

Better never settles



FOR LEASE

±32,500 SF OFFICE BUILDING & PARKING | Hato Rey, San Juan, PR



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Lic. E-70

KEY FEATURES

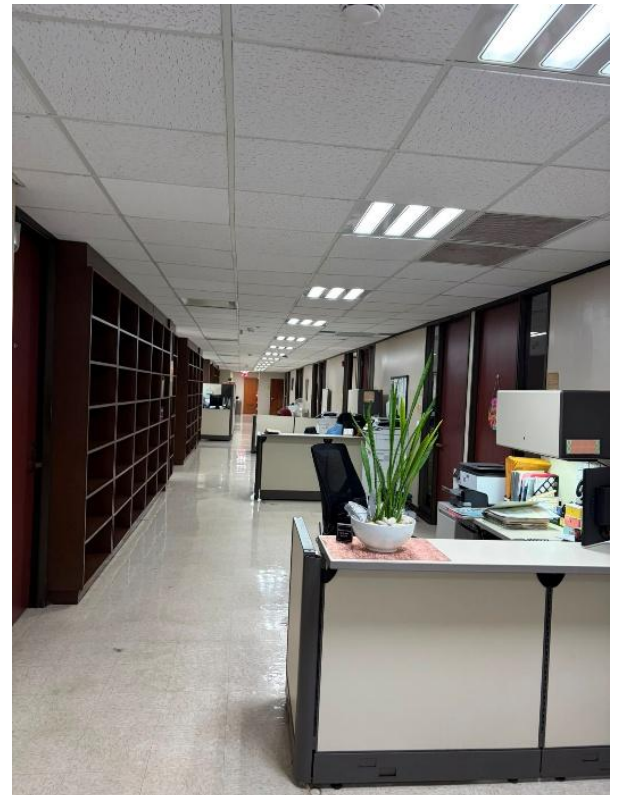
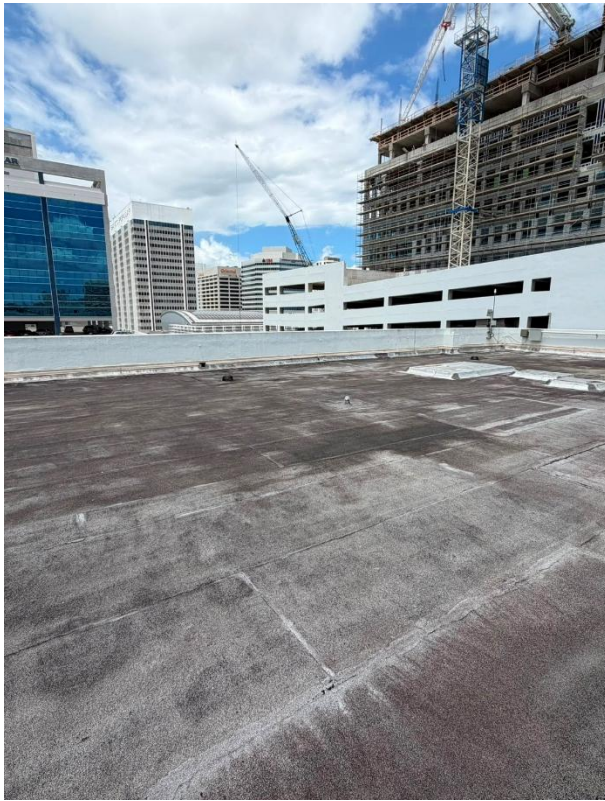
- Prime Hato Rey location
- 150 on-site parking spaces
- Available October 2026
- Across from Banco Popular's new headquarters
- Walking distance to Tren Urbano
- Capacity for approximately 145 employees
- Move-in opportunity within an established institutional office building recognized for housing the Office of the Comptroller for decades.

LOCATION & AMENITIES

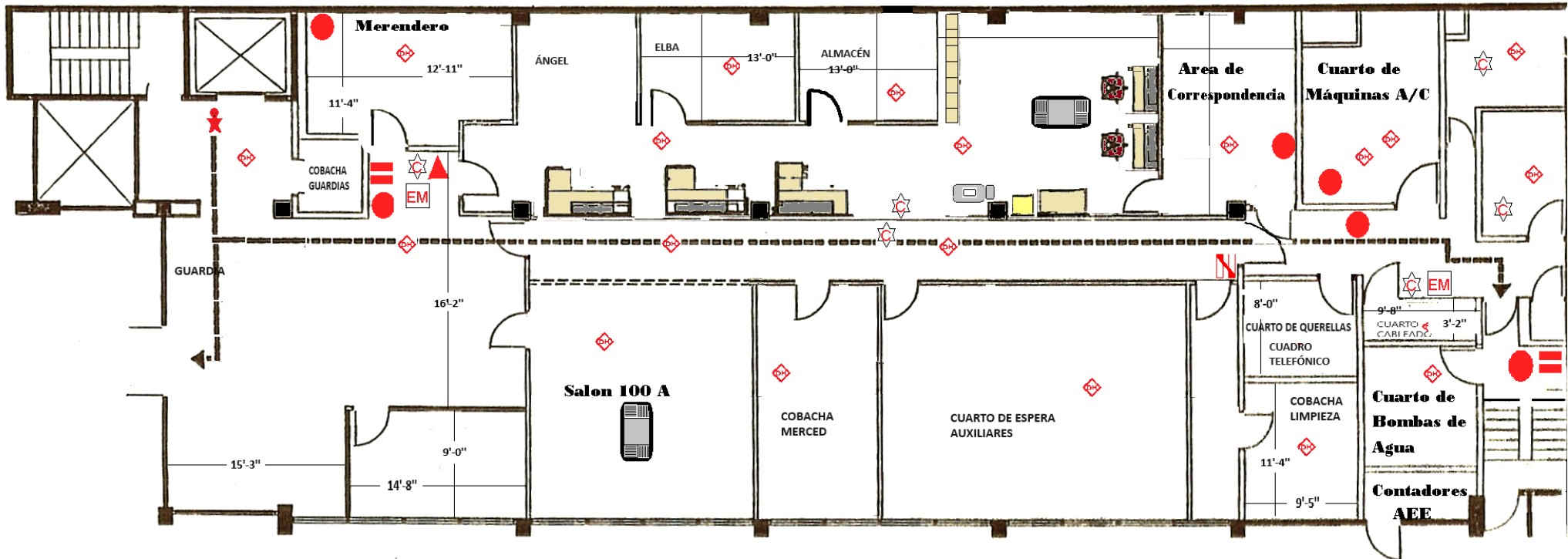
- Prime Hato Rey location in one of Puerto Rico's most sought-after office districts.
- Directly across from Banco Popular's new headquarters.
- Corner property offering excellent visibility and abundant natural light.
- Walking distance to restaurants, banks, retail, under construction hotels, and a wide range of services.
- Steps from the Tren Urbano station.
- Immediate access to major expressways, providing convenient connectivity throughout the San Juan metropolitan area.

BUILDING SPECIFICATIONS

- Building Size: ±32,500 SF
- Year Built: 1989
- Renovated: 2017
- Elevator: 1 passenger elevator
- Stairwells: 2 enclosed stairwells with street access
- Roof: Sealed membrane roofing system
- AC: Individual by floor
- Backup generator: 250 kW
- Water Cistern: 2,000 gallons
- Restrooms: Two per floor
- IT Room: One per floor
- ADA Restroom: Ground floor
- Lactation Room: 6th floor
- Flooring: Commercial vinyl
- Existing Partitions: Non-full-height partitions
- Parking: 150 spaces
- Parking Ratio: 4.6



EXISTING LAYOUT – FLOOR 1

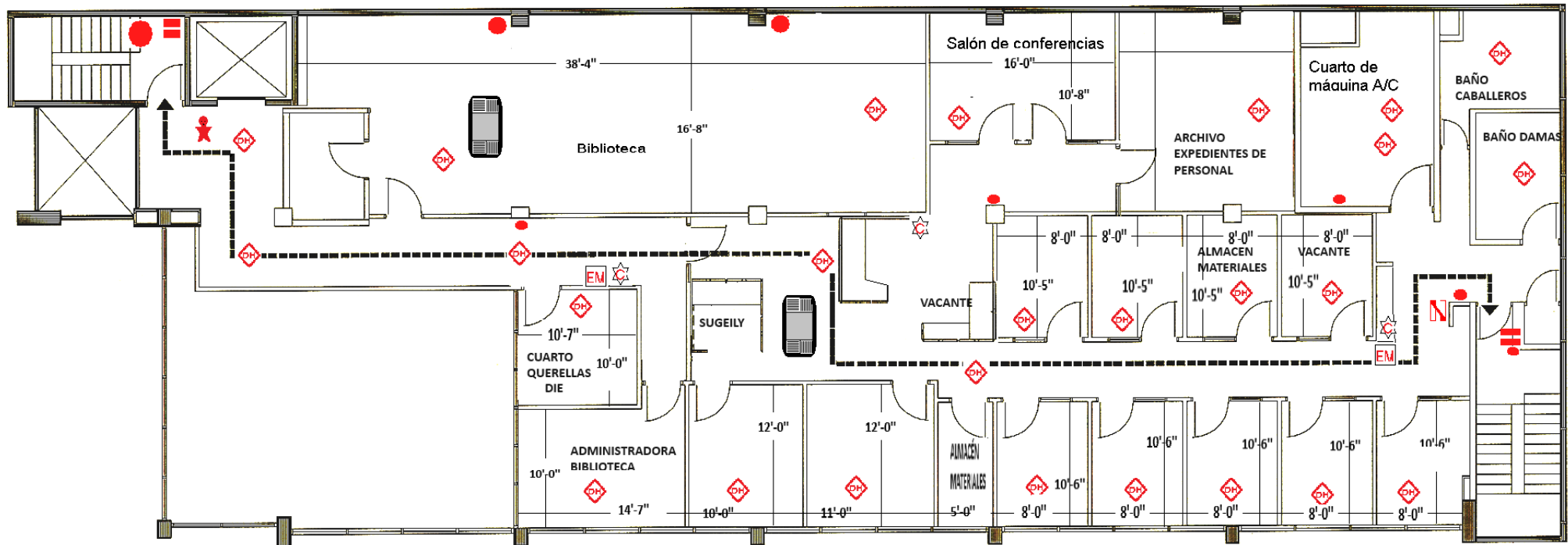


OFICINA DEL CONTRALOR DE PUERTO RICO
EDIFICIO PRINCIPAL / PRIMER PISO

Actualizado el 5/febrero/2014

P/C 5,269

EXISTING LAYOUT – FLOOR 2

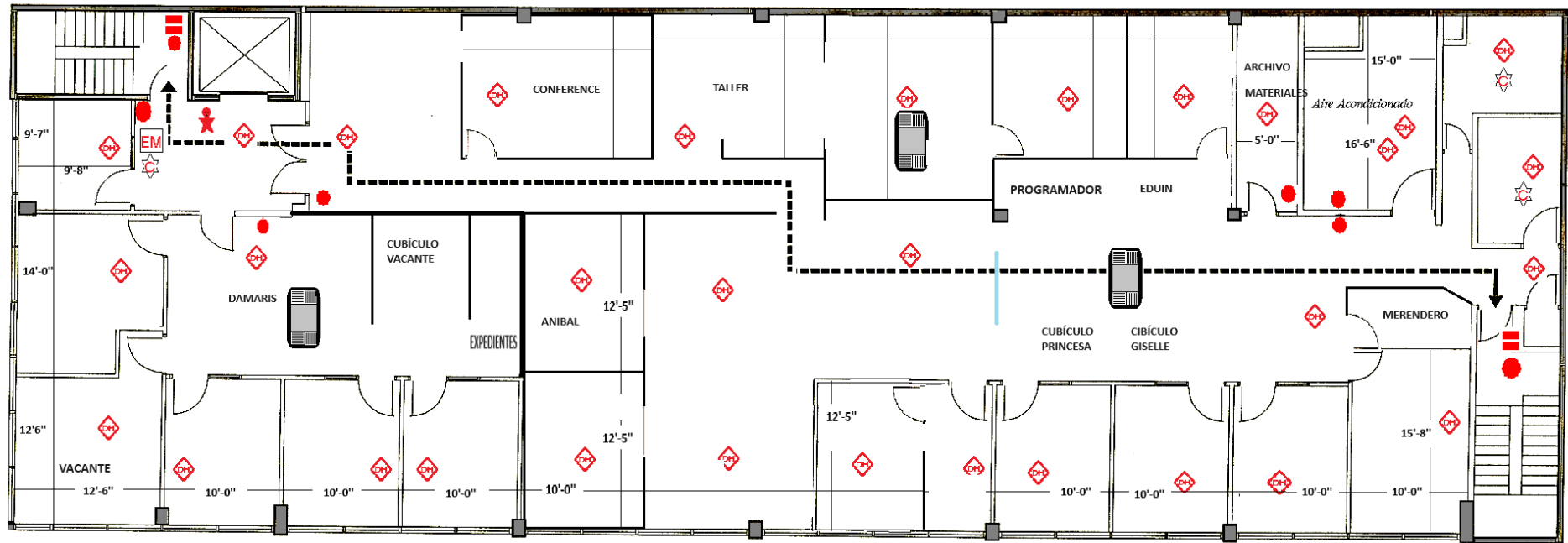


OFICINA DEL CONTRALOR DE PUERTO RICO
EDIFICIO PRINCIPAL / SEGUNDO PISO

Actualizado el 5/febrero/2014

P/C 4,499

EXISTING LAYOUT – FLOOR 3



OFICINA DEL CONTRALOR DE PUERTO RICO
EDIFICIO PRINCIPAL / TERCER PISO

Actualizado el 4 de abril del 2016

LEYENDA

P/C 5,602

Actualizado el 6 de febrero de 2014



EXISTING LAYOUT – FLOOR 5

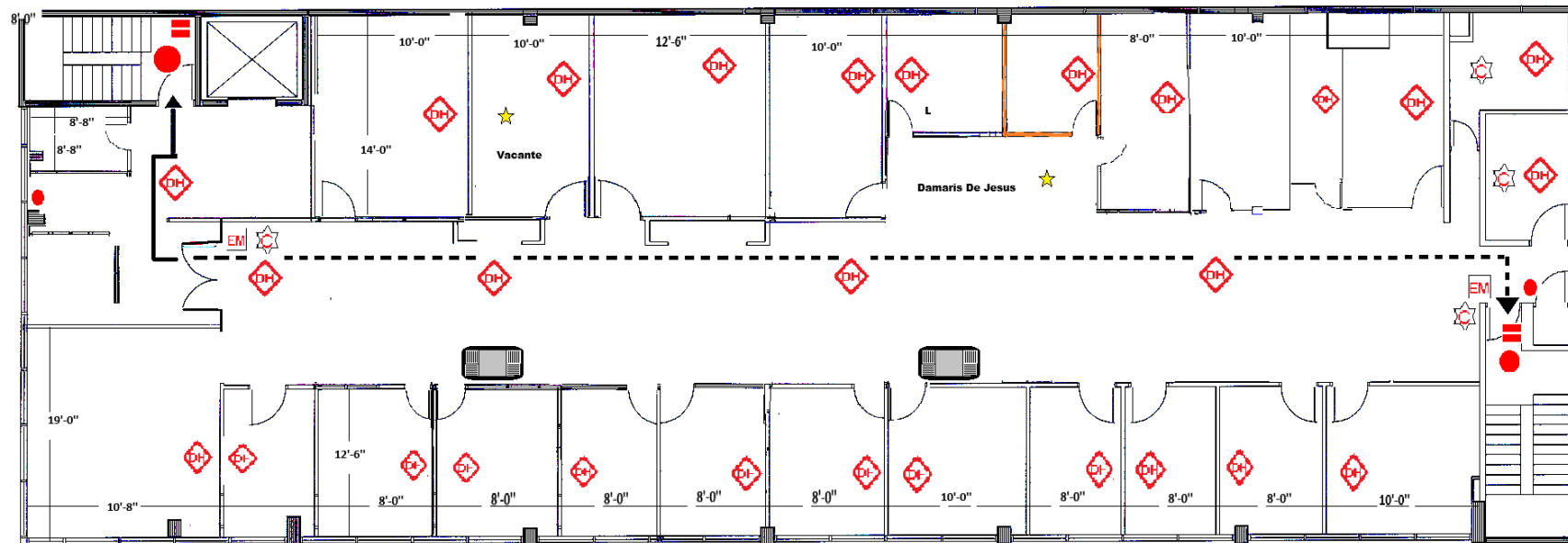


LEYENDA

OFICINA DEL CONTRALOR DE PUERTO RICO
EDIFICIO PRINCIPAL / QUINTO PISO

P/C 5.602

EXISTING LAYOUT – FLOOR 6



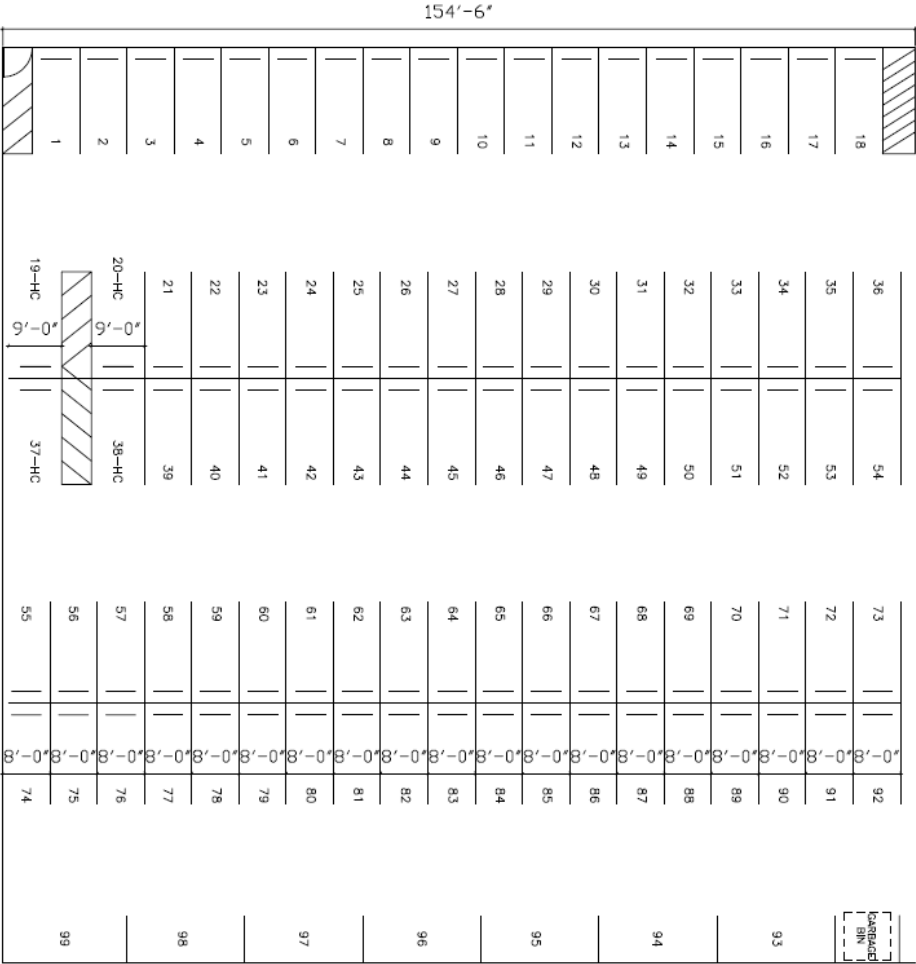
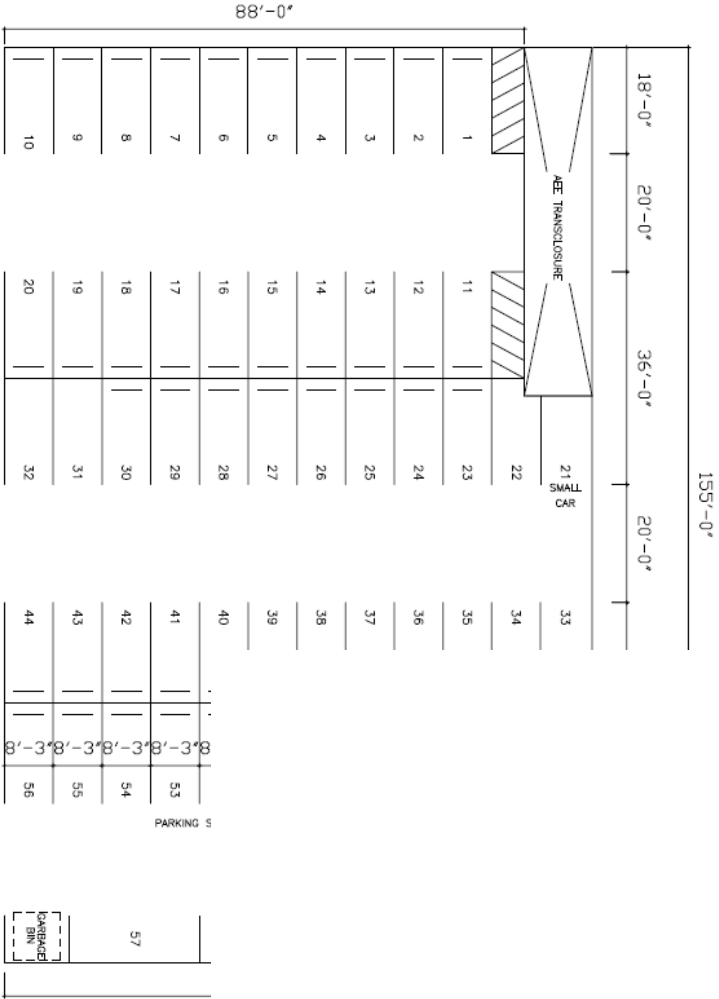
LEYENDA

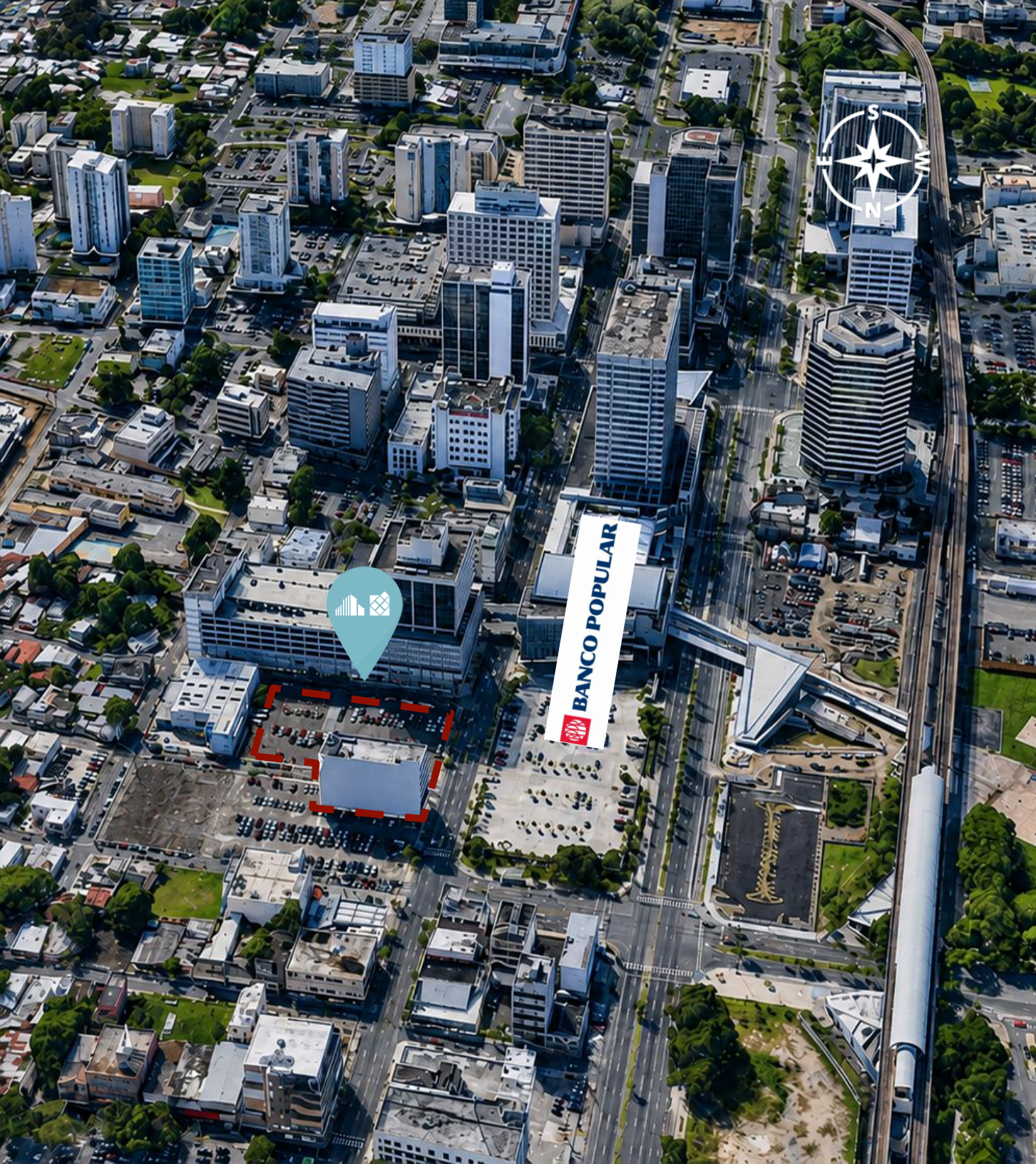
OFICINA DEL CONTRALOR DE PUERTO RICO
EDIFICIO PRINCIPAL / *SEXTO* PISO

Actualizado el 6 de febrero de 2014

P/C 5,602

PARKING LAYOUT





LOCATION MAP

Location:

The property is located at 105 Ponce De Leon Avenue, at the corner of Pepe Díaz Street, directly across from the new BPPR facilities.

Coordinates:

18.429391, -66.058260



CLICK [HERE](#) TO GO TO MAP