



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Puerta de Tierra, Puerto Rico

# COMMERCIAL PROPERTY FOR LEASE



## DESCRIPTION:

Puerta de Tierra Trade Center is a commercial building consisting of approximately 55,403 square feet of multi-level office space, including 14,363 square feet of ground level retail space.

## LOCATION:

263 Fernández Juncos Avenue, Puerta de Tierra sector, San Juan, Puerto Rico

## PARKING:

Approx. 250 stalls available on site

## ZONING:

Commercial

## BUILDING AREA:

Approximately **55,403 square feet** available, which can be subdivided:

- Ground floor: 14,363 square feet
- Second floor: 13,680 square feet
- Third floor: 13,680 square feet
- Fourth floor: 13,680 square feet

## LOCATION INFLUENCE:

Excellent presence, exposure and visibility from Fernández Juncos Avenue with immediate access to Baldorioty de Castro Boulevard and Muñoz Rivera Expressway.

Located near the San Juan Bahía Urbana development project, close to many residential, retail, commercial, office, tourism and maritime establishments, such as government office buildings, residential condominiums, and cruise ship docks, restaurants, banks, hotels and other related services. One block from the Legislative Assembly and Senate of Puerto Rico.

## FEATURES:

- Access control
- Fiber-optic infrastructure
- Three (3) elevators
- San Juan Bay views
- Emergency power generator
- High efficiency space

For more information: [WWW.CHRISTIANSENCOMMERCIAL.COM](http://WWW.CHRISTIANSENCOMMERCIAL.COM)



