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 THE HATO REY
CENTER

OFFICE + RETAIL SPACE
FOR LEASE



Description:

Located in the heart of the **Central Business District** near urban train & bus station.

The Hato Rey Center is an architectural award-winning high-rise office building consisting of 220,794 square feet supported by four (4) levels of parking.

Location:

268 Ponce de León Avenue, Hato Rey Ward, San Juan, Puerto Rico.

Most affordable rental rate in the Central Business District.

Available area:

Office space readily available for lease within floors 4 through 14, from approximately 360 square feet to approximately 18,700 square feet, within a single floor.

Site Coordinates:

Latitude: 18.252975 N,
Longitude: -66.032912 W



Location Influence:

Prestigious location on the “Golden Mile” in the heart of Hato Rey’s Central Business District, fronting both Ponce de Leon and Muñoz Rivera Avenues.



Features:

24/7/365 Security guards and security office stationed in the main lobby.

Centralized fire alarm & smoke detection systems and fiber-optic infrastructure.

Vibrant ground floor consisting of a food court housing five tenants, plus two additional restaurants facing Ponce de León Avenue.

Recently remodeled lobby, food court, elevators and restrooms among other common areas.

Newly installed A/C chiller, cooling tower and 100% back-up power generators.

Building Area:

220,794 square feet

Typical Floor Plate:

18,700 square feet

Parking:

Capacity for 292 vehicles, including ample visitor parking, with additional stalls available in the immediate vicinity.



Hato Rey Central Business District



TYPICAL FLOOR PLAN



THE HATO REY CENTER
FLOOR RENTABLE AREA:
18,700 SQUARE FEET

The typical floor levels offer flexible space planning due to their rectangular shape and compact design of the core.

