

OFFICE SPACE FOR LEASE

DISTRICT VIEW PLAZA

644 Fernández Juncos Ave, San Juan, PR

AVAILABLE SPACE

4th Floor | ±1,904 RSF | Move-In Ready

PROPERTY DESCRIPTION

District View Plaza is a five-story office building with two-level covered parking, located on Fernández Juncos Ave. in San Juan's Convention District. Move-in ready layout includes reception, conference room, 4 private offices, open work area, and a kitchenette.

PROPERTY HIGHLIGHTS

- Base Rent: \$30.00/SF (Triple Net)
- Central Air Conditioning
- Reserved Parking: 4 spaces @ \$150/month/space
- Two (2) Passenger Elevators
- 100% Backup Generator
- Emergency Water Cistern
- Fiber-Optic Communication Infrastructure
- 24/7 Physical & Video Surveillance Security
- Controlled Access with Keypad Entry
- Automatic Smoke Detection & Fire Alarm System
- Daily Janitorial Service for Common Areas
- Building Operates 24/7

LOCATION OVERVIEW

Steps from the PR Convention Center and Distrito T-Mobile, minutes from the airport, Hato Rey, and Old San Juan. Surrounded by a dynamic mix of commercial, residential, retail, and hospitality offerings.

 **18°27'14.1"N 66°05'14.5"W**



CHIRIVELLA
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION PLEASE CONTACT:

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