

# 45 DIANA ST **NEW PORT 45**

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Office Building For Lease

**EMILIO L. FAGUNDO C-17305**

787.607.9860

[efagundo@caribbeancommercial.com](mailto:efagundo@caribbeancommercial.com)



Lease Rate

**\$20.20 SF/MONTH**

### OFFERING SUMMARY

Available SF:	2,227 - 3,909 SF
Year Built:	2020
Renovated:	2024
Zoning:	I-1

### PROPERTY OVERVIEW

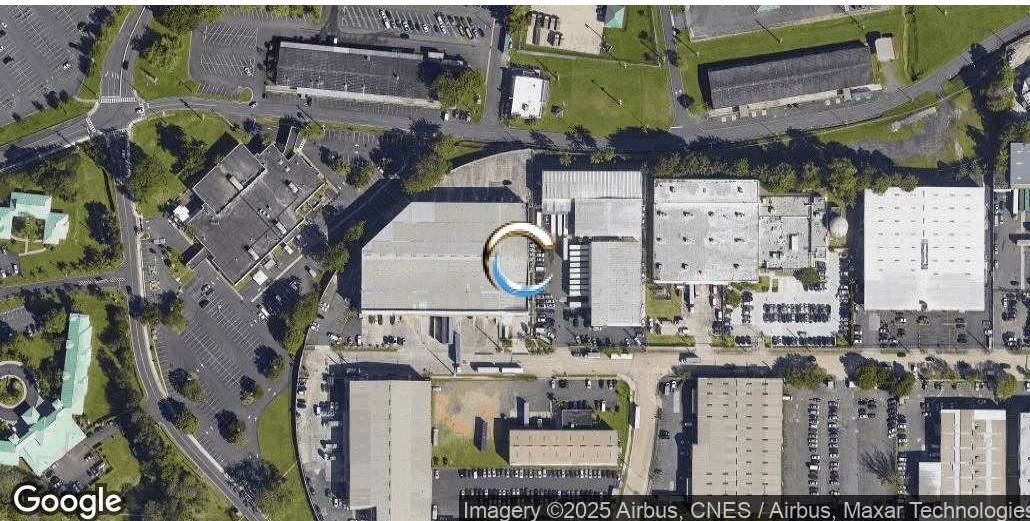
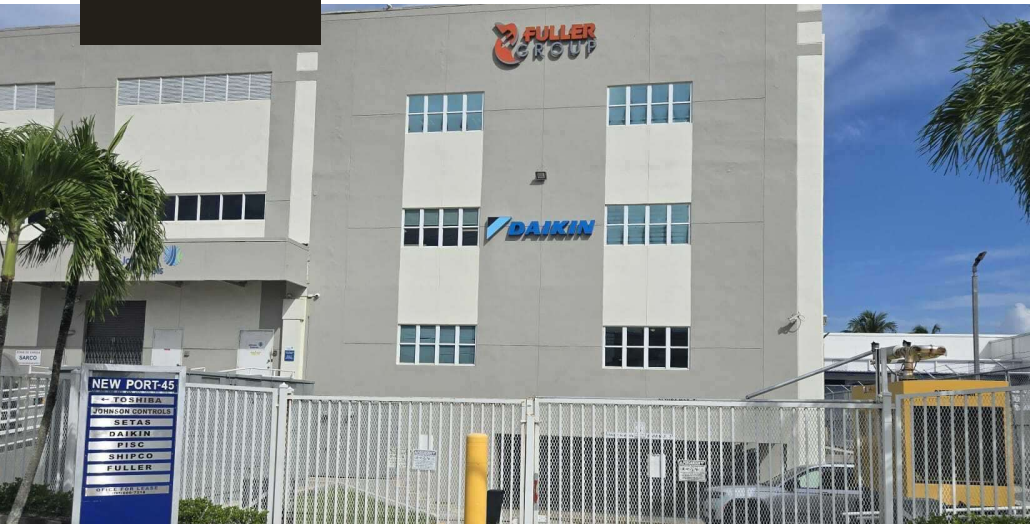
Presenting New Port 45 Office Building, a premier property for lease that seamlessly blends functionality and value. Offering a competitive Base Rent of \$14.00 SF\* with an annual increase of 3%, in addition to OPEX of \$6.20 SF\*\* covering common area maintenance, insurance, real property taxes, patrol service, water, and equipment maintenance. Enjoy the reassurance of 100% Power Backup, a dependable Water Cistern, and Park's Vigilance, ensuring the smooth operation and security of your business. With the added convenience of a modest \$60/month Parking Fee, this property is poised to elevate your business to new heights. Welcome to a space designed to meet your every requirement.

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## LOCATION DESCRIPTION

Uncover the strategic advantages of this industrial area in Guaynabo, PR, where multiple office buildings are positioned for optimal convenience. With easy access to major highways and public transportation, this location offers seamless connectivity, enhancing the efficiency for office tenants. Embrace the centralized hub for professional activities, fostering an environment of accessibility and business synergy. This area serves as an ideal base for industrial and commercial operations, providing a convenient and efficient setting for office tenants to thrive and grow their businesses.

## PROPERTY HIGHLIGHTS

- Base Rent: \$14.00 SF
- \*Base rent subject to an annual increase of 3%
- OPEX: \$6.20 SF
- \*\*Includes common area maintenance, insurance, real property taxes, patrol service , water, equipment maintenance
- Parking Fee: \$60 /month
- 100% Power Backup
- Water Cistern
- Park's Vigilance

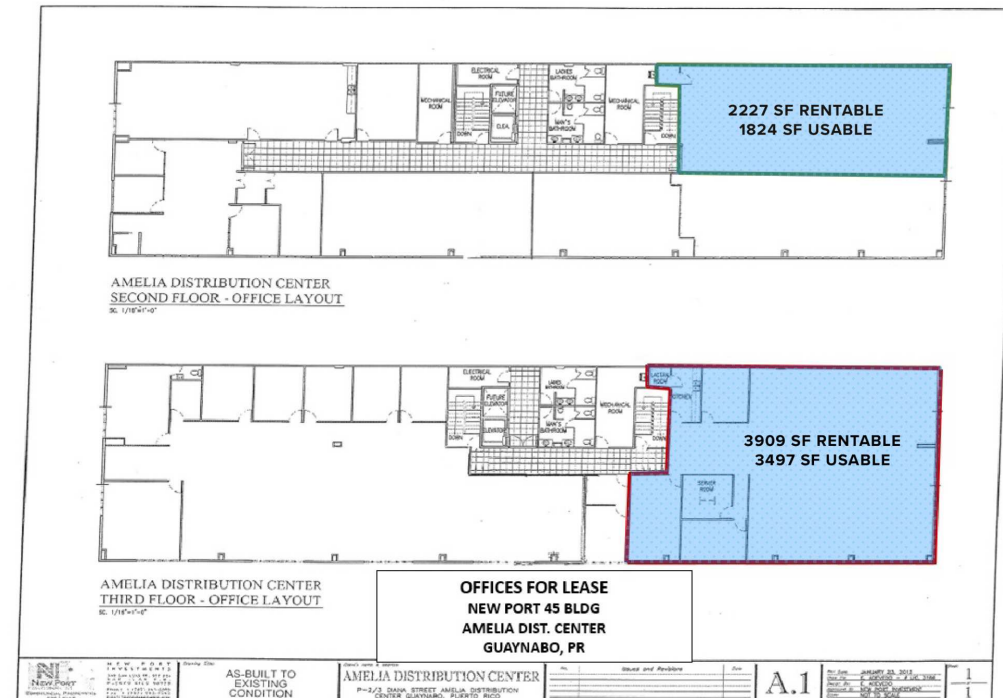
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Building



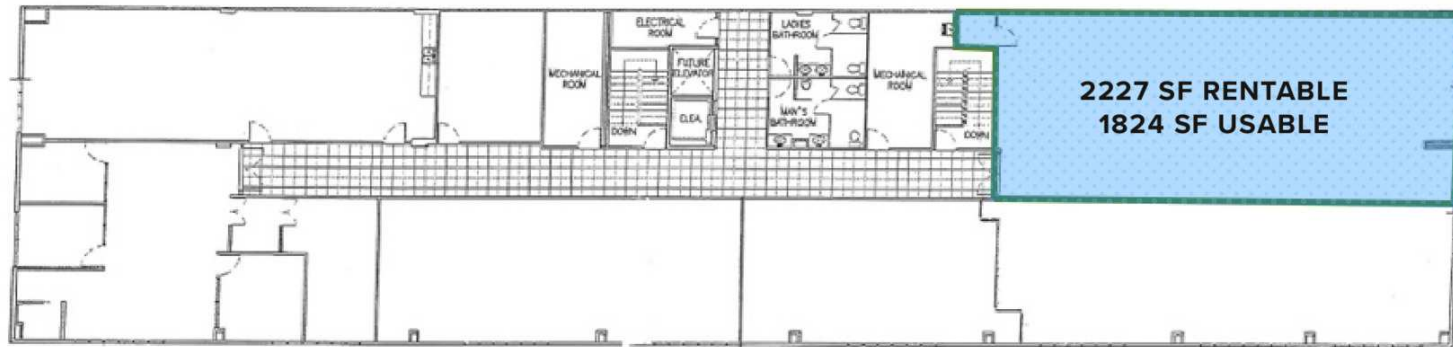
Paring Space



Available Spaces for Lease

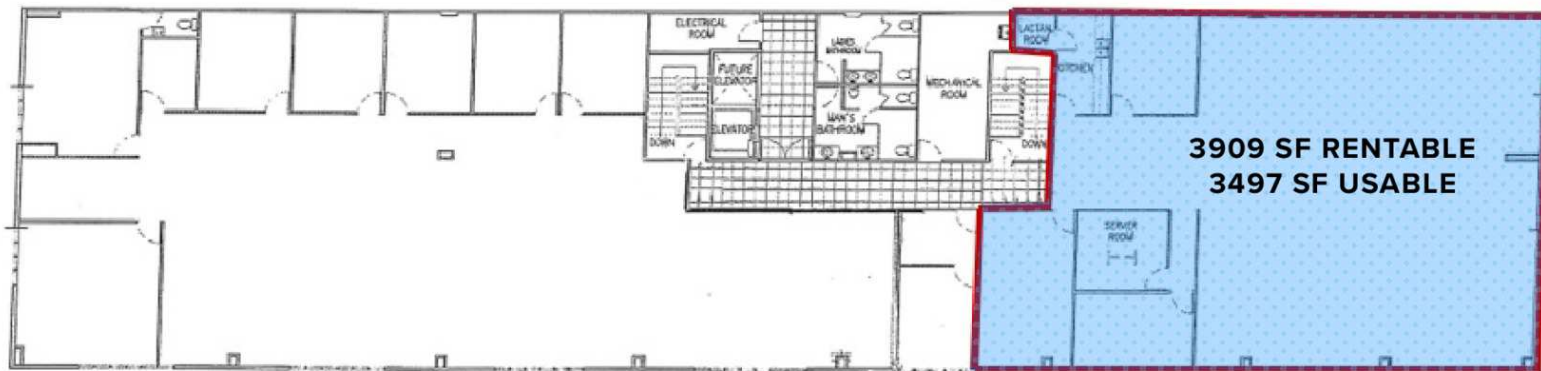
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AMELIA DISTRIBUTION CENTER  
SECOND FLOOR - OFFICE LAYOUT

2227 SF For Lease \_ Second Floor



AMELIA DISTRIBUTION CENTER  
THIRD FLOOR - OFFICE LAYOUT

**OFFICES FOR LEASE**  
**NEW PORT 45 BLDG**  
**AMELIA DIST. CENTER**

3909 SF For Lease \_ Third Floor

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45 Diana St  
**NEW PORT 45**

#### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,227 - 3,909 SF	Lease Rate:	\$20.20 SF/month

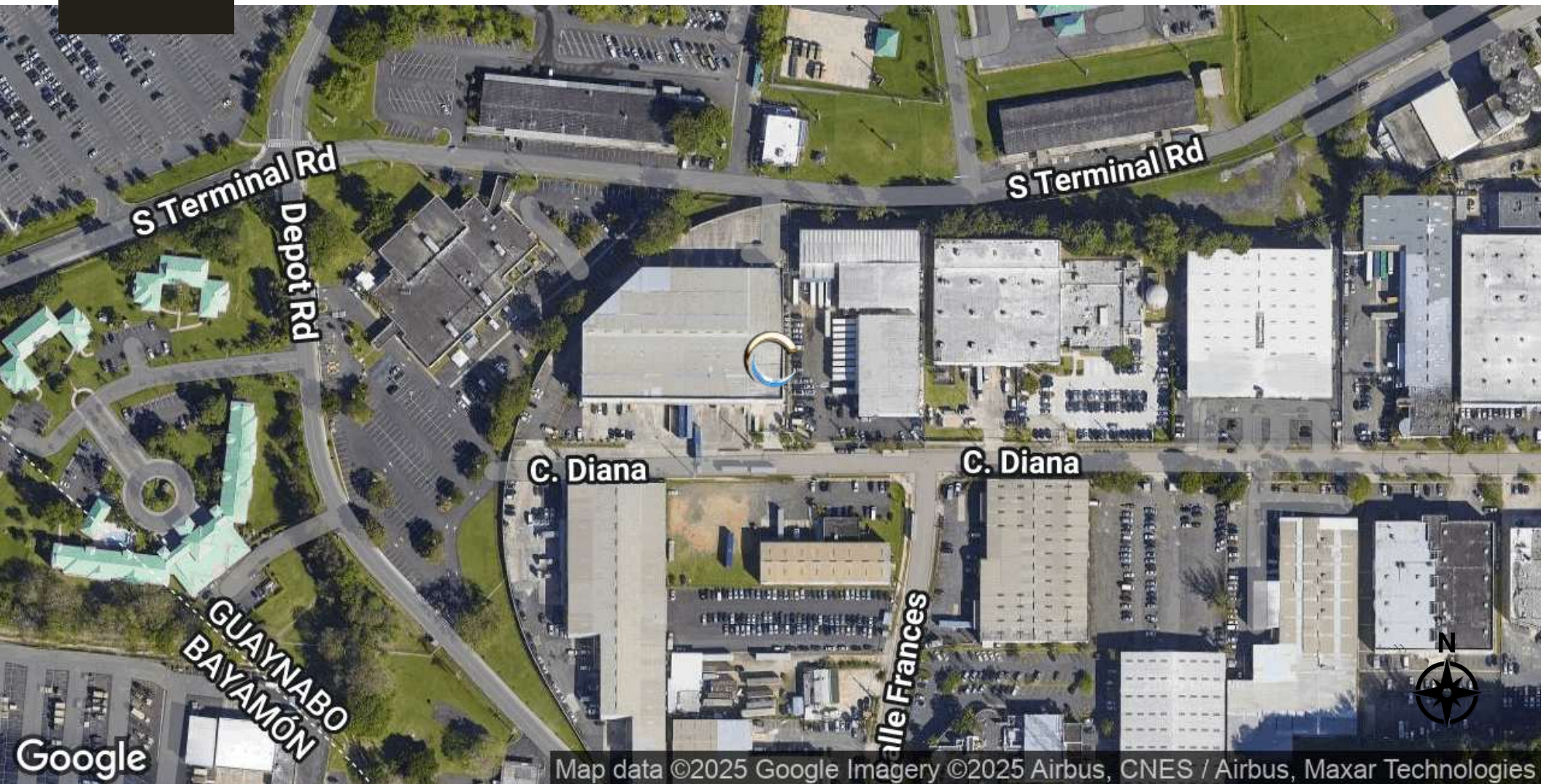
#### AVAILABLE SPACES SUITE

#### SIZE (SF) LEASE RATE DESCRIPTION

■ 3909 SF Office Space in New Port 45	3,909 SF	\$20.20 SF/month	Office space in third level inside New Port 45 Office Building. 3909 SF of office space. Base rent is \$14.00 SF plus \$6.20 of operational expenses. Includes common area maintenance, insurance, real property taxes, patrol service, water, equipment maintenance (100% generator, elevator, sprinkler system, air conditioning). Electricity is billed by sub-meter. Parking is charged at \$60.00 per month.
■ 2227 SF Office Space in New Port 45	2,227 SF	\$20.20 SF/month	Office space in second level inside New Port 45 Office Building. 2227 SF of office space. Base rent is \$14.00 SF plus \$6.20 of operational expenses. Includes common area maintenance, insurance, real property taxes, patrol service, water, equipment maintenance (100% generator, elevator, sprinkler system, air conditioning). Electricity is billed by sub-meter. Parking is charged at \$60.00 per month.

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