



CHRISTIANSEN
COMMERCIAL REAL ESTATE

FOR LEASE

BAYAMON METRO MEDICAL OFFICE BUILDING

STATE ROAD PR-2 KM. 12.3, MARGINAL ST. HERMANAS DAVILA BAYAMON, PR 00959

For More Information

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Property Summary



PROPERTY DESCRIPTION

Metro Medical Center is a well located Class A office condominium complex totaling 157,000 usable square feet of which 78,045 square feet are available for lease, across two connected buildings with an attached 795 space multi-level parking garage.

PROPERTY HIGHLIGHTS

- CAM includes insurance and property taxes. Electric bill and communications services are not included.
- Information Center
- ATM Machine in the Lobby
- Men's and women's bathroom located on each floor. Restrooms are ADA compliant
- Optimized vertical transport (Building A has three elevators and Building B has two elevators all high-speed hospital grade with voice announcement feature
- Security / Life Safety: Automatic fire suppression: Fire detection alarm and Fire diesel pump
- Egress support (smoke control)

OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (NNN)
Available SF:	761 - 1,340 SF
Building Size:	157,000 SF
CAM	\$6.15/SF
Tower A spaces range	761 SF - 10,130 SF
Tower B spaces range	501 SF - 7,396 SF
Parking	\$65/stall/month
Firewater safety	60,000 gallons capacity

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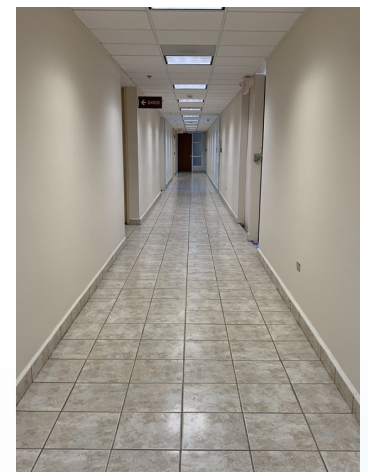
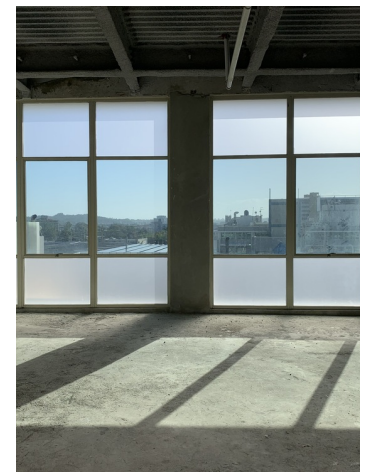
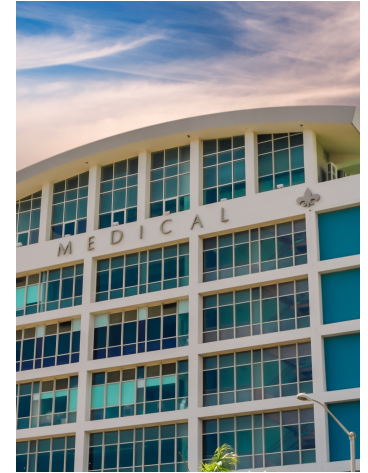
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Additional Photos



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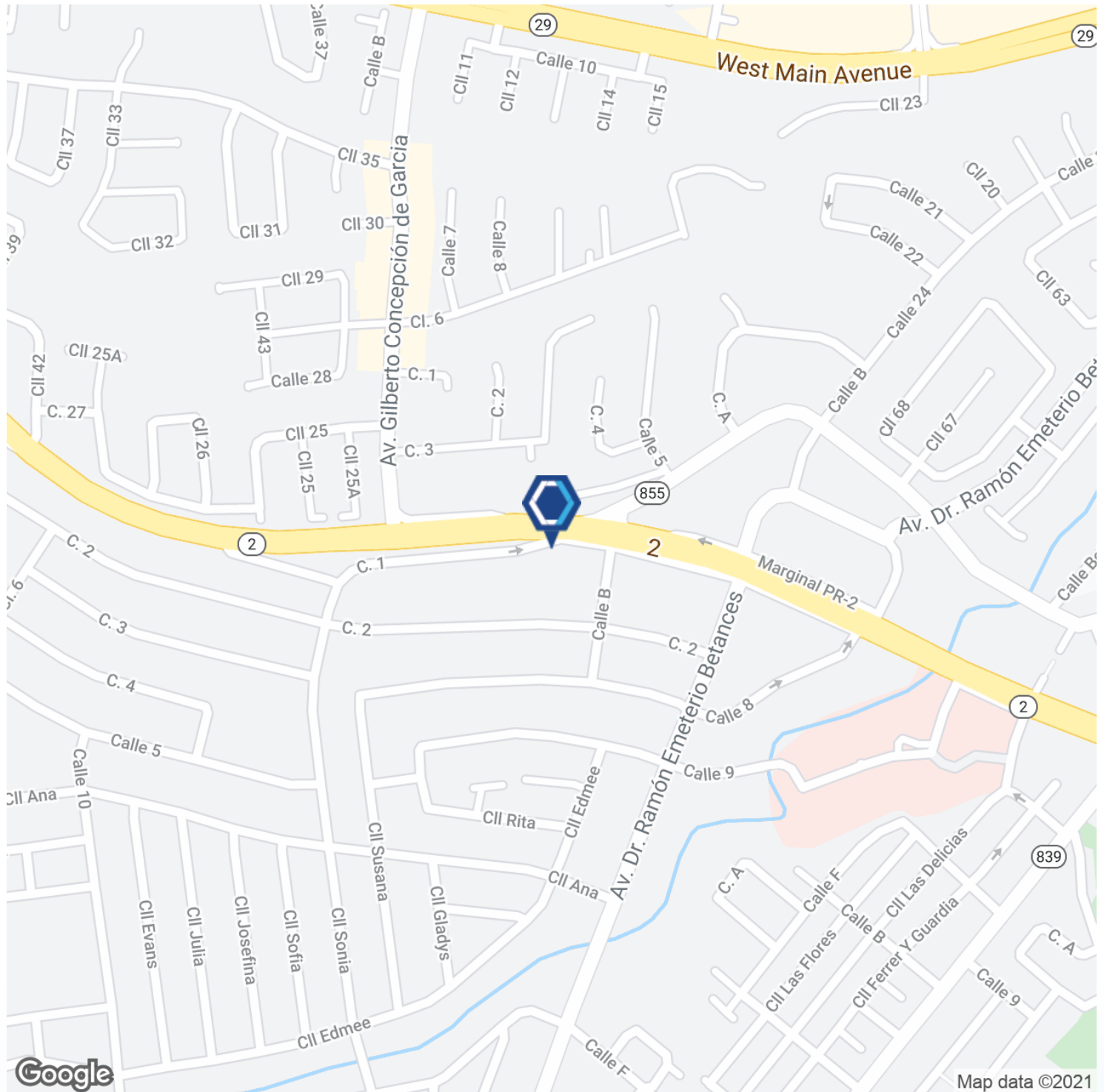
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Location Map



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