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## OFFICE + RETAIL SPACE FOR LEASE

# THE HATOREY CENTER

#### **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:**

THE

HATO REY

CENTER

REY

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





**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.

#### **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.



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**





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### **TYPICAL FLOOR PLAN**



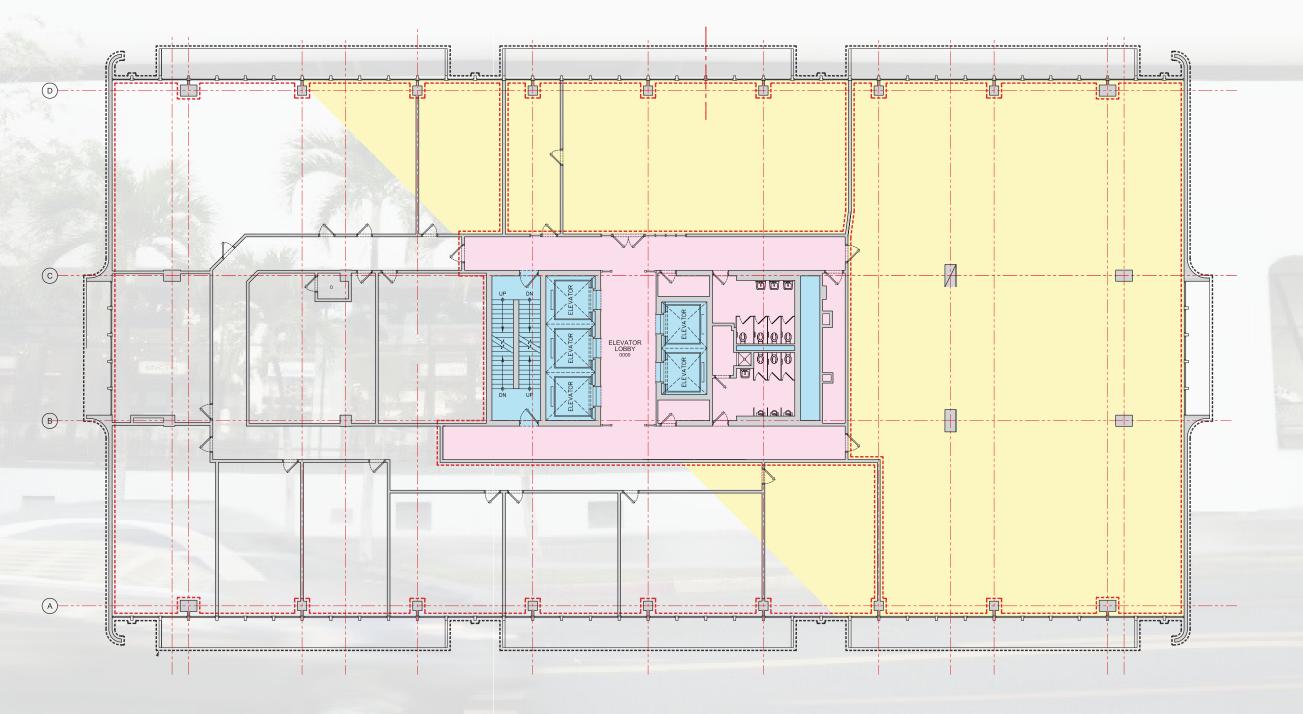












#### THE HATO REY CENTER FLOOR RENTABLE AREA: 18,700 SQUARE FEET

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