



From 548 SF to 15,832 SF +/-

For Lease or Sale

# Metro Medical Center

995 PR-2 Bayamón, PR 00959



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# Metro Medical Center

## Prime Location

Metro Medical Center is a mixed-use office building located in Bayamón right on PR-2, within half a mile of Bayamon Medical Center and Bayamón Shopping Center. The complex is composed of 3 buildings: 2 office / commercial buildings and 1 multilevel parking building. Because of its location, the building houses many medical practices, but not exclusively and available spaces include in Tower A: Ground Floor (food court spaces) and 1<sup>st</sup> Floor, and in Tower B: 5<sup>th</sup> Floor and 6<sup>th</sup> Floor (office spaces).



Location: [18.398869, -66.167973](#)



From 1,870 SF to 15,832 SF +/- available of office area



From 548 to 1,134 SF +/- available of commercial area (Food Court)

## Amenities

- 793 parking spaces in a multilevel building
- Heliport facilities (subject to FAA Approval)
- High tech design and “intelligent building” features
- High speed Internet
- Fire detection alarm and Fire diesel pump
- Sprinkler systems
- On site surveillance systems and 24 hours security guard service
- Emergency generators
- Potable Water Cistern 60,000 gallons capacity
- Current tenants include fast food, bank, gym, pharmacy, laboratory and radiology facilities, and various medical practitioners
- Energy efficient lighting



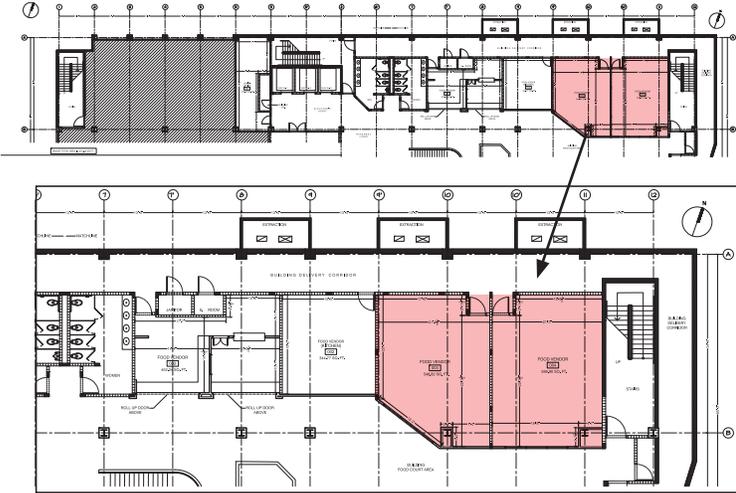
793 parking spaces



Site Plans

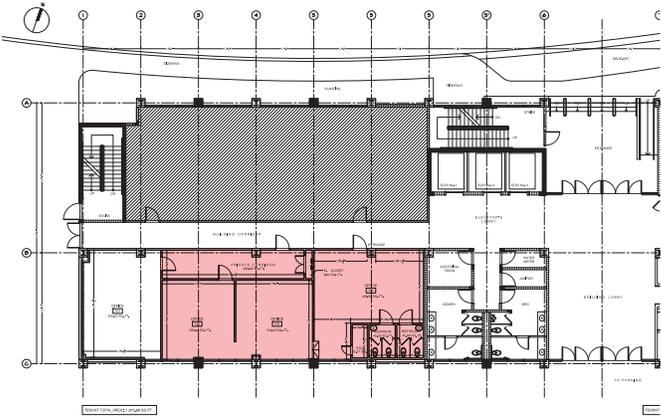
Food Court Spaces

Tower A: Ground Floor - Tenant Total Area: 1,134 SF~  
(Spaces of 548 SF & 586 SF up to 1,134 SF~)



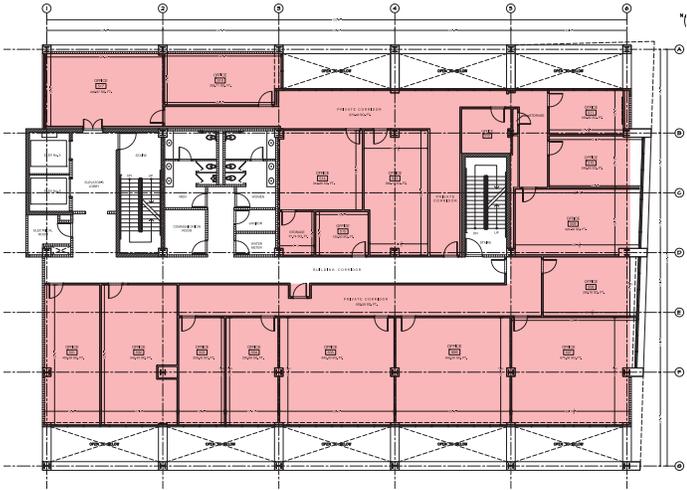
Office Space

Tower A: 1st Floor  
Tenant Total Area: 1,870 SF~



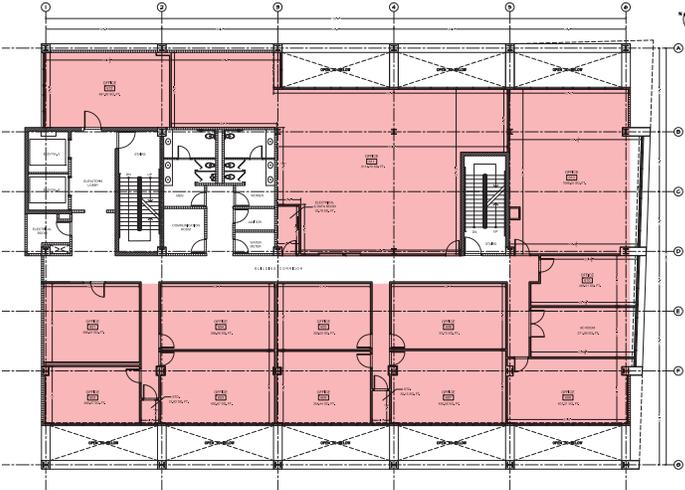
Office Space

Tower B: 5th Floor  
Tenant Total Area: 7,916 SF~



Office Space

Tower B: 6th Floor  
Tenant Total Area: 7,916 SF~





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PR 00959

## 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 thru the market daily.

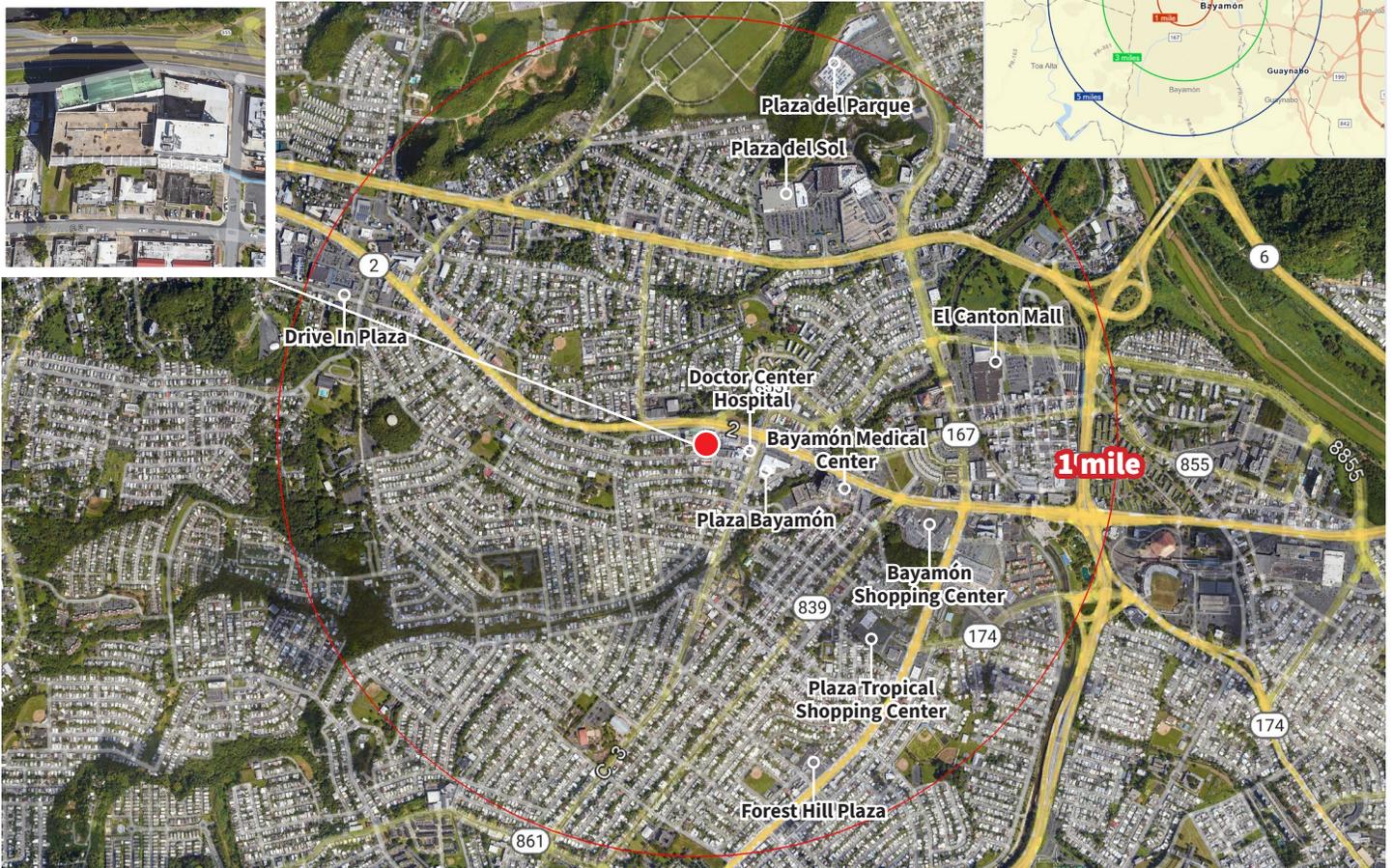
The building benefits from a great location and visibility for being located right on PR-2, with a traffic count of 44,571 cars per day. Within 1 mile of Plaza del Sol, Plaza del Parque, El Cantón Mall, Bayamón Shopping Center, among others.

## 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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