

Two-Story Commercial Building | 5,220 SF

104 Loaiza Cordero Street · Eleanor Roosevelt Development · San Juan, PR 00926

\$3,950 / Month
NNN

5,220 SF

10 Parking
Stalls

Zoning C-2

2-Month Grace Period Included

Total Rentable Area

7 Front + 3 Lateral

Flood Zone X



FIRST FLOOR — APPROX. 2,720 SF

Open main hall ideal for operations or training, multi-use areas, storage rooms, inventory room, full bathroom with shower, and wide circulation corridor. Rear exterior space available for inventory handling, loading/unloading, or daily operations.

SECOND FLOOR — APPROX. 2,500 SF

Private office, kitchen, support facilities, and ample storage areas. Ideal for administration, back-office operations, archives, inventory, or on-site personnel.

SUITED FOR

- Martial arts / fitness / training academy
- Technical or vocational training center
- Engineering or construction firm HQ
- Showroom with office and storage
- Light distribution or local dispatch operation

Suggested uses subject to applicable permits. Property offered in current condition.

Building Size	5,220 SF
1st Floor	2,720 SF
2nd Floor	2,500 SF
Land Area	412 m ² (0.10 ac)
Stories	2
Construction	Reinforced Concrete
Ceiling Height	12 ft
Parking	10 Stalls
Parking Ratio	1.9 / 1,000 SF
Zoning	C-2 (Commercial Two)
Flood Zone	Zone X
Lease Type	Triple Net (NNN)
Monthly Rent	\$3,950 NNN
Grace Period	2 Months
Water	Municipal
Sewer	Municipal
Electric	LUMA (Municipal Grid)
Address	104 Loaiza Cordero St.
Submarket	Eleanor Roosevelt / Hato Rey
Municipality	San Juan, PR 00926

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Information deemed reliable but not guaranteed. All measurements approximate. Offered subject to prior lease, change in price, or withdrawal without notice. Suggested uses subject to applicable permits.