



Up to 20,000 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 medical building complex located in the Bayamón city area right on PR-2. The complex is composed of 3 buildings: 2 office / commercial buildings, 1 multilevel parking building. Available spaces in Tower A: Ground Floor (food court spaces) and 1st Floor, and in Tower B: 5th Floor and 6th Floor (office spaces).

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 control
- Sprinkler systems
- On site surveillance systems
- Emergency generators
- Water cistern
- Current tenants include fast food restaurants, bank, gym, pharmacy and a laboratory and radiology facilities as ancillary services brought to the community.



Location: [18.398869, -66.167973](#)



17,702 SF +/- available of office area



Up to 2,310 SF +/- available of commercial area (Food Court)



Total available up to 20,000 SF +/-



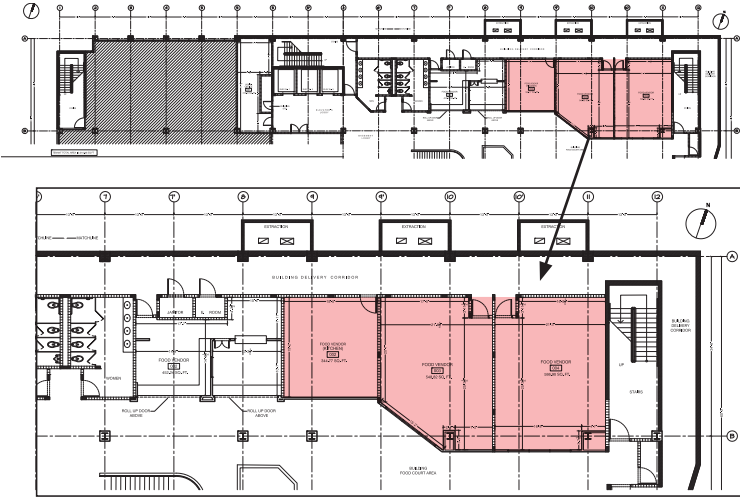
793 parking spaces



Site Plans

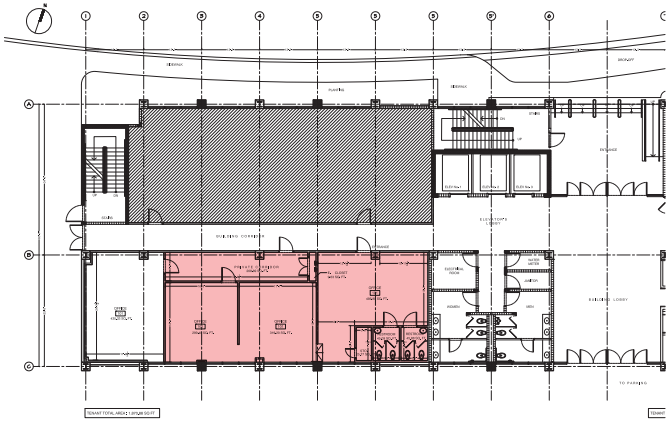
Food Court Spaces

Tower A: Ground Floor - Tenant Total Area: 2,310 SF~
(Spaces of 344 SF, 548 SF & 586 SF up to 2,310 SF~)



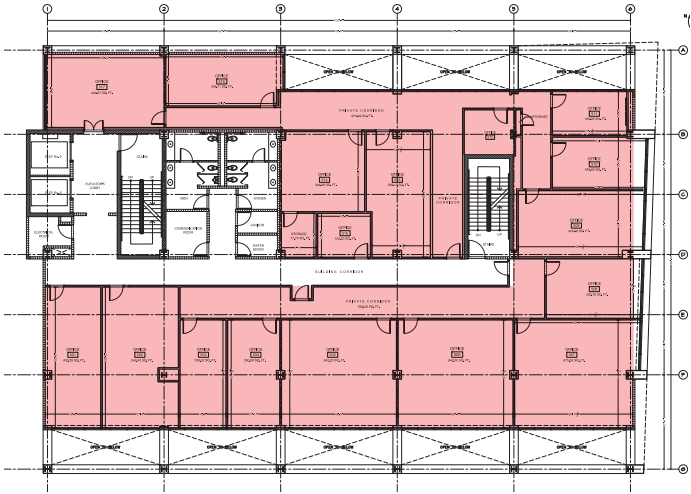
Office Space

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



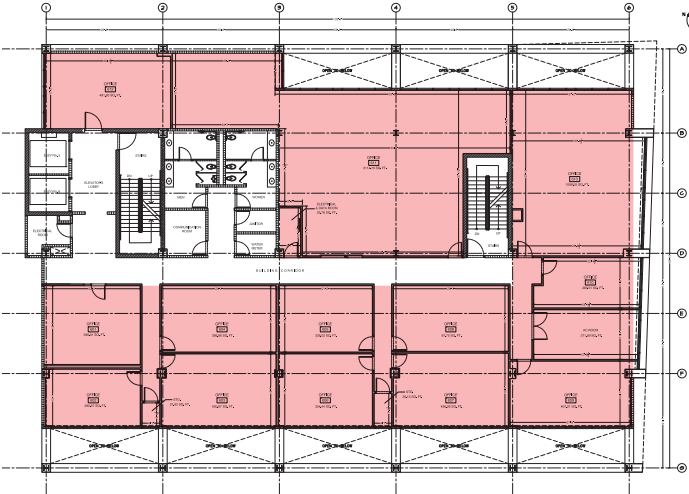
Office Space

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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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.

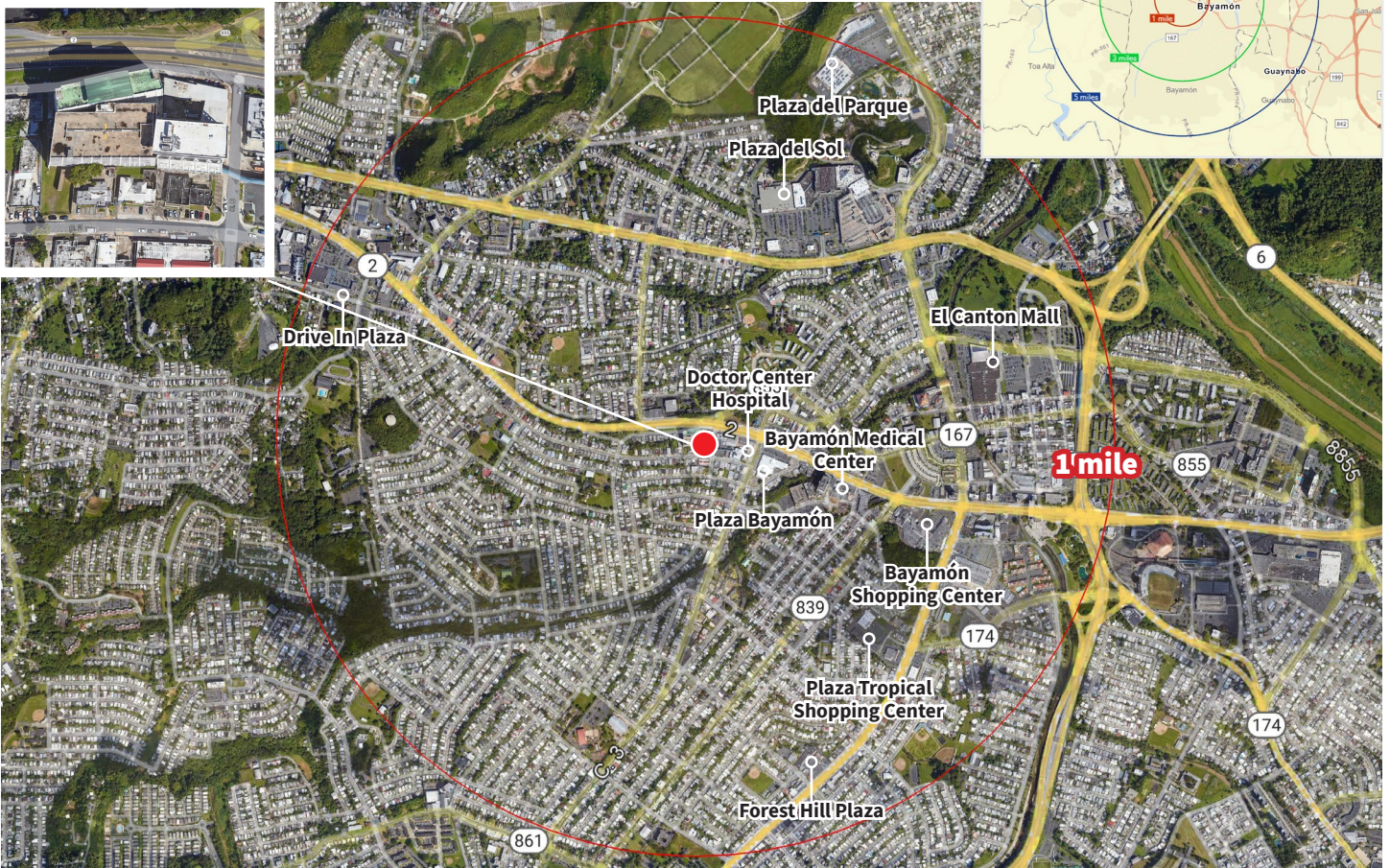
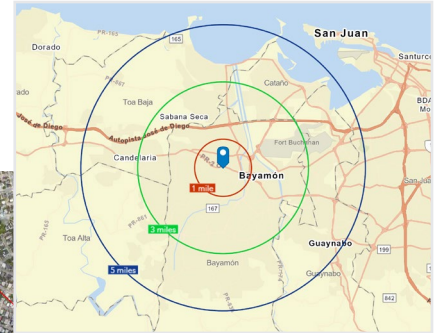
The building benefits from a great location and visibility for being located right on PR-2, with a traffic count of 44,571 cars per day. Within 1 mile of Plaza del Sol, Plaza del Parque, El Cantón Mall, Bayamón Shopping Center, among others.

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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