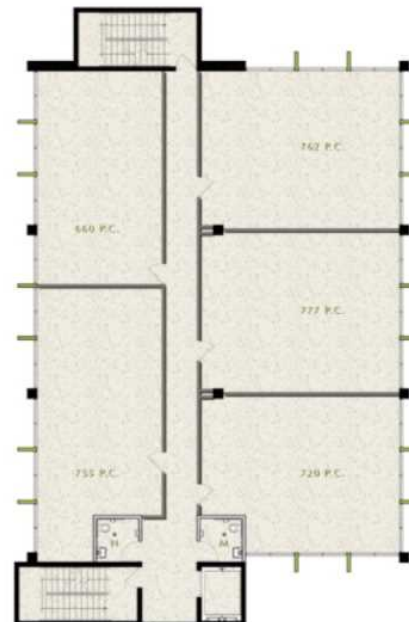


# OFFICE FOR LEASE

## THE HUB OFFICE CENTER

DORADO, PR 00646



### AVAILABLE SPACES

Suite	Rate	Size	Type
301	\$45.00 /sf/yr	4,330	NNN

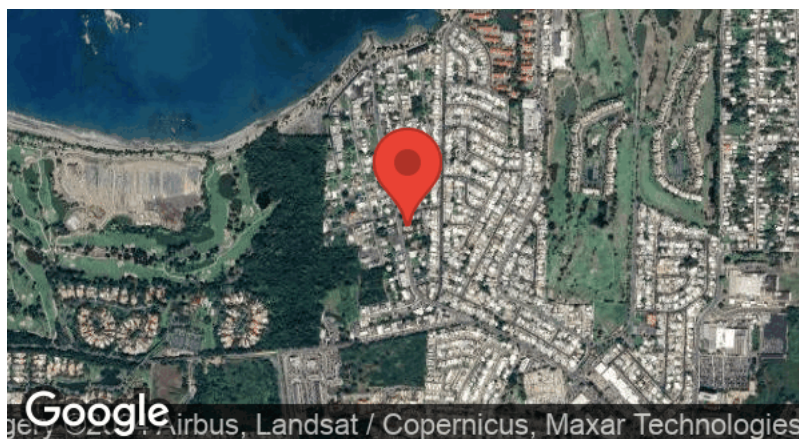
### PROPERTY OVERVIEW

This 4,330 SF office space on the third floor offers an exceptional opportunity for professionals living in Dorado who want to avoid the daily commute to San Juan while maintaining a high-quality business address. Located just minutes from the heart of Dorado Beach, this space provides convenience, privacy, and a professional environment, ideal for those who value a balanced work-life experience.

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$45.00/ PSF / Year
<b>BUILDING CLASS:</b>	Class A
<b>BUILDING SF:</b>	10,000
<b>AVAILABLE SF:</b>	4,300
<b>LOT SIZE:</b>	11, 302 SF
<b>PARKING:</b>	28
<b>PARKING RATIO:</b>	2.8/1,000
<b>YEAR BUILT:</b>	2024
<b>GENERATOR</b>	Full 200 KW Generator
<b>COMMUNICATIONS</b>	High Speed Internet Available
<b>COORDINATES</b>	18.46925, -66.27780

Dorado has become home to a growing number of high-level professionals, executives, and entrepreneurs who prefer to work closer to home without sacrificing quality. This office space is perfectly suited for those seeking a refined work setting, with easy access to local activities, personal networks, and leisure opportunities in Dorado Beach.



### SAMPSON COMMERCIAL

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