 **JLL** SEE A BRIGHTER WAY

For lease

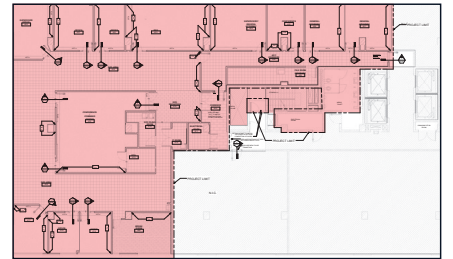
City View Plaza
8,188 SF

property.jll.com/en-pr



Tower II: Suite 4030

8,188 SF | Located in 4th floor | 'As is'



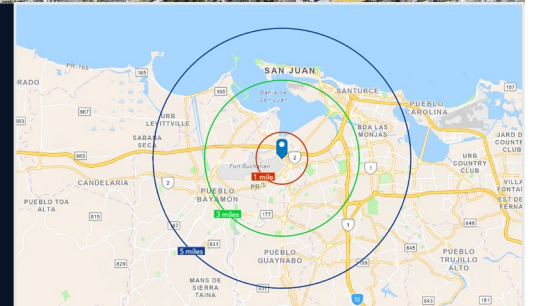
Location highlights

City View Plaza in Guaynabo, Puerto Rico, is strategically located on PR-165 with immediate access to PR-22 and PR-2, making it easy for customers and clients to navigate to and from the property. Additionally, the proximity to retail amenities like San Patricio Village and Plaza Caparra, both within one mile, provides a range of conveniences and offerings for businesses and visitors alike.

Market Aerial



Demographics	1-mile	3-mile	5-mile
Population	9,834	139,206	433,091
Households	4,469	61,108	193,931
Median HH Income	\$41,185	\$26,559	\$26,467



Source: Esri, 2021

About City View Plaza

City View Plaza (CVP) is the premier Class A+ office building in Puerto Rico, providing an unparalleled office environment in the San Juan Metropolitan Area. The campus consists of two separate office buildings and a spacious parking deck, all enclosed within beautifully landscaped grounds. CVP boasts exceptional security measures, modern infrastructure, generous parking ratios, and a range of amenities, creating a truly enjoyable business environment. Recognized with an ENERGY STAR Certification, CVP ranks among the top office buildings nationwide. It offers valet parking services, ensuring the utmost convenience and safety for its occupants. Additionally, CVP is the only Class A building in the area that provides tenants with dedicated state-of-the-art conference rooms equipped with audio-visual capabilities. The building is served by various fiber optic infrastructure providers, including Aeronet, AT&T, Claro, Columbus Network, WorldNet, and PrepaNet. Moreover, CVP is equipped with advanced technology such as Fiber Optic (CVFO) Infrastructure and a complete fire security system.

CVP prioritizes the safety of its occupants, with 24/7 on-site security personnel, controlled access points, and regular foot and vehicular patrols. Over 135 cameras monitor the building's public areas, ensuring constant surveillance. Another advantage of CVP is its connection to a 38kv power line, providing stable, reliable, and cost-effective



City View Plaza #48, PR-165
Guaynabo PR



Location: [18.416997, -66.108703](#)



760 – 23,351 SF available
of office area



5:1,000 parking ratio



energy rates compared to many other commercial buildings in the San Juan Metropolitan Area. In case of power outages, CVP is equipped with a backup power generator system consisting of three diesel-driven emergency generators, with a total capacity of 2,500 KW. This backup system can supply the full electrical load of the building, including both common areas and tenant spaces.

Amenities

CVP makes tenant satisfaction a priority by offering convenient and secure valet parking, well-appointed conference rooms, serene outdoor seating areas, and a variety of on-site amenities. These amenities include La Hacienda Food Market, Glamour Wine and Perfume Shop, Cachie's Café & Deli, and Giorgio Giorgio Salon, providing a range of goods and services within the building for tenants' convenience and enjoyment.



ENERGY STAR Certified Building



Conference rooms for tenants



Built-In Wi-Fi Service



On-Site Management Office



Outdoor terrace with beautiful landscape



Mixed Recycling Program



Valet Parking



Large parking area



Public transportation



La Hacienda Food Market



Glamour Wine and Perfume Shop



Blue Coriander



Giorgio Giorgio Salon



24/7 Security

Photo Gallery



An aerial photograph of a large, modern, multi-story office building with a curved facade and many windows. The building is surrounded by lush greenery, including palm trees and a dense forested hillside in the background. A road with cars is visible to the left. The sky is blue with scattered white clouds. The text "SEE A BRIGHTER WAY" is overlaid in the center of the image in a white, sans-serif font.

SEE A
BRIGHTER
WAY

Tom Provost
Transaction Advisor

Lic. # C-22607
Puerto Rico
+1 787 221 6660
+1 787 777 5800
tom.provost@jll.com

Vanessa M. Pérez
Senior Director Transactions Management

Lic. # V-3273
Puerto Rico
+1 787 239 9738
+1 787 777 5800
vanessam.perez@jll.com

Exclusively listed by:

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