



CHRISTIANSEN
COMMERCIAL REAL ESTATE
License 134

Guaynabo, Puerto Rico

OFFICE BUILDING FOR SALE/LEASE



DESCRIPTION:

Metro 4 is a four-story office building located in Metro Office Park consisting of approximately **30,336 square feet** and supported by 107 parking stalls located on two levels.

LOCATION:

Street #1, Building 4, Valencia Office Park, Guaynabo, Puerto Rico

PARKING:

107 parking stalls

FEATURES:

- 100% Back-up power generator
- Water cistern & full sprinkler system
- Ten (10) independent A/C zones
- Controlled access parking & building entrance

LOCATION INFLUENCE:

Excellent location in Metro Office Park, close to many commercial, office and industrial components such as restaurants, newspaper companies, banks, fast food establishments, shopping centers and gas stations.

Easy access to major thoroughfares including Jose De Diego Expressway and State Road PR-2.

BUILDING AREA:

- 2nd and 3rd floor: 15,168 square feet of office space each
- TOTAL: **30,336 square feet**

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

