



PROPERTY INFORMATION

# METRO CENTER BUILDING

#5 Mayagüez St., South Hato Rey, San Juan, PR

Better never settles



# PROPERTY HIGHLIGHTS

- Metro Center Building is centrally situated near the “Milla de Oro” in the CBD of San Juan, steps away from San Juan judicial Court and the “Tren Urbano” Piñero Station.
- Class B Office Building
- Thirteen (13) floors, with approximately 11,143 square feet (SF) of rentable space per floor.
- Total Rentable Area: 130,572 square feet (SF)
- Occupied Space: 82.93%, totaling 108,280 SF
- Main Tenants: Includes Puerto Rico Government Offices such as ASUME, Departamento de la Familia, Registro Demográfico, and Departamento de Salud
- Parking Capacity: Space available for 229 cars
- Parking Allocation: 2.49 parking spaces per 1,000 SF
- Full Backup Generator:\*\* 500KW ONAN
- Electrical Substation: 13.0KV Challenger
- HVAC System: Water Plant System by Trane



## AVAILABLE OFFICE SPACES FOR RENT

10<sup>TH</sup> Floor: 11,146 SF

11<sup>TH</sup> Floor: 11,146 SF

7<sup>TH</sup> Floor: 6,149 SF











## LOCATION

### Coordinates:

18.412305, -66.0535

### Address:

#5 Mayagüez St.  
South "Milla de Oro" Hato Rey  
San Juan, PR



[CLICK HERE TO GO TO MAP](#)





Metro Center  
Office Building

35 Mayaguez St.  
Parking Lot

23 Mayaguez St.  
Parking Lot

## LOCATION

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18.412305, -66.0535

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OFFICE SPACE FOR RENT

# METRO CENTER BUILDING

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