# FOR SALE | CLASS B, OFFICE BUILDING

## 829 Caparra Terrace San Juan, PR 00921

COLDWELL BANKER
PUERTO RICO
E-497

**4,975 SF GBA | 309.87 SQM LOT**

# Exclusively Listed By

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# OFFERING OVERVIEW

Coldwell Banker Puerto Rico, on behalf of ownership, is pleased to present a prime office opportunity located at 829 Caparra Terrace San Juan, PR 00921 . Built in 1990, the property is situated on a 309.87 SQM LOT and features a GBA of 4,975 SF. The property features, 6+ private offices, 4 half bathrooms plus 1 full bathroom, a fully equipped kitchen, lounge area, laundry area, expansive open workspace areas, and a large warehouse/storage component with excellent flexibility for multiple business models and operational layouts.

| Property Details | |
|---|---|
| **Address** | 829 Caparra Terrace |
| **City, State, Zip Code** | San Juan, PR 00921 |
| **Land Area** | 309.87 SQM (3,335 SF) |
| **Year Built** | 1990 |
| **Coordinates** | 18°23'57.61"N 66°05'09.21"W |
| **Gross Building Area** | 4,975 SF (462.17 SQM) |
| **Office Space** | 6 |
| **Bathrooms** | 5 |
| **Rolling Doors** | 2 |
| **Stories** | 2 |
| **Zoning** | C-1 (Local Commercial) |
| **Uses** | Retail, Office, Mixed Use |

$795,000

**Listing Price**

B

**Building Class**

Single Tenant Gross

**Lease Type**

100 %

**Occupancy**

# PROPERTY HIGHLIGHTS

- **Prime corner commercial building on the high-traffic Caparra/De Diego corridor, with strong street visibility and easy access to major metro routes.**

- **4,975 sq. ft. freestanding, two-story property featuring 6+ private offices, 4 half baths + 1 full bath, a full kitchen, lounge, and expansive open workspace.**

- **Income-producing asset, offering immediate cash flow and operational stability.**

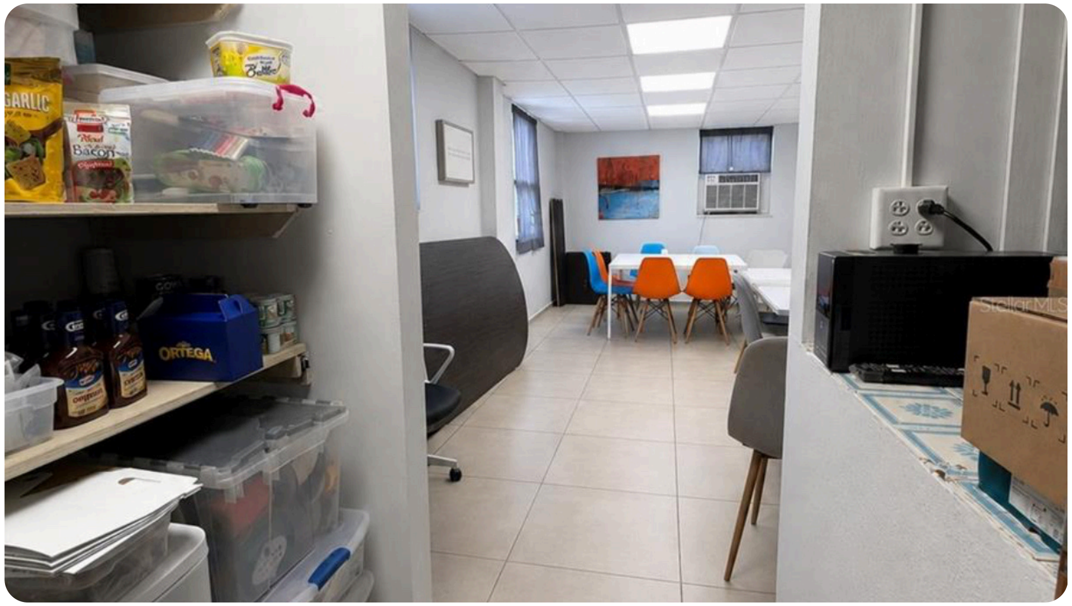
- **Built-in logistics infrastructure, including a large roll-up loading door, dedicated dock area, 12–14 parking spaces, and a spacious warehouse/storage component.**

- **Versatile for multiple business models — ideal for corporate offices, call centers, distribution, logistics, warehousing, or creative workspaces.**

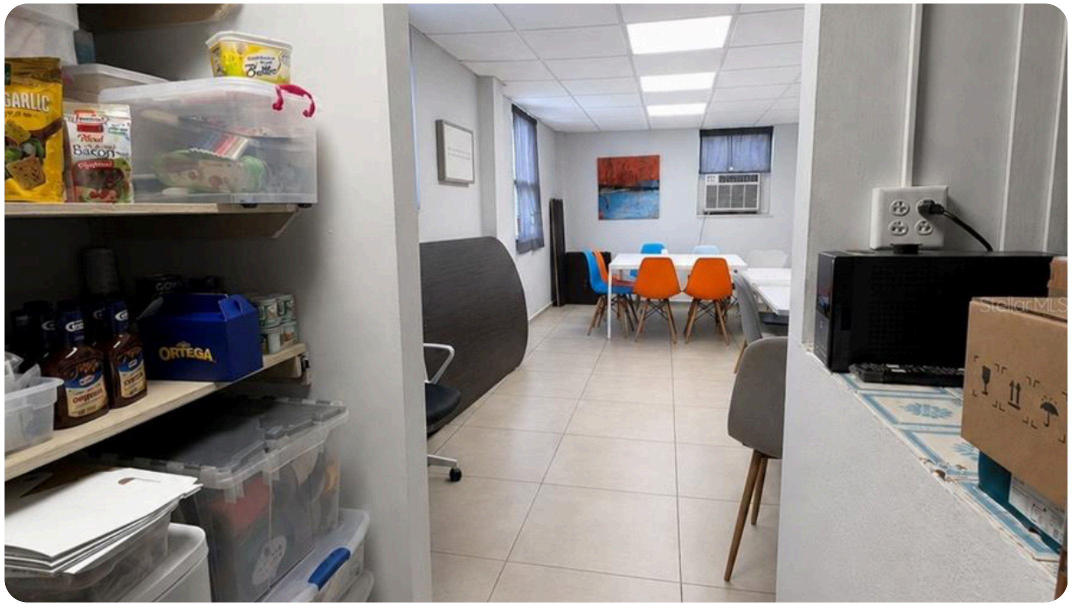
# EXTERIOR PHOTOS

# INTERIOR PHOTOS



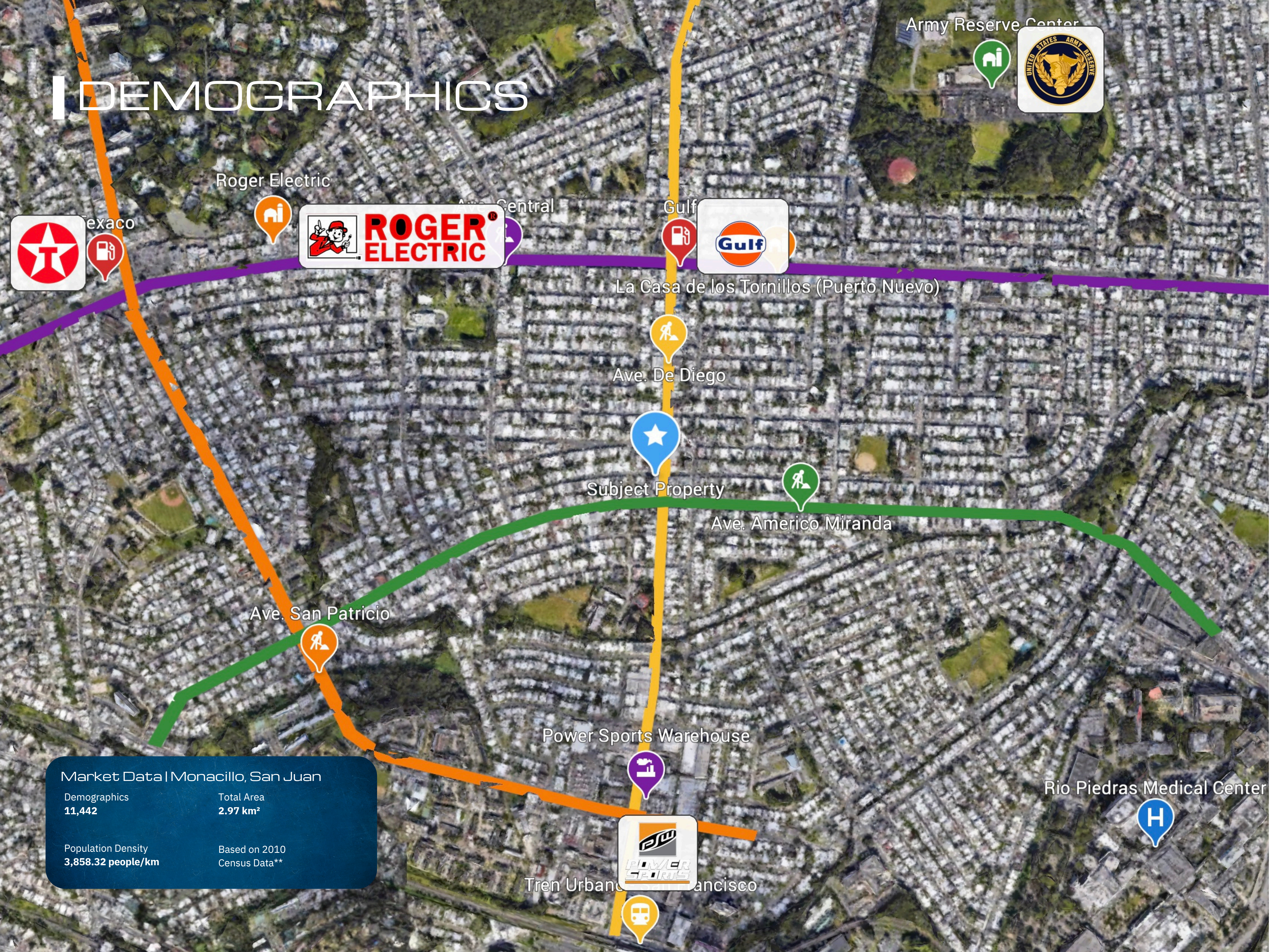



# INTERIOR PHOTOS

# ZONING MAP

# DEMOGRAPHICS




**Market Data | Monacillo, San Juan**

| | |
|---|---|
| Demographics<br>**11,442** | Total Area<br>**2.97 km²** |
| Population Density<br>**3,858.32 people/km** | Based on 2010<br>Census Data** |

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

The Offering Memorandum and its contents are confidential;

You will hold it and treat it in the strictest of confidence; and

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Coldwell Banker Puerto Rico is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Coldwell Banker Puerto Rico, the property, or the seller by such entity.

Owner and Coldwell Banker Puerto Rico expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Coldwell Banker Puerto Rico or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.