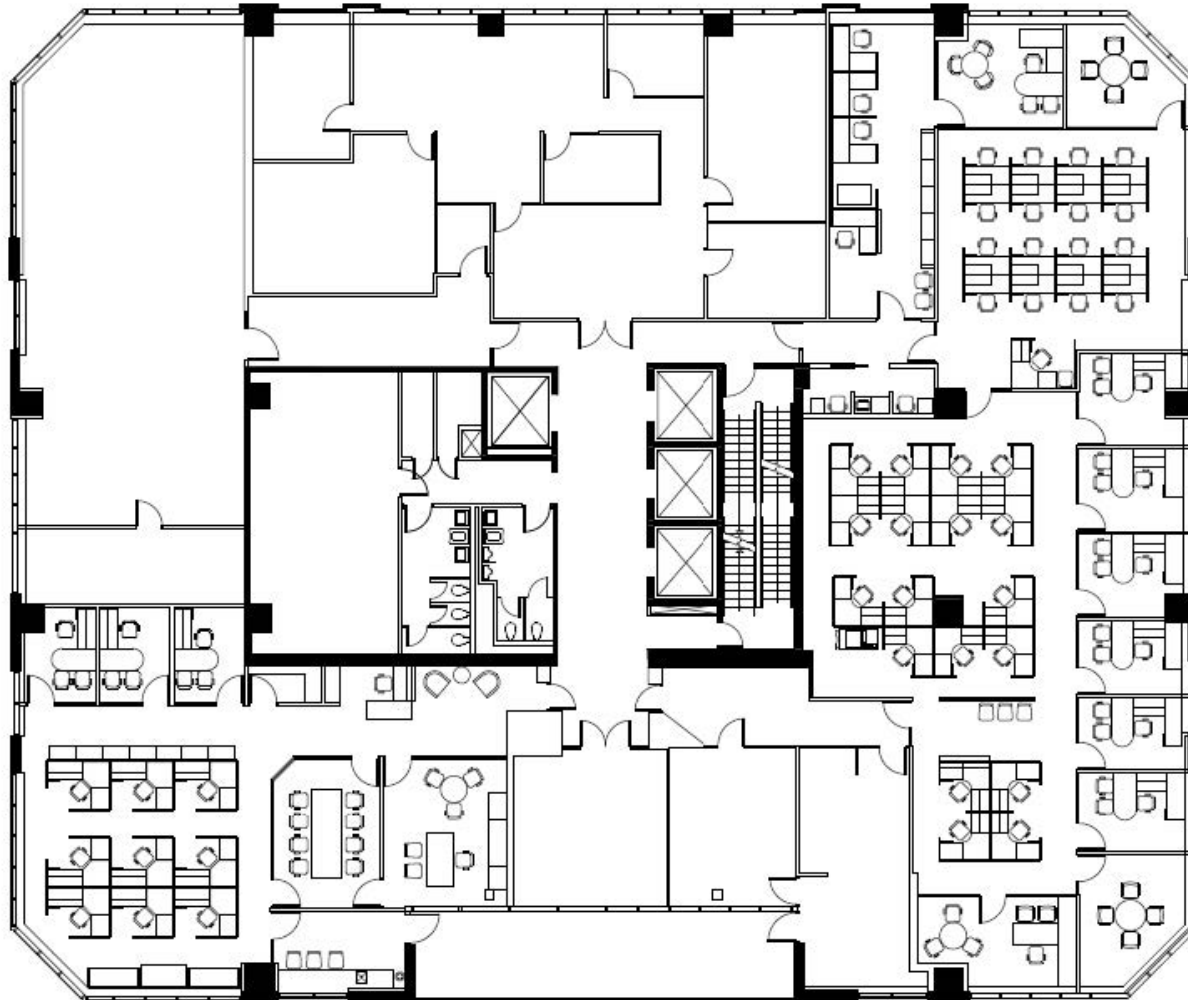


Photo Gallery



Trade Aerial



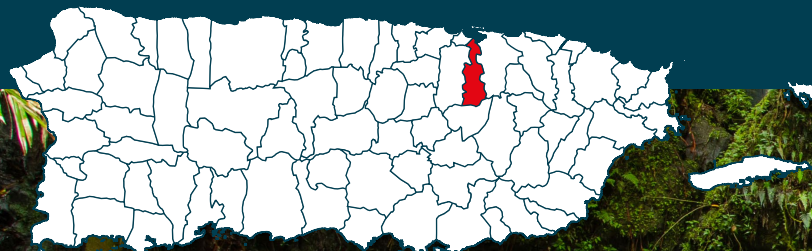
Market Overview



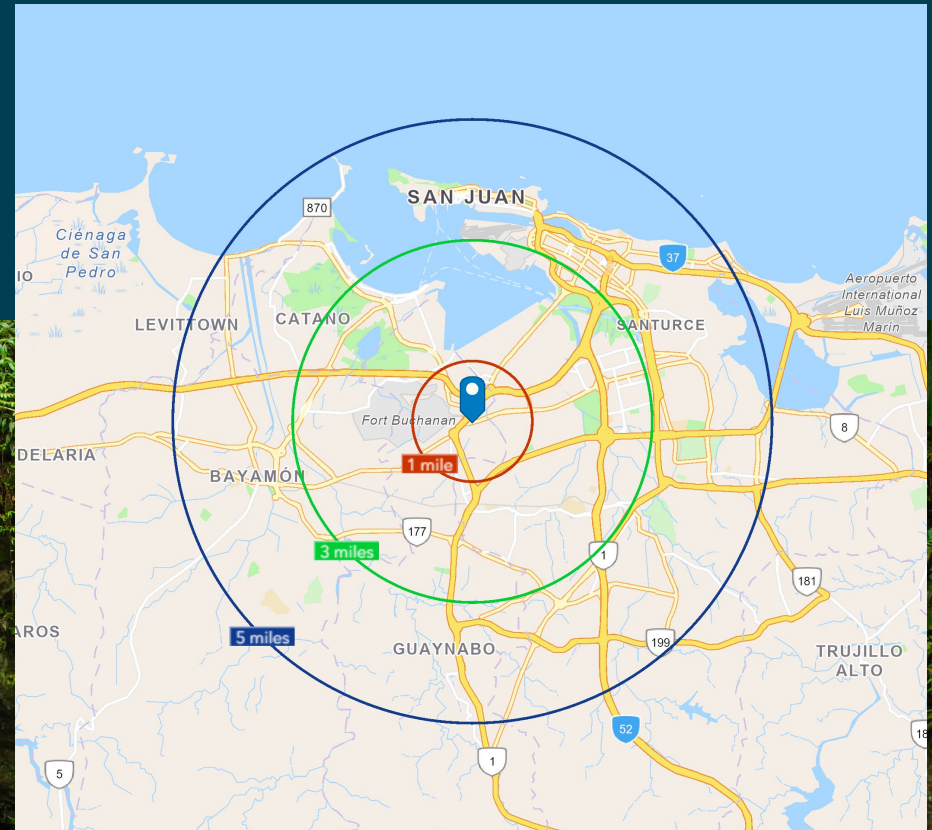
Guaynabo Market Overview

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

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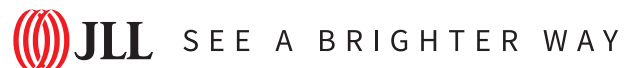
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