



CHRISTIANSEN

COMMERCIAL REAL ESTATE

License 134

Hato Rey, Puerto Rico

OFFICE SPACE FOR SALE/LEASE



DESCRIPTION:

Bolivia 33 is a condominium office unit consisting of approximately **9,679 square feet** of office space readily available For Lease on the 7th floor in the heart of Hato Rey supported by 11 parking stalls.

LOCATION:

33 Bolivia Street, 7th floor, Hato Rey sector, San Juan, Puerto Rico

PARKING:

11 Stalls. Additional available in the immediate vicinity.

ZONING:

Commercial

BUILDING AREA:

Approximately **9,679 square feet** available, which can be subdivided

LOCATION INFLUENCE:

Excellent location within the Hato Rey sector, with immediate access to Ponce de León, Muñoz Rivera and Franklin D. Roosevelt Avenues.

Directly across from MCS Plaza and Banco Popular Center. In the immediate vicinity of many office, residential, commercial and retail establishments including Hato Rey's "Golden Mile" Banking District, Urban Train Stations, many restaurants, shopping centers, theaters, schools and other related services.

FEATURES:

- Two (2) back-up generators (100%)
- Access control
- Fiber-optic infrastructure
- On site security
- Independent A/C units
- Two (2) high speed elevators

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

