

## BINSWANGER PUERTO RICO LLC

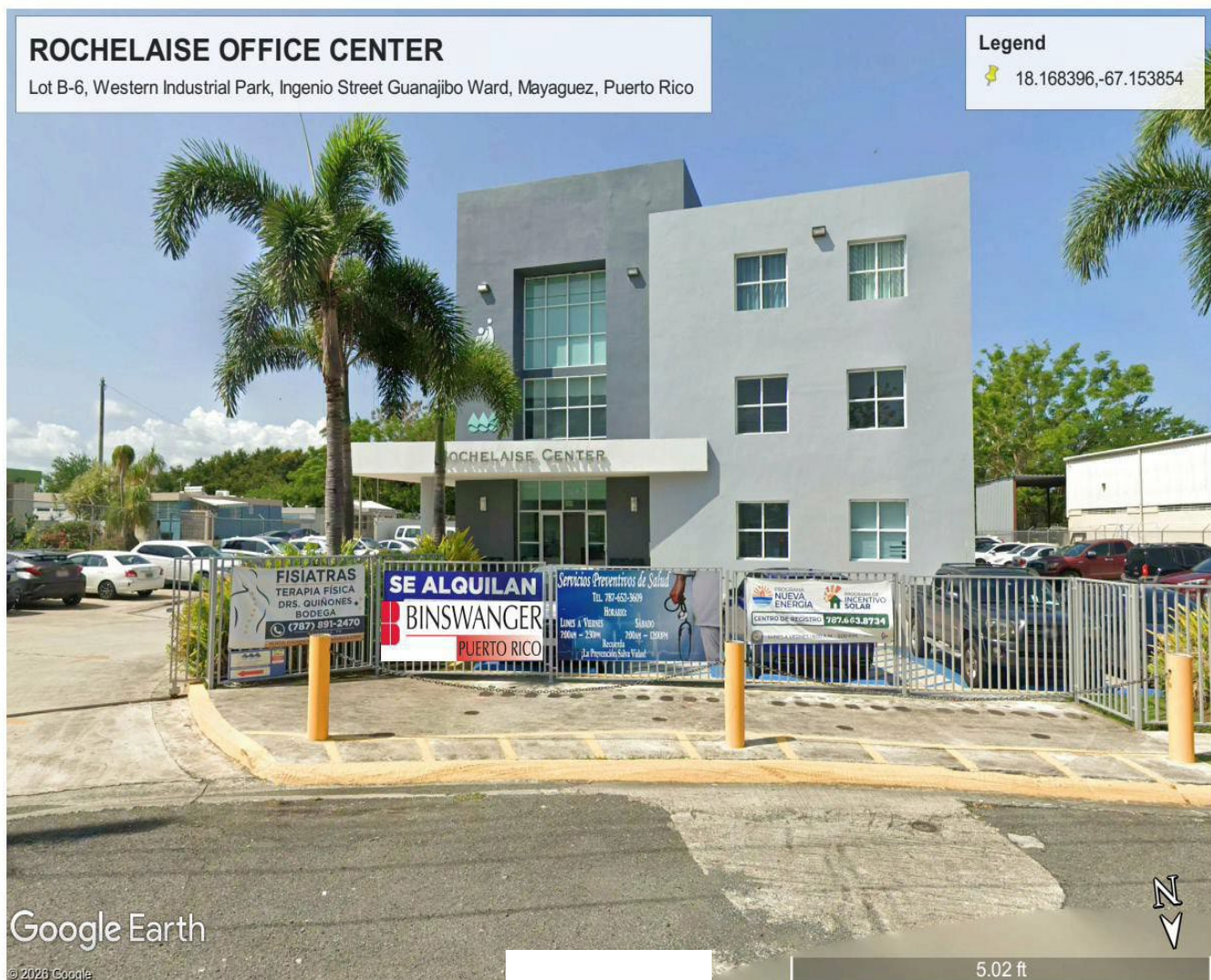
199 Margarita St., La Serrania, Caguas, PR 00725 | Tel: 787.525.4435

EXCLUSIVE OFFERING

# ROCHELAISE CENTER

Multi-Tenant Office Building

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



Building  
**24,908 SF**

Stories  
**3**

**\$1,900,000**

NOI  
**\$178,418**  
NOI Stabilized

Cap Rate  
**9.4%**  
Stabilized  
In-Place 7.9%

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

## INVESTMENT HIGHLIGHTS

- Stabilized, income-producing asset with 84% occupancy and a diversified tenant base.
- Anchor tenant AAA occupies the entire 2nd floor (7,659 SF) through August 2028.
- Rent growth in progress · Los Teques Corp. renewing at ~\$13/SF (+18% over prior rent), in final negotiation.
- Innovative Health Care LLC secured through September 2030, with a 5-year renewal option.
- Value-add upside: 3,284 SF of vacant 3rd-floor space available for lease-up.
- Reinforced concrete construction with generator, water tank, and security infrastructure.
- Proximity to UPR·Mayagüez, Mayagüez Medical Center, and major commercial corridors.



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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 Quinones       | 1,688  | \$15.00  | \$25,322    | 3/30/2032 |
| 1st            | Los Teques Corp.            | 2,317  | \$12.95  | \$30,000    | Renewing  |
| 1st            | Innovative Health Care      | 638    | \$18.00  | \$11,483    | 9/5/2030  |
| 2nd            | AAA (Anchor Tenant)         | 7,659  | \$14.19  | \$108,645   | 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 |
| 3rd            | Available                   | 3,284  |          |             |           |
| TOTAL OCCUPIED |                             | 16,706 |          | \$240,025   |           |

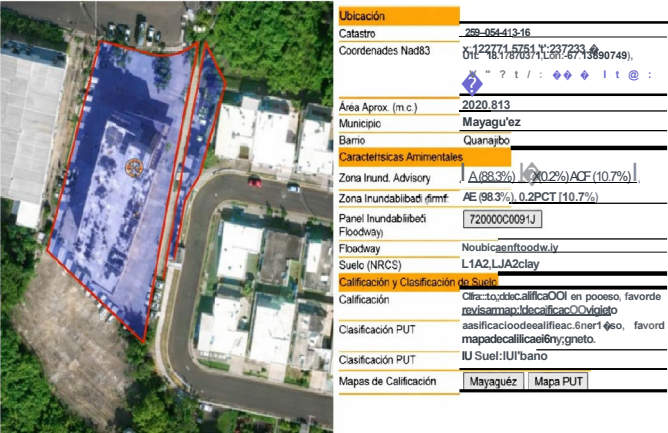
INCOME ANALYSIS

|                                                    |             |
|----------------------------------------------------|-------------|
| Annual Base Rent (In-Place)                        | \$240,025   |
| Projected Rent - Vacant Space (3,284 SF @ \$18/SF) | \$59,112    |
| OPEX Recoveries                                    | \$10,800    |
| Gross Potential Income (GPI)                       | \$309,937   |
| Less Vacancy / Credit Loss (10%)                   | (\$30,994)  |
| Effective Gross Income (EGI)                       | \$278,943   |
| Less Operating Expenses                            | (\$100,525) |
| NET OPERATING INCOME (NOI)                         | \$178,418   |

KEY INVESTMENT METRICS

|                         |                     |                    |
|-------------------------|---------------------|--------------------|
| ASKING PRICE            | STABILIZED CAP RATE | PRICE PER SF (GBA) |
| \$1,900,000             | 9.4%                | \$76.28            |
| PRICE PER SF (LEASABLE) | NOI (STABILIZED)    | GROSS LTIPLIER     |
| \$95.05                 | \$178,418           | 6.1x               |

Figures reflect the current rent roll and actual 2025 operating expenses provided by ownership. Stabilized NOI assumes lease-up of the 3,284 SF vacant 3rd-floor space at market rent; in-place NOI (excluding the vacant space) is \$150,300 (a 7.9% in-place cap rate).



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. Leasing momentum is strong: Innovative Health Care LLC is secured through September 2030 with a 5-year renewal option, and Los Teques Corp. is renewing at a higher rate (in final negotiation) — reflecting active rent growth and tenant retention. The property's location near UPR–Mayagüez and the Mayagüez Medical Center sustains long-term demand from professional services, healthcare, and government-affiliated users.



LOCATION



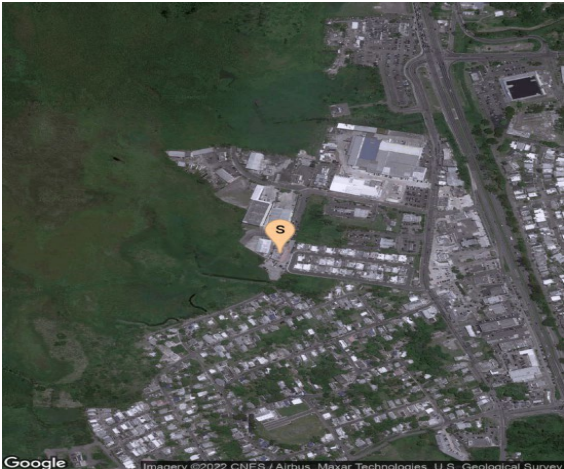
NEIGHBORHOOD & MARKET

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                                       |



## PROPERTY PHOTOS

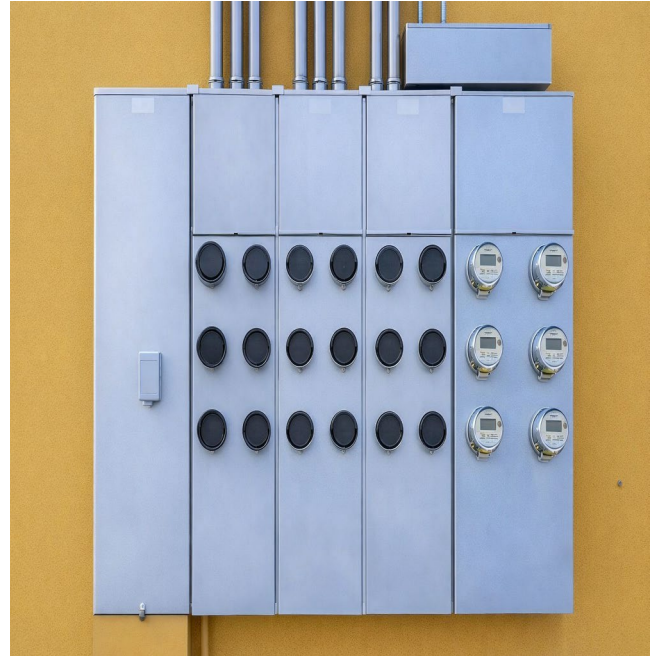




## PROPERTY PHOTOS



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### DISCLAIMER

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### EXCLUSIVE LISTING AGENT

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

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