



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Old San Juan, Puerto Rico

COMMERCIAL BUILDINGS FOR SALE



DESCRIPTION:

Two (2) interconnected commercial buildings consisting of approximately 33,635 square feet. 353 Tetuan is a four (4) story building with 10,221 square feet situated on 266 square meters of land and 355 Tetuan is a six (6) story building with 23,414 square feet situated on 600 square meters of land.

LOCATION:

353 & 355 Tetuan Street, Old San Juan Sector, San Juan, Puerto Rico

AREA:

866 square meters

SITE COORDINATES:

- Longitude: 18°27'54.91"N
- Latitude: 66°06'46.16"W

UTILITIES & SERVICES

Enjoys the utilities typical of an urban neighborhood area with the municipal services of San Juan, such as water, sanitary, storm sewers & electricity and private services, such as cable, telephone & internet.

FEATURES:

- Fiber-optic communication infrastructure
- Individual HVAC climate controlled zones
- Glass elevator
- Emergency back-up generator infrastructure
- Fully sprinklered

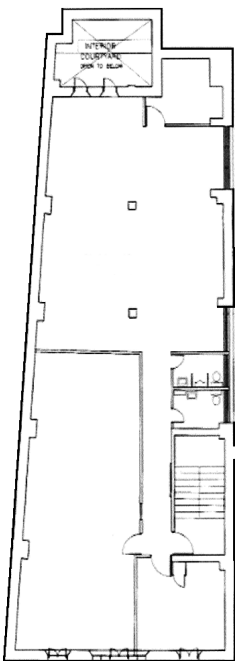
LOCATION INFLUENCE:

Excellent location in historic Old San Juan close to many commercial, residential, retail, office and hotel components such as casual and fine dining restaurants, government offices, fashion outlet stores, theaters, galleries, museums and hotels. Located in front of three (3) parking buildings with over 1,500 spaces

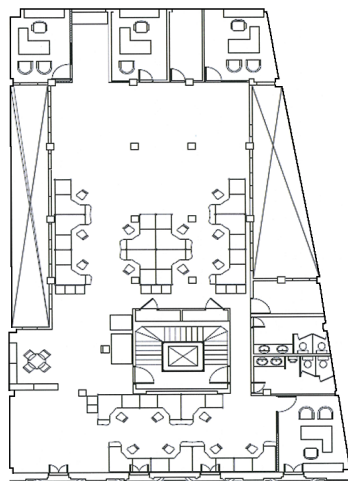
For more information: WWW.CHRISTIANSENCOMMERCIAL.COM



TYPICAL FLOOR PLANS



353 TETUAN



355 TETUAN

