METRO OFFICE PARK
MULTI-TENANT INVESTMENT PROPERTY
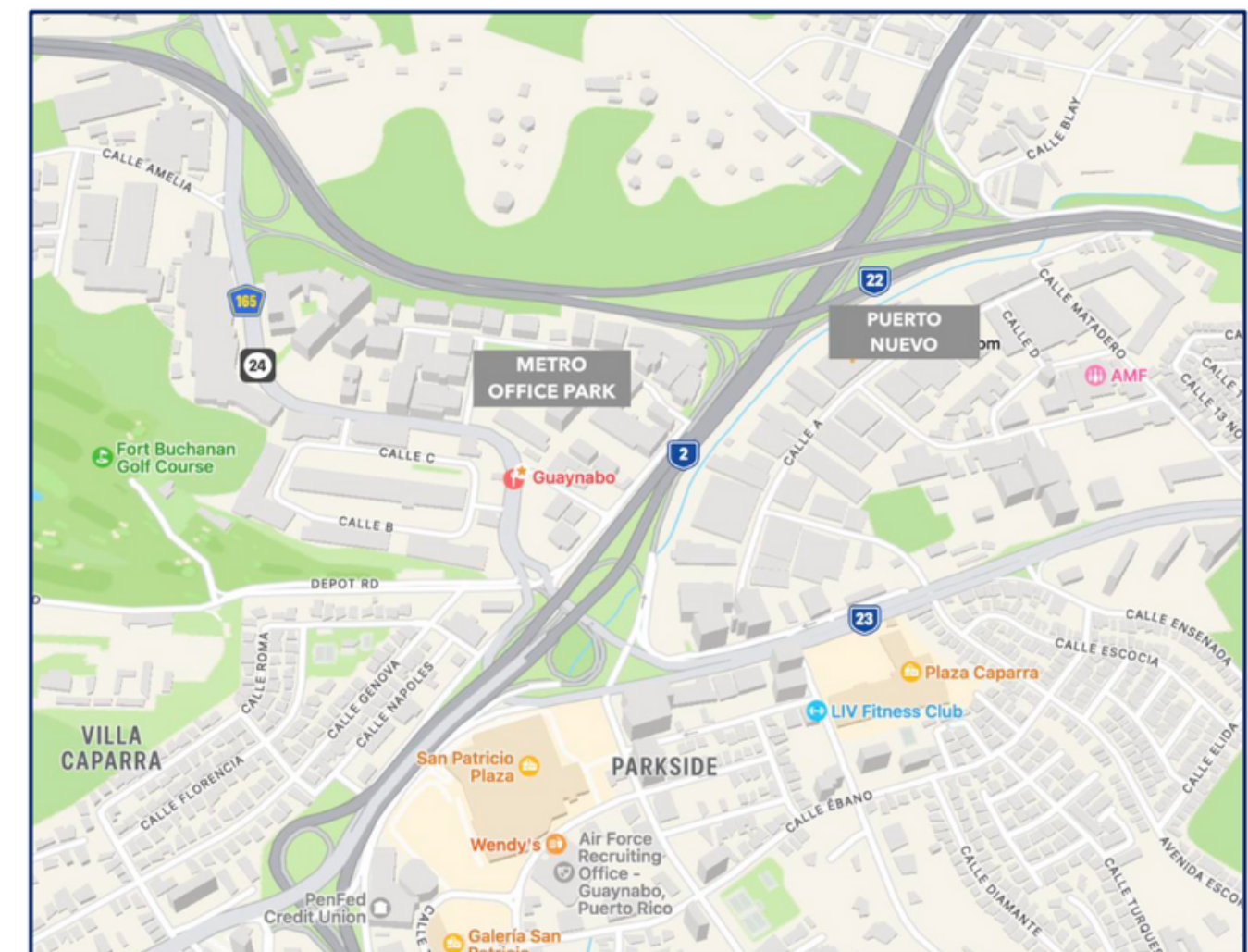
SALE PRICE	$7,900,000
BUILDING SIZE	49,356 SQ. FT.
RENTABLE AREA	42,315 SQ. FT.
LOT SIZE	3,311.28 SQ. MTS.
FLOORS/LEVELS	5
ZONING	C-2
FLOOD	MINIMAL FLOOD ZONE
PARKING	158 / 3.7:1,000
COORDINATES	18°21'58.31"N / 66°6'20.01"W
ADDRESS	Street 1, Lot 6

Metro Office Park 6

METRO OFFICE 6

ALONSO-MULET COMMERCIAL

PR Broker Lic.

Located within the municipality of Guaynabo, highly accesible *Metro Office Park* is Puerto Rico's premier professional office complex and home to top local and multinational and S&P firms as well as federal government agencies. Tree lined streets and a beautiful park create a healthy and attractive work environment. Convenient location close to major arteries connecting the park to all major thoroughfares and metro area commercial districts. Steps away from dining, shopping and prime residential districts.

Property Highlights

- Historical high occupancy with diverse tenant roster. Current occupancy 93%.

- Zero delincuency rate.

- Low 12% load factor.

- Built in 1990 with parking expansion in 2012.

- Reinforced concrete construction.

- Two passenger elevators.

- Eight restrooms, electrical, communications, storage, janitor and elevator rooms.

- Solar panels offsetting electricity usage in common areas.

- Automatic back up power system with two interconnecting diesel Onan Cummings generators capable of fully supplying the entire building (500 KW and 100 KW).

- Back up water cistern for restrooms and kitchen/lounges.

- Central A.C. system with two chillers.

- Automatic sprinkler system.

- Smoke detection and fire alarm with centralized control panel.

- Electronic keyless building access control.

- High speed internet capability (wired, wireless, fiber optic, satellite) with access to all major communication providers.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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NDA REQUIRED

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