

BINSWANGER PUERTO RICO LLC

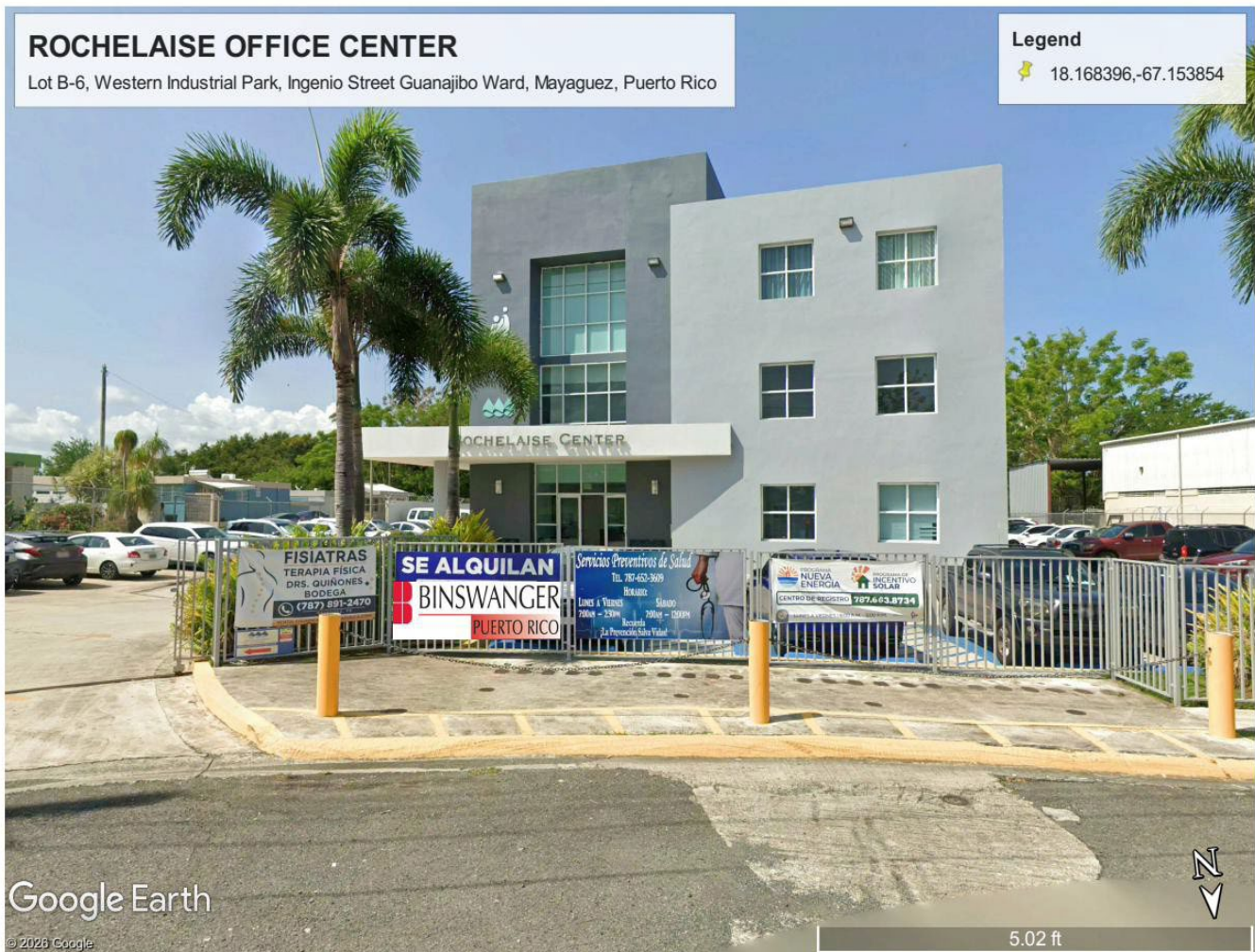
199 Margarita St., La Serrania, Caguas, PR 00725 | Tel: 787.525.4435

EXCLUSIVE OFFERING

# ROCHELAISE CENTER

Multi-Tenant Office Building

Lot B-6, Western Industrial Park, Ingenio Street  
Guanajibo Ward, Mayagüez, Puerto Rico



**ROCHELAISE OFFICE CENTER**  
 Lot B-6, Western Industrial Park, Ingenio Street Guanajibo Ward, Mayaguez, Puerto Rico

**Legend**  
 18.168396,-67.153854

Building	Stories	Occupancy	NOI	Cap Rate
<b>24,908 SF</b>	<b>3</b>	<b>84%</b>	<b>\$165,089</b>	<b>8.3%</b>

Edwin A. Hernández López, SIOR CCIM | Managing Director | Lic. E-324  
[edhernandez27@ccim.net](mailto:edhernandez27@ccim.net) | (787) 525-4435

# PROPERTY OVERVIEW

Rochelaise Center is a three-story, 24,908 SF multi-tenant office building located within the Western Industrial Park in Mayagüez, Puerto Rico. The property serves as a hub for professional services, healthcare, and government-affiliated tenants, benefiting from its proximity to the University of Puerto Rico — Mayagüez Campus, Mayagüez Medical Center, and major retail centers.

BUILDING DETAILS		SITE & LOCATION	
Property Type	<b>Multi-Tenant Office</b>	Address	<b>Lot B-6, Western Industrial Park</b>
Building Size (GBA)	<b>24,908 SF</b>	Municipality	<b>Mayagüez, PR</b>
Rentable Area	<b>19,990 SF</b>	Ward	<b>Guanajibo</b>
Common Areas	<b>4,918 SF</b>	Site Area	<b>3,052 sq.mt. (0.75 acres)</b>
Stories	<b>3</b>	Zoning	<b>Urban Residential (R-B)</b>
Construction	<b>Reinforced Concrete</b>	Flood Zone	<b>AE (FEMA)</b>
Year Built	<b>~2002 (24 years)</b>	Access	<b>Via PR-114 / PR-2</b>
Condition	<b>Average</b>	Registry	<b>Vol. 1527, Page 145, #44,604</b>
Parking	<b>63 spaces (2.53/1,000 SF)</b>	CRIM	<b>29-259-056-019-16-000</b>

## INVESTMENT HIGHLIGHTS

- Stabilized, income-producing asset with 84% occupancy and diversified tenant base Anchor tenant AAA occupies entire 2nd floor (7,659 SF) through August 2028
- Recent lease renewals demonstrate rent growth — Los Teques Corp. renewed at \$14/SF (+27%) Innovative Health Care LLC secured through September 2030 with 5-year renewal option Proximity to UPR Mayagüez, Mayagüez Medical Center, and major commercial corridors
- Value-add opportunity: 3,284 SF of vacant 3rd floor space available for lease-up Reinforced concrete construction with generator, water tank, and security infrastructure



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# FINANCIAL SUMMARY

Floor	Tenant	RSF	\$/SF/Yr	Annual Rent	Expires
1st	Orthotech Orthopedic Group	791	\$17.45	\$13,800	1/31/2030
1st	Servicios Preventivos de PR	676	\$18.91	\$12,791	4/30/2028
1st	Dra. Rebecca Quiñones	1,688	\$14.50	\$24,478	3/30/2032
1st	Los Teques Corp.	2,317	\$14.00	\$32,438	Renewing
1st	Innovative Health LLC	638	\$18.00	\$11,483	9/5/2030
2nd	AAA (Anchor Tenant)	7,659	\$14.18	\$108,605	8/14/2028
3rd	Previmed LLC	700	\$14.00	\$9,800	2/12/2029
3rd	ARC Dental PSC	1,700	\$10.59	\$18,000	2/8/2035
3rd	Dr. Jose Silva Morales	536	\$19.00	\$10,184	4/30/2031
<b>3rd</b>	<b>Available</b>	<b>3,284</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>TOTAL OCCUPIED</b>		<b>16,706</b>		<b>\$241,578</b>	

# INCOME ANALYSIS

Annual Base Rent (In-Place)	\$241,578
Projected Rent — Vacant Space (3,284 SF @ \$18/SF)	\$59,112
OPEX Recoveries	\$11,631
<b>Gross Potential Income (GPI)</b>	<b>\$312,321</b>
Less Vacancy / Credit Loss (10%)	(\$31,232)
<b>Effective Gross Income (EGI)</b>	<b>\$281,089</b>
Less Operating Expenses	(\$116,000)
<b>NET OPERATING INCOME (NOI)</b>	<b>\$165,089</b>

# KEY INVESTMENT METRICS

Asking Price	Going-In Cap Rate	Price per SF (GBA)
<b>\$2,000,000</b>	<b>8.3%</b>	<b>\$80.28</b>
Price per SF (Leasable)	NOI (Stabilized)	Gross Rent Multiplier
<b>\$100.05</b>	<b>\$165,089</b>	<b>6.4x</b>



<b>Ubicación</b>	
Catastro	259-054-413-16
Coordenadas Nad83	x: 122771.5751, y: 237283.9885 Lat: 18.11870371, Lon: -67.13890749, View: <a href="#">Google</a> , <a href="#">Google Earth</a> , <a href="#">OpenStreet</a> , <a href="#">Terms</a> , <a href="#">USGS WMS</a>
Área Aprox. (m.c.)	2020.813
Municipio	Mayagüez
Barrio	Quanajibo
<b>Características Ammentales</b>	
Zona Inund. Advisory	A (88.3%) - X (0.2%) ACF (10.7%)
Zona Inundabilidad r/rmf	AE (98.3%), O.2 PCT (10.7%)
Panel Inundabilidad Floodway)	720000C0091J
Floodway)	No ubica en floodway
Suelo (NRCS)	LIA2, LIA2 clay
<b>Calificación y Clasificación de Suelo</b>	
Calificación	Cificacibode calificación en proceso, favor de revisar mapa de calificación ygrieto.
Clasificación PUT	Clasificación de calificación en proceso, favor d mapa de calificación ygrieto.
Clasificación PUT	IU Suelo Urbano
Mapas de Calificación	Mayagüez   Mapa PUT

Rochelaise Center offers a stabilized, cash-flowing asset with diversified tenancy and immediate upside through 3,284 SF of available 3rd-floor space at market rents. Recent renewals — Los Teques at \$14/SF and Innovative Health through September 2030 — demonstrate active rent growth and tenant retention. The property's location near UPR-Mayagüez and Mayagüez Medical Center sustains long-term demand from professional services, healthcare, and government-affiliated users.

# LOCATION



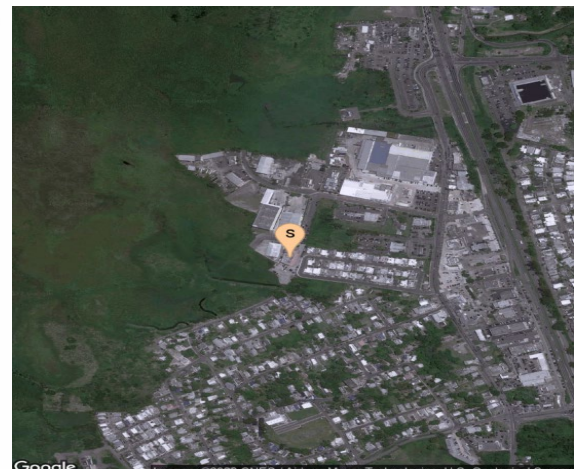
## NEIGHBORHOOD & MARKET

The property is located within the Mayagüez Western Industrial Park, a mixed-use area with light industrial, residential, and commercial properties. Commercial activity is concentrated along PR-2, PR-114, PR-2R, and PR-102.

NEARBY FACILITIES	DISTANCE
University of Puerto Rico — Mayagüez Campus	1.5 miles
Mayagüez Medical Center	2 miles
Western Plaza	1 mile
Mayagüez Mall / Walmart	2 miles
PR-2 Expressway	0.5 miles
Aguadilla Airport (BQN)	25 miles

### Building Improvements

Foundation	Concrete slab
Exterior Walls/Framing	Concrete block walls
Roof	Concrete block roof
Elevator	Yes
Heating & A/C (HVAC)	Central Air Conditioning System
Insulation	Not Applicable
Lighting	Fluorescent and Incandescent
Electrical	Assumed adequate and to code.
Interior Walls	Concrete block with some gypsum partitions
Doors & Windows	Aluminum or Wood Doors / Aluminum Windows
Ceilings	Acoustic tiles or exposed concrete
Plumbing	Standard plumbing for a building
Floor Covering	Ceramic tiles
Fire Protection	None
Landscaping	There is some observable deferred maintenance.
Deferred Maintenance	Adequate
Functional Design	Adequate

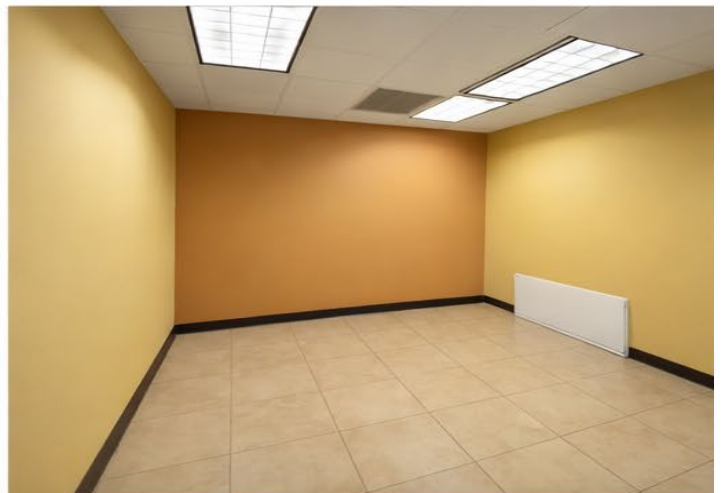


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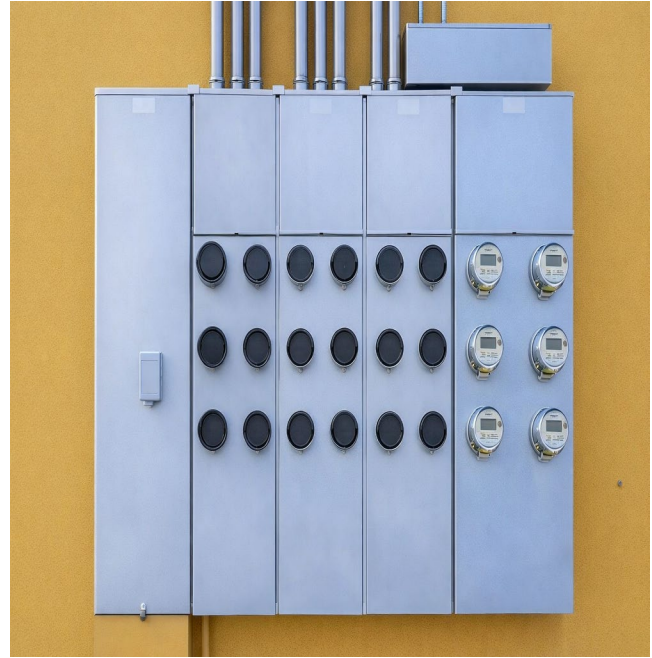
# PROPERTY PHOTOS



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## DISCLAIMER

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### EXCLUSIVE LISTING AGENT

**Edwin A. Hernández López, SIOR, CCIM**

Managing Director | Binswanger Puerto Rico LLC

License E-324

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