

8,427 SF +/-

For Sale

Social Security Administration Office

Metro Medical Center Tower A - 7th Floor
PR-2 KM 12.3 Bayamón, PR 00959



Investment Highlights

Strategic Location

Social Security Administration Office is located in Metro Medical Center in Bayamon, a strong sub market directly on PR-2.

Premier Tenant

GSA Social Security Administration

Fee simple

Social Security Administration renewal term of five years in place with strong history of renewal since 2007. Professional property management in place.

General Information

Location	18.398869, -66.167973
Size	8,427 SF +/-
Space	Suite 701, 702, 703 (Tower A)
NOI	Year 1 - \$200,000+
Cap Rate	8%
Lease Term	5 years remaining

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Location highlights

Building located in Bayamón, the most densely populated municipality in the San Juan Metro area and known as the Traffic City due to the commuters that travel through the market daily.

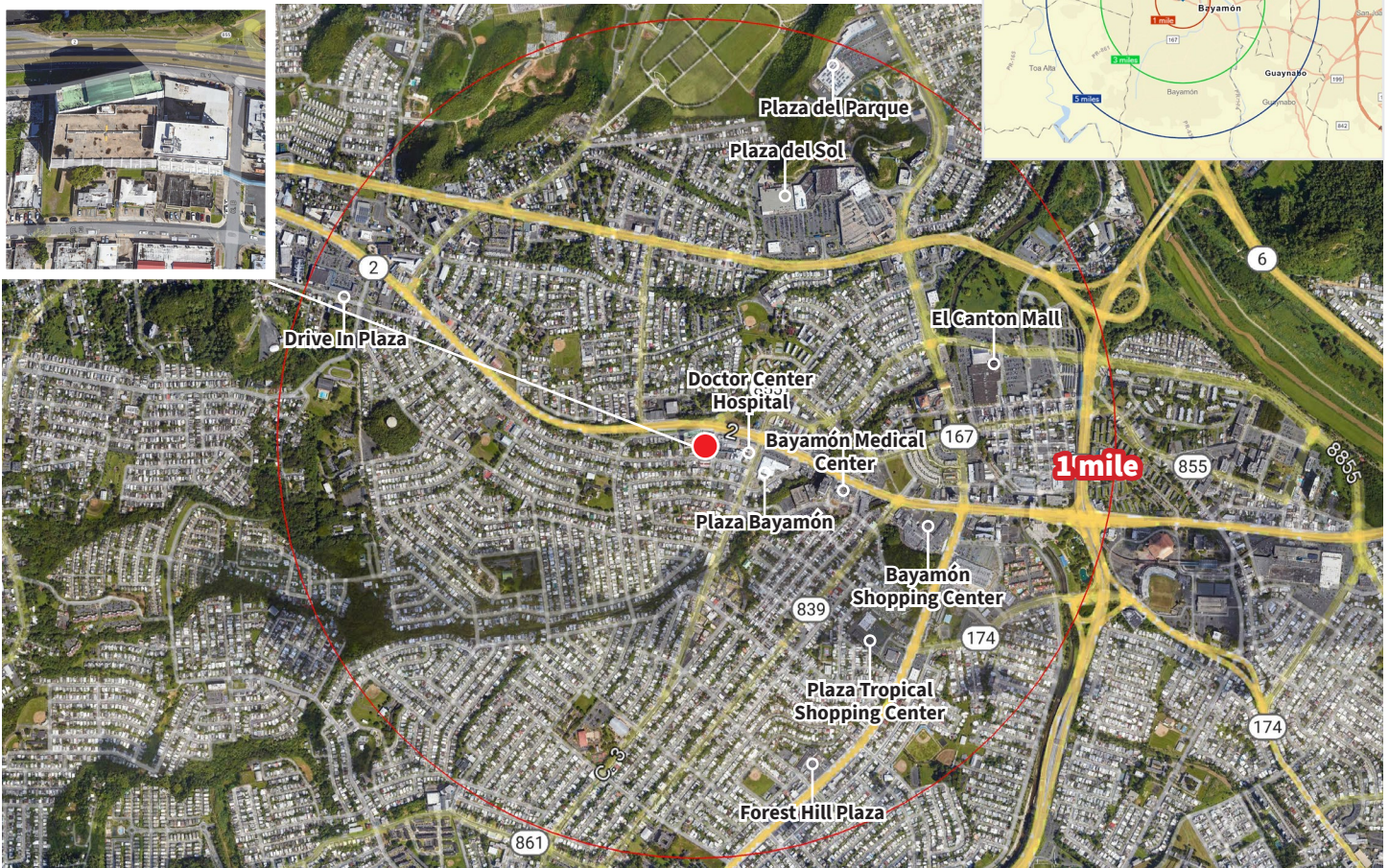
The building benefits from a great location and visibility for being located right on PR-2, with a traffic count of 44,571 cars per day. Within 1 mile of Plaza del Sol, Plaza del Parque, El Cantón Mall, Bayamón Shopping Center, among others.

Demographics

	1-mile	3-mile	5-mile
Population	21,794	161,838	341,259
Households	8,256	59,701	124,552
Purchasing Power*	\$18,542	\$18,684	\$20,732

*Per capita

Source: Esri, 2020



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