

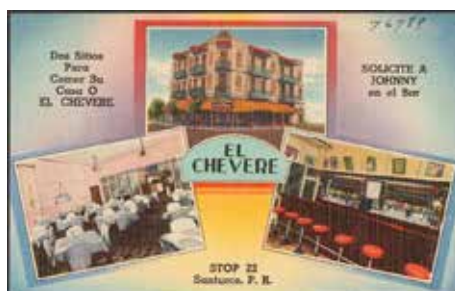
# TRAIL

## Building Central 22

The Central 22 Building in Santurce, located near crucial landmarks like Centro Gubernamental Minillas, Edificio Parada 22 of Banco Popular de Puerto Rico, and the cultural Centro de Bellas Artes de Puerto Rico, offers technology startups a vibrant and resource-rich environment. Its proximity to major avenues like Avenida de León and Avenida de Diego, along with nearby cultural and artistic hotspots fosters a dynamic atmosphere ideal for creative and tech-driven businesses.

The easy access to residential areas like Ciudadela Apartments and others to enhances networking and collaboration opportunities for emerging technology companies. Central 22 Building is 10-15 minutes from the San Juan Airport.

Santurce, Puerto Rico



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↳ STRATEGIC LOCATION

A strategic nexus for professionals, adjacent to key landmarks, with swift access to San Juan Airport and nearby residential communities, creating a hub for innovation and collaboration in the heart of Puerto Rico.

**Centro Gubernamental Minillas**

This central government hub likely sees a high number of visitors and employees daily.

**Edificio Parada 22 - Banco Popular de Puerto Rico**

Location to a major financial institution, likely attracts a diverse range of professionals daily.

**Centro de Bellas Artes de Puerto Rico**

As a key cultural venue, it attracts thousands, especially during events.

**Museo de Arte de Puerto Rico**

Providing visibility among visitors and aligning with one of the Island's most important cultural institutions.

**Ciudadela Apartments**

One of the most notable residential projects in the last year, with thousand on individual daily.

**La Casa de Santurce**

An exclusive rental community for active adults over 55, offers a niche market for startups.



# 02

## ↳ NEARBY ROADS

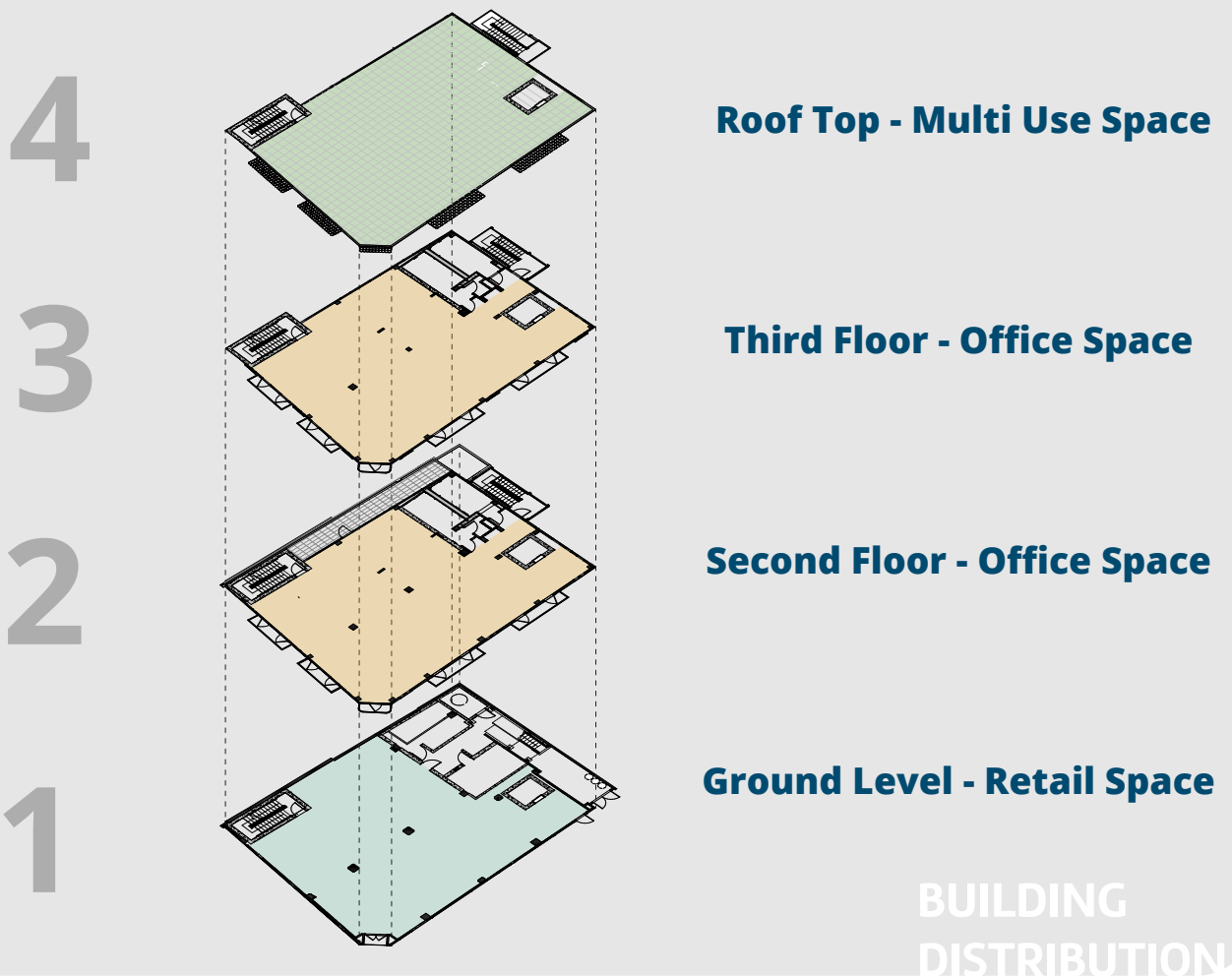
A strategic location for professionals, adjacent to key landmarks, with swift access to San Juan Airport and nearby roads, fostering a hub for innovation and collaboration in the heart of Puerto Rico.

**Avenida de León:** As a principal avenue in San Juan, Avenida de León likely sees significant daily traffic, offering tech startups high visibility and diverse market exposure in the city's urban core.

**Avenida de Diego:** Avenida de Diego, with its emerging commercial and cultural scene, presents tech startups with opportunities to integrate into a lively, evolving environment.

**Expreso Baldorioty de Castro:** As a major route to San Juan Airport, this expressway likely experiences heavy daily traffic, making it an ideal location for tech startups seeking accessibility and high visibility.

**Expreso Luis Muñoz Rivera:** The island's main expressway likely attracts extensive daily traffic, offering strategic positioning for tech startups targeting a broader reach across the island.



03



# BUILDING ARCHITECTURE

Central stands as a ideal architectural reference and versatility in Santurce, offering a prestigious and adaptable space that embodies at the same time the innovative, historical, cultural and spirits of Puerto Rico.

## Iconic Design

Landmark building, embodying early 20th-century architectural grandeur that has become a symbol in the collective memory of Puerto Ricans for the Santurce skyline. Its timeless design offers a distinguished address for seeking a location that reflects their innovative spirit.

## Versatile Spaces

The building boasts a dynamic mix of uses—retail on the ground floor, professional offices on the second and third floors, and a versatile rooftop for events or leisure. This mixed-use approach is ideal for businesses looking for a vibrant, integrated work environ-

## Flexible Layouts

Central's architectural planning allows for exceptional space efficiency, offering tenants the flexibility to occupy small sections or entire floors. The thoughtful layout ensures seamless movement and space interaction, accommodating the evolving

