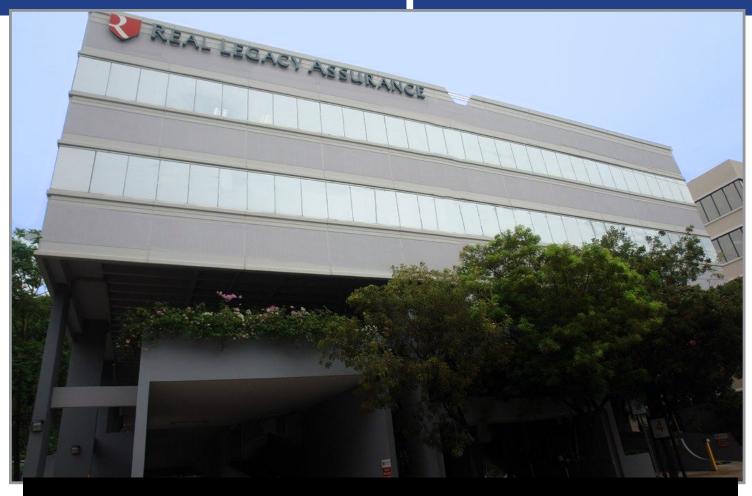


Guaynabo, Puerto Rico

# 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

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