



FOR LEASE

# OCHOA BUILDING OFFICE SPACE - 4,032 SF SUITE 301

500 De La Tanca St., Viejo San Juan, PR

Better never settles

# PROPERTY HIGHLIGHTS

- Building Dimension: 105,000 SF
- Ceiling Heights: 14 Ft floors 1, 3-6; 9 ft. floors 2 and 7(PH)
- Fire & Safety Systems: Full sprinkler systems, smoke detector and fire alarm systems in every floor and in every office
- Energy Saving: 330 photovoltaic panels generating approx. 450W per panel. No batteries.
- Security System: Alarms, full time 12hr armed guard in lobby, cameras around the perimeter and in lobby
- Elevators: Two elevators serving each of the seven floors. One of them has high ceiling and can be used as a freight elevator.
- Generator Capacity: 1,000 K; 7 days full, 12 hours during catastrophes
- ADA Compliant
- Fuel Tank Capacity: 2,500 gallons
- Parking: 75 leased form Doña Fela parking and 15 more in Covadonga

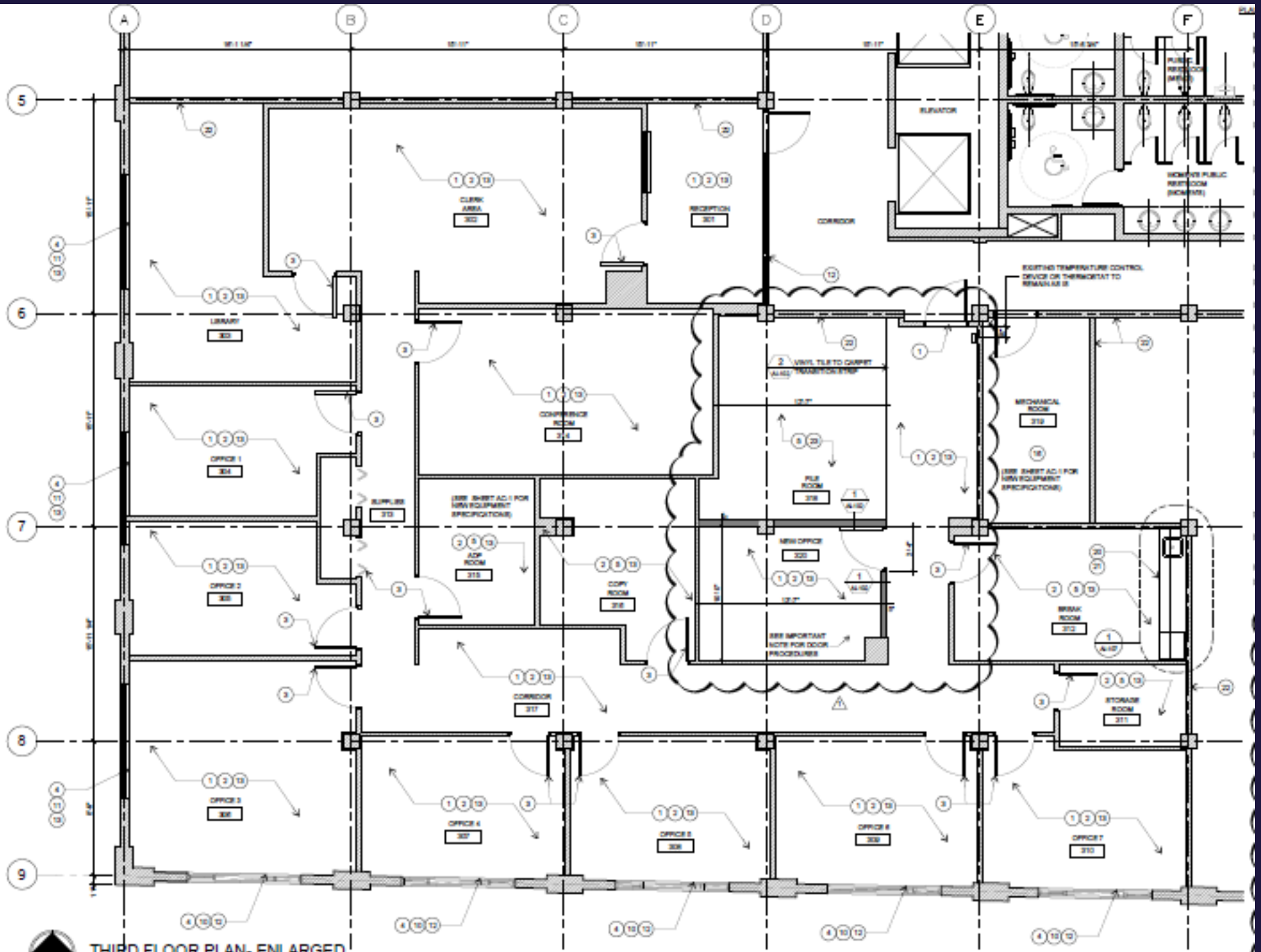
## Area Amenities

- Cafeteria
- Walking distance to historic world sites, restaurants, theaters, museums, shops, parks / “plazas”, churches, walking tours









THIRD FLOOR PLAN- ENLARGED  
SCALE: 1/8"=1'-0"

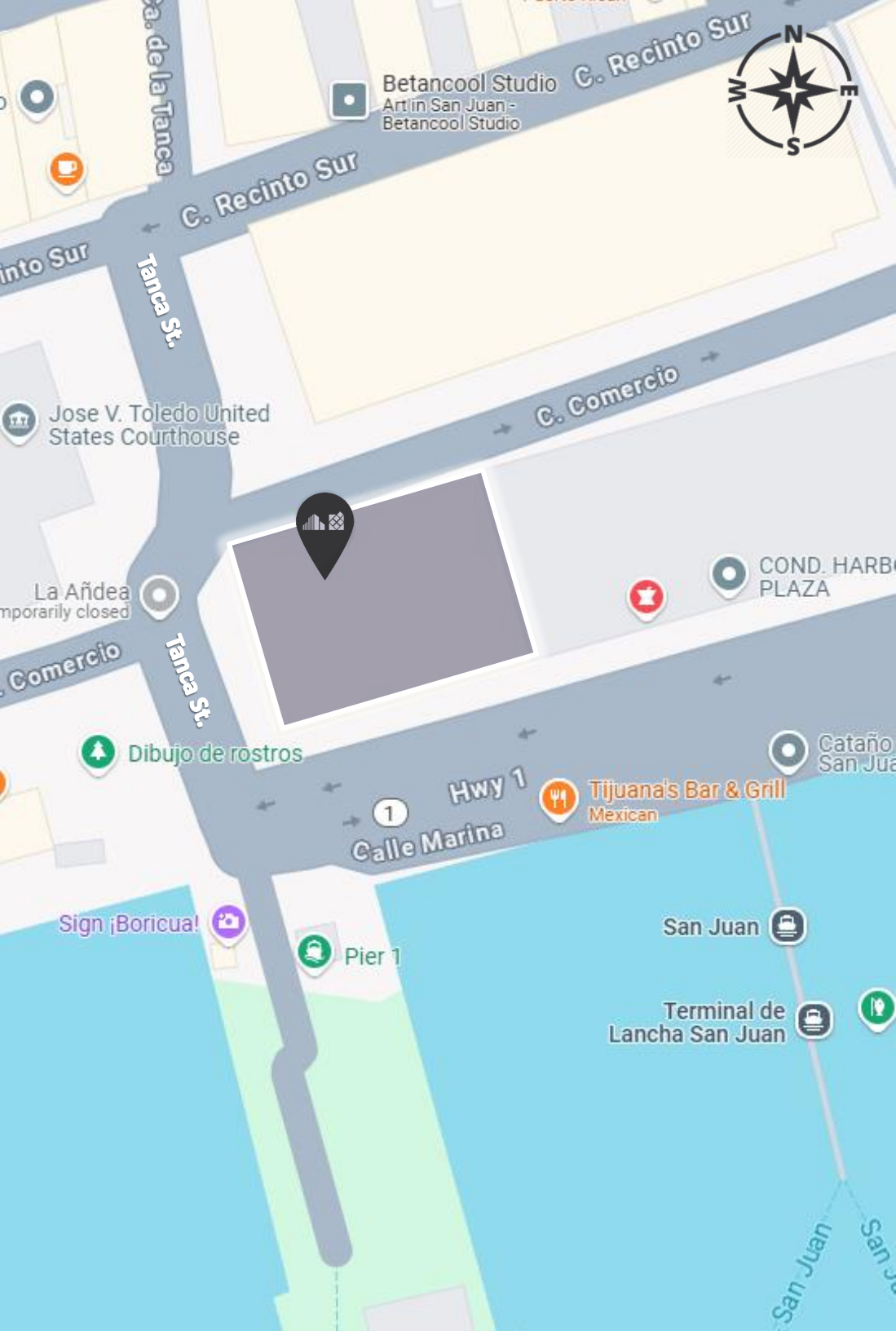


## LOCATION

- **Coordinates:**  
18.46380, -66.11392
- **Address:**  
500 De La Tanca St.,  
Viejo San Juan, PR 00901



[CLICK HERE TO GO TO MAP](#)



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FOR MORE INFORMATION, PLEASE CONTACT:

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