



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Guaynabo, Puerto Rico

CONDO OFFICE SPACE FOR SALE/LEASE



DESCRIPTION:

Class A office space consisting of approximately **1,723 square feet** supported by six (6) parking stalls located at Centro Internacional de Mercadeo condominium office building in Guaynabo.

LOCATION:

Unit 606, Centro Internacional de Mercadeo I, PR-165, Pueblo Viejo Ward, Guaynabo, Puerto Rico

OFFICE AREA:

1,723 square feet

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:

6 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 (four zones)
- Full back-up generator
- 24/7 on-site security
- Fiber-optic infrastructure & connectivity
- Independently metered electricity
- Access controlled entry
- Move-in ready condition

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

