



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Santurce, Puerto Rico

# COMMERCIAL SPACE FOR LEASE



## DESCRIPTION:

Former DRC Building consisting of a combined total of 32,000 square feet of multi-level office space, including 6,400 square feet of ground level retail space, which can be subdivided from 2,500 square feet. The property also has two (2) rear flex spaces and 35 parking stalls available.

## LOCATION:

Former DRC Building, 1608 Ponce de León Avenue, Santurce Sector, San Juan, Puerto Rico

## PARKING:

35 Stalls. Additional available in the immediate vicinity.

## FEATURES:

- Access control, fiber-optic infrastructure, one (1) elevator

## BUILDING AREA:

Approximately **32,000 square feet available** available, which can be subdivided:

- Ground - 5th Floor: 6,400 square feet each

## LOCATION INFLUENCE:

Excellent presence, accessibility and visibility from Ponce de León Avenue with immediate access to several major traffic arteries in the San Juan Metropolitan Area including Fernández Juncos Avenue, Baldorioty de Castro Boulevard and Muñoz Rivera Expressway.

Close to many commercial residential, retail, office and hotel components such as restaurants, cafes, cafeterias, supermarkets, gas service stations, various bank branches, bus stops, schools, residential neighborhoods & condominiums, and other related services.

## ZONING:

CO-1 (Commercial for Office Use)

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



### EXISTING FLOOR PLAN

PONCE DE LEON STREET

