



Zona de Carga
— Loading Zone —
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 **CHRISTIANSEN**
COMMERCIAL REAL ESTATE



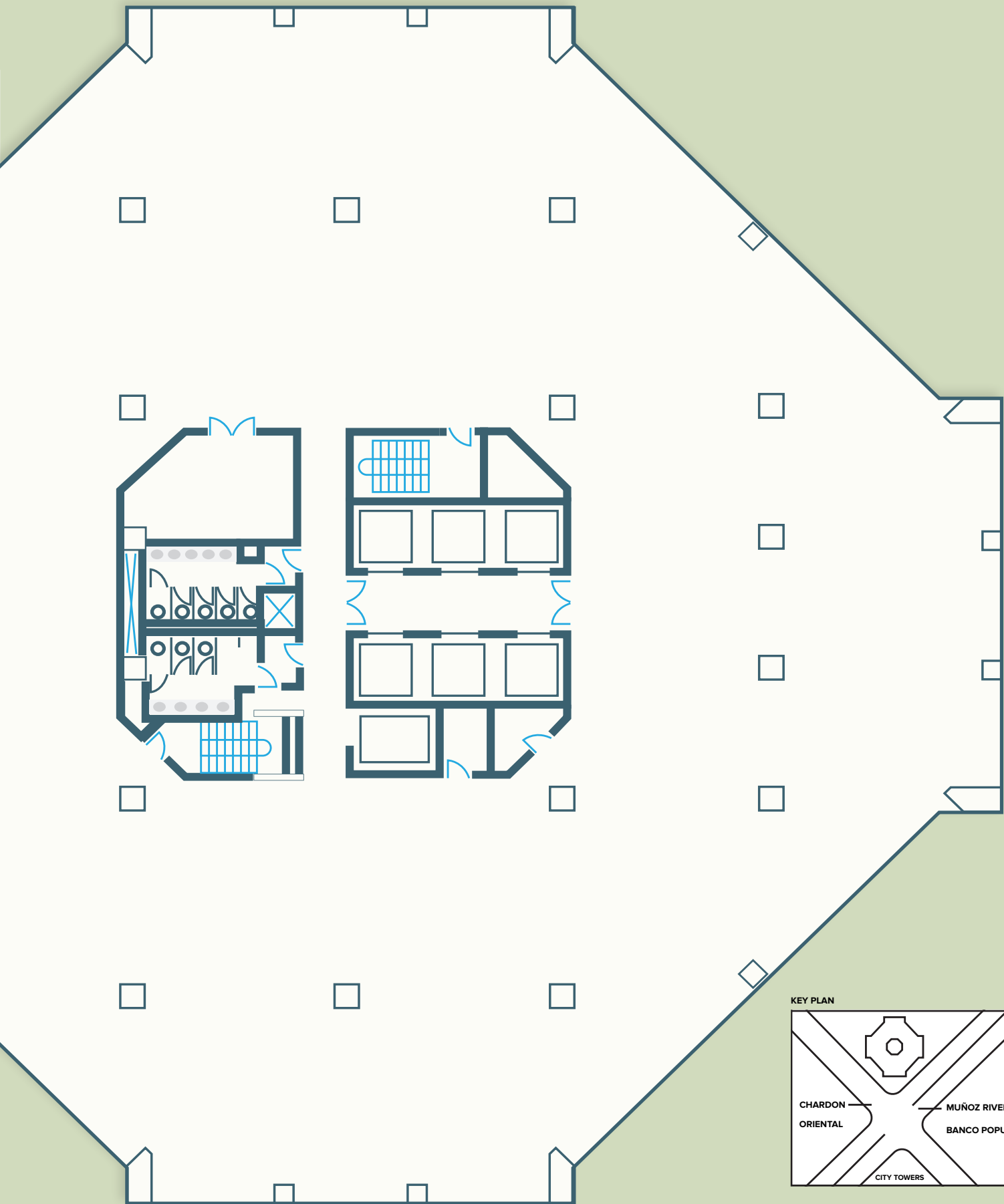
**AMERICAN INTERNATIONAL
PLAZA**

OFFICE SPACE FOR LEASE

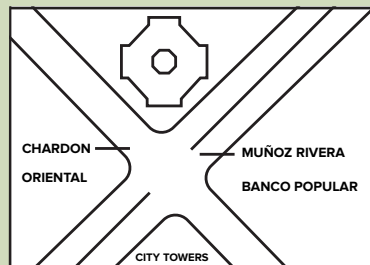


PUERTO RICO'S PREMIER OFFICE BUILDING AND LOCATION

Built in 1991 and widely considered to be the finest office building in Puerto Rico, the structure has a distinctive octagonal architectural design clad in spectacular granite, and an expansive plaza area. High-tech features such as an automatic back-up power system, capable of fully supplying the building without outside power, provide redundancy and energy efficiency. It was designed with extensive energy-conservation traits, including an integrated building-automation system, low-temperature air-distribution system, partial-load-shift ice-storage system, extensive use of variable-frequency drives, an energy-efficient exterior and high-efficiency lighting. The structure of the building has been upgraded in pre-selected areas so that additional heavy floor loading by tenants is possible. Further, interconnecting grand staircases between floors are predetermined in the southeast quadrant of each floor.



KEY PLAN



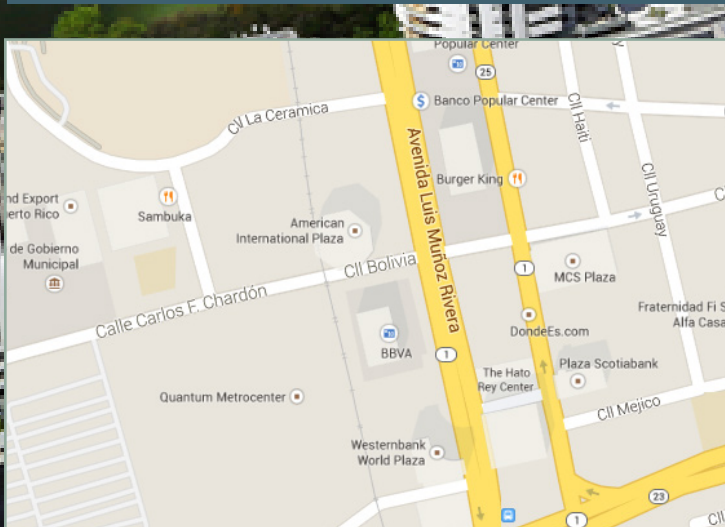
PLAZA
LAS AMERICAS

AMERICAN INTERNATIONAL PLAZA

LOCATION AREA

Located at 250 Muñoz Rivera Avenue
in Hato Rey, Puerto Rico

OFFICE SPACE FOR LEASE



AIP

OLD SAN JUAN

CONDADO

SAN JUAN HARBOR

PUERTO RICO COLISEUM

URBAN TRAIN

PUERTO RICO BANKING DISTRICT

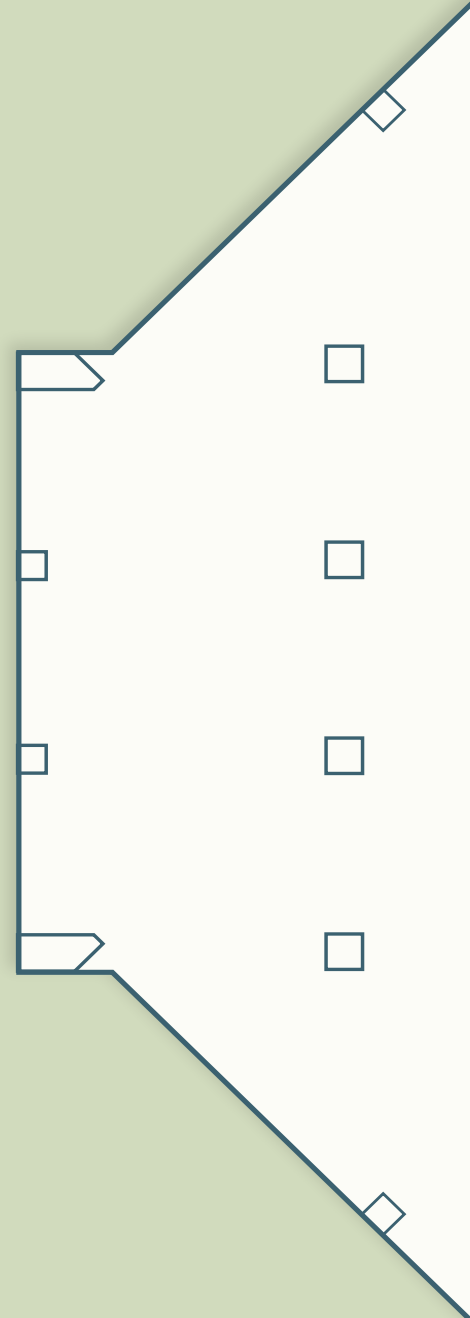


AMERICAN INTERNATIONAL PLAZA

TYPICAL FLOOR PLAN

Floor Rentable Area:
Approx. 22,000 square feet

The typical floor levels offer flexible space planning
due to the compact design of the core.





American International Plaza is a sixteen-story, 326, 275 square foot office tower located within the heart of the financial district of Hato Rey, Puerto Rico.



PROPERTY HIGHLIGHTS:

- Located at 250 Muñoz Rivera Avenue in Hato Rey
- 16 stories
- 326,275 square feet of office space
- 9 elevators
- Underground, valet and surface parking lot facilities
- 100% backup power generator
- 24-hour surveillance security system
- U.S. standard Class A building
- Fiber-optic communication infrastructure
- Café

BUILDING AREA:

326,275 square feet

TYPICAL FLOOR PLATE:

Approx. 22,000 square feet

PARKING:

More than three (3) stalls per 1,000 square feet

SECURITY SYSTEM:

- Closed circuit TV monitoring & video tape recording
- Cardreaders at entrance points (Building & Garage)
- Door monitoring at critical exterior and interior doors
- Intercom system at strategic locations
- Security desk at Plaza level
- After hours air conditioning override capability