



NEW PORT IV

342 CALLE SAN LUIS
NEW PORT IV

Office Building For Lease

EMILIO L. FAGUNDO C-17305

787.607.9860

efagundo@caribbeancommercial.com



Lease Rate

\$20.15 SF/MONTH

OFFERING SUMMARY

Available SF:	805 - 2,366 SF
Year Built:	2020
Renovated:	2024
Zoning:	I-1

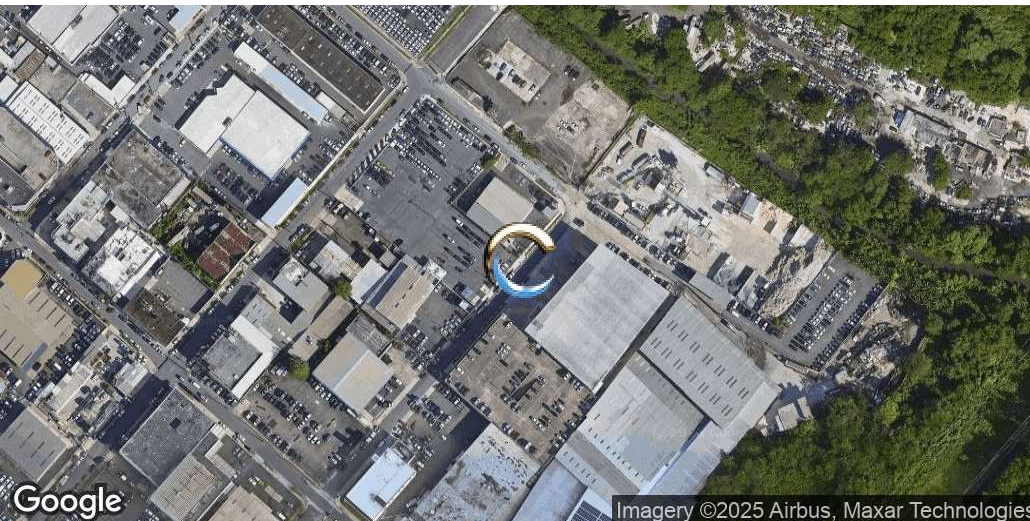
PROPERTY OVERVIEW

Presenting NewPort IV 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 \$6.15 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 San Juan, 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: \$6.15 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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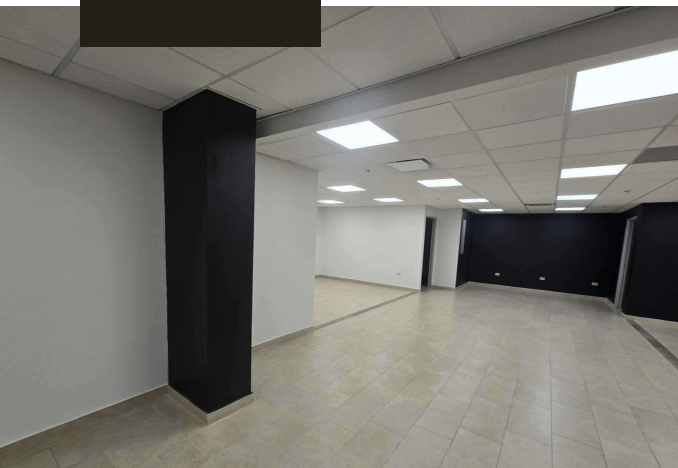


Parking Area



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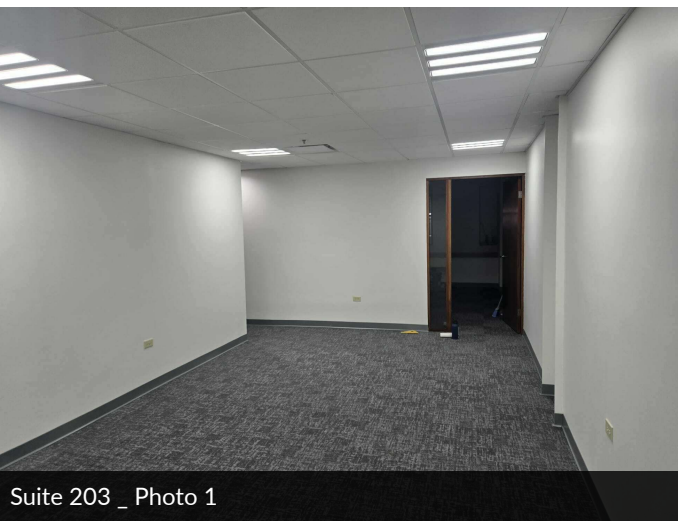
Suite 103 _ Photo 1



Suite 103 _ Photo 2



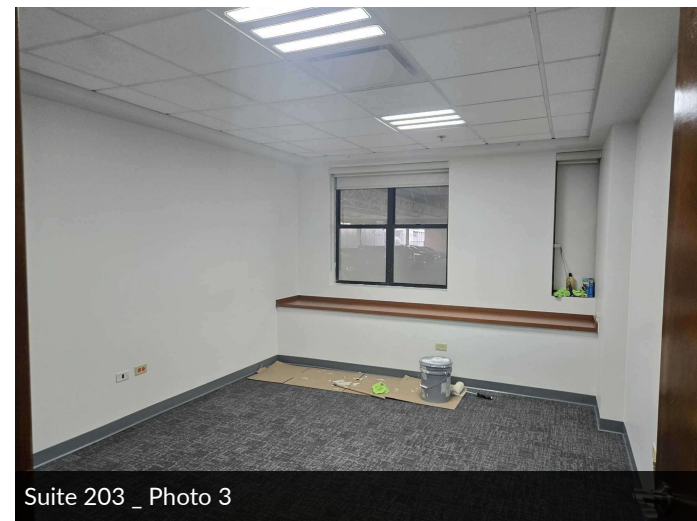
Suite 103 _ Photo 3



Suite 203 _ Photo 1



Suite 203 _ Photo 2



Suite 203 _ Photo 3

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	805 - 2,366 SF	Lease Rate:	\$20.15 SF/month

AVAILABLE SPACES SUITE

SIZE (SF) LEASE RATE DESCRIPTION

■ 2366 SF Office Space in New Port IV	2,366 SF	\$20.15 SF/month	Ready to move in office space in ground level inside New Port IV Office Building. 2,366 SF of office space. Base rent is \$14.00 SF plus \$6.15 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.
■ 805 SF Office Space in New Port IV	805 SF	\$20.15 SF/month	Ready to move in office space in second level inside New Port IV Office Building. 805 SF of office space. Base rent is \$14.00 SF plus \$6.15 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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