



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Guaynabo, Puerto Rico

# OFFICE SPACE FOR SALE



## DESCRIPTION:

Class A office space consisting of approximately **10,112 square feet**, fully leased with two credit-worthy tenants and currently generating \$192,761 of base rental income, located on the penthouse of Centro Internacional de Mercadeo Office Building in Guaynabo.

## LOCATION:

PH Unit 802, International Marketing Center - Building II, PR-165, Pueblo Viejo Ward, Guaynabo, Puerto Rico

## OFFICE AREA:

10,112 square feet, Fully-Leased

## LOCATION INFLUENCE:

Excellent location next to the port and Free Trade Zone near institutional, commercial & industrial buildings, parks, and distribution centers. Shopping centers, private schools, hospitals, among other amenities are also found near the property.

## PARKING:

30 stalls with a maintenance fee of \$40 per stall per month. Additional parking available at \$85 per stall per month. Ample visitor parking available.

## FEATURES:

- Central A/C & server room A/C
- Full back-up generator
- 24/7 on-site security
- Fiber-optic infrastructure & connectivity
- Marble floor reception
- 100% sprinklered
- Access controlled entry

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

