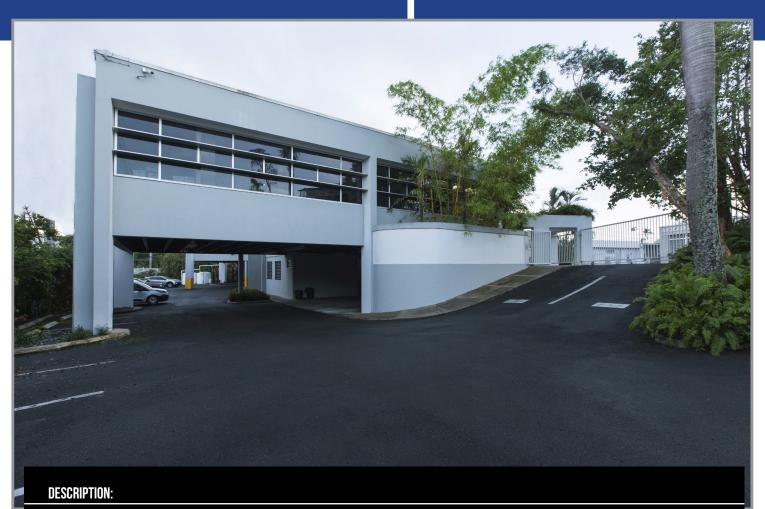


San Juan, Puerto Rico

commercial office building FOR SALE



Two-story office building in excellent physical condition comprising a Gross Building Area of approximately **8,605 square** feet, occupying a **2,100 square meters** corner lot.

LOCATION:	LOCATION INFLUENCE:
Intersection of State Road PR-21 and San Alfonso street, Las Lomas Development San Juan, Puerto Rico	Situated on a heavily traveled artery (State Road PR-21) that connects the Martinez Nadal Expressway to Jose de Diego Avenue. The property is conveniently located directly across the street from the Las Lomas commuter train station, and just east of the Martinez Nadal commuter train station.
GROSS BUILDING AREA:	
Approximately 8,605 square feet	
SITE AREA:	SITE COORDINATES:
2,100 square meters, equivalent to 22,604 square feet	Latitude: 18°23'22.25"N Longitude: 66° 5'40.78"W
ZONING:	PROPERTY TAX CODE:
C-1 (Low Density Commercial)	086-055-014-53-000
PARKING:	AMENITIES AND INFRAESTRUCTURE:
34 stalls	Central AC, storm shutters, elevator, security surveilance system, smoke detectors, power generator with full operating capacity.

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