

# FOR LEASE

**\$ 2,500.00 USD**

Puerto Rico - Carolina

Isla Verde

Listing ID: 002042828018

Excellent commercial space, ideal for developing your restaurant, beauty, or health business. Annex to the New San Juan Condominium. Located on Isla Verde Avenue, a busy tourist destination. It consists of 1264 square feet. The First floor is 824 square feet of open floor plan. The second floor has a separate entrance and approximately 440 square feet. It has two offices and one storage room. It's located between Lupi's and Hijole restaurants. Next to the Hotel San Juan and the ESJ Tower, one block from the beach and minutes from the airport, the Teodoro Moscoso Bridge, and the Mall of San Juan. Water and electricity are not included. Parking is not included (there are several public hourly or monthly parking lots across the street). Gross Rent: Zone CT-3, High-Traffic Tourist Commercial Area. FEMA Zone: AO (76.9%) (generally laminar flow on sloping terrain), where the average depth is between one and three feet, 0.2% (25.5%), AE (2.4%). Rented as is. A one-month security deposit, a lease bond, and the first month's rent are required in advance.



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