



CHRISTIANSEN

COMMERCIAL REAL ESTATE

License 134

Hato Rey, Puerto Rico

COMMERCIAL SPACE FOR SALE



DESCRIPTION:

Commercial office space consisting of approximately 10,539.89 square feet located on the Ground Level of Quantum Metrocenter supported by five (5) parking stalls with additional parking available on site and in the immediate area.

LOCATION:

Quantum Metrocenter, 120 Chardon Street, Hato Rey

AREA:

10,539.89 square feet of open space with 17'4" clear ceiling height

SITE COORDINATES:

Latitude: 18°25'29.24"N
Longitude: 66°03'36.30"W

PARKING AREA:

Five (5) parking stalls included with ten (10) additional parking stalls available for sale.

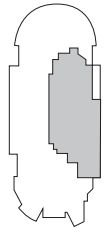
FEATURES:

- 100% back-up power generator
- Water cistern tank
- 100% fiber optic data connectivity
- Three (3) independent electricity meters
- Loading area with three (3) roll-up doors
- Fire alarm system
- Access control system to the parking garage

LOCATION INFLUENCE:

Quantum Metrocenter has an excellent location, with immediate access to Muñoz Rivera, Ponce de Leon and Franklin D. Roosevelt Avenues. Directly across from an operating parking lot and close to many office, commercial and retail establishments including Hato Rey's "Golden Mile" Banking District, Urban Train Station, many restaurants, shopping centers, theaters, schools and other related services.

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM



KEY PLAN

