

An aerial satellite view of a neighborhood in San Antonio, Texas. The map shows a grid of streets including Ave Central, Cll Rius Rivero, Cll Clemson, Cll Doce, Cll La Bella Católica, Cll Poma, Cll Peru, and Ave Los Embroiders. A red location pin is placed on a building labeled 'Scottiabank'. Other labeled locations include 'Walgreens', 'Pizzeria Domino's Pizza', and 'Veterinaria 24/7'. The map also shows various residential buildings, trees, and a highway labeled '41' on the left side.

Scotiabank Tower

June 2018

- **LANDLORD:** VIG Leasing LLC
- **MANAGEMENT:** By Landlord
- **BUILDING AMENITIES:**
 - 4:1000 Parking Ratio
 - Fiber Optic Infrastructure
 - High Speed Elevators (4)
 - Loading dock
 - Furnished upon request
 - Built in 2005, Class A
 - 100% Back-up Power Generator 1.5KW + 5k gals diesel tank
 - 24/7 Security Surveillance & Access Control
 - Water Cisterns: 150,000 gal. potable & 96,000 gal. fire
 - Centralized Fire & Alarm System including sprinklers
 - Open terraces on 8th level (6,300 sf)
 - Two entrance vestibules (front @ JT Piñero Ave & rear @ parking)
- **BASIC RENT:** \$18.75 / R.S.F.
- **OPERATING COSTS:** \$14.15 per sq. ft. per year
 - Triple Net to Landlord; - Revised Annually
 - Adjusted to reflect 100% building occupancy and a fully assessed building
 - Includes property taxes, insurance, common area utilities (electricity and water), CAM(cleaning, landscaping, etc...), 24/7 security. Electricity is included in the operating expense
- **AIR CONDITIONING:**

After-hours A/C use is billed per hour of use at a rate of \$150.
- **PARKING:** Covered parking capacity for 354 vehicles [6 handicapped, 42 reserved & 306 regular] in addition to ample visitor's parking
- **SECURITY DEPOSIT:** Two month of full rentals (1 deposit + 1 rent)
- **CORPORATE SIGNAGE:** Signage will be available to Tenant at the building directory free of charge.

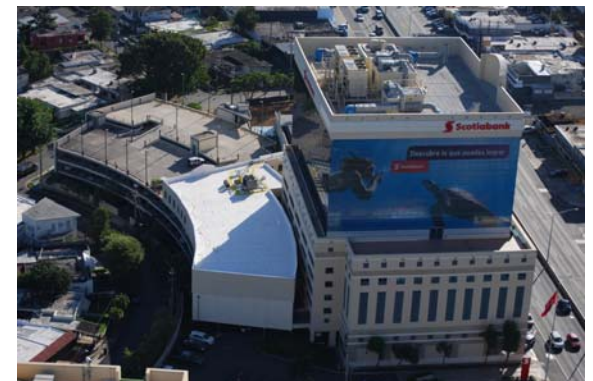
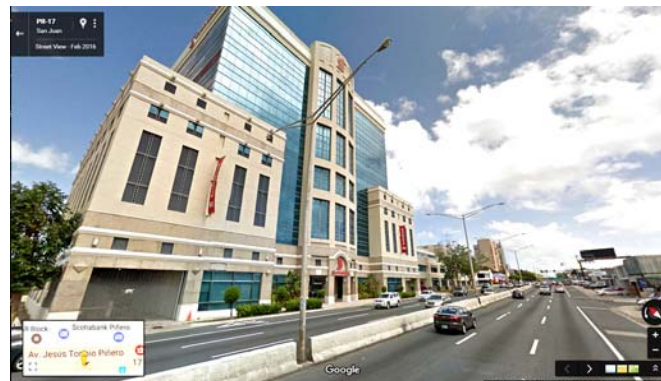
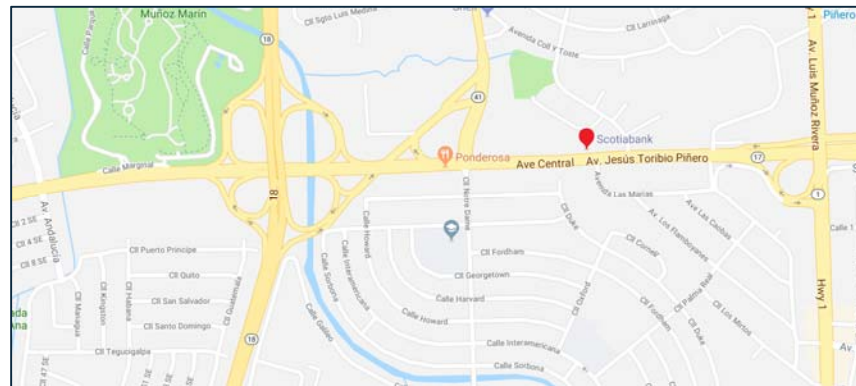


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290 JT Piñero Ave.
Hato Rey Ward, San Juan, PR 00907

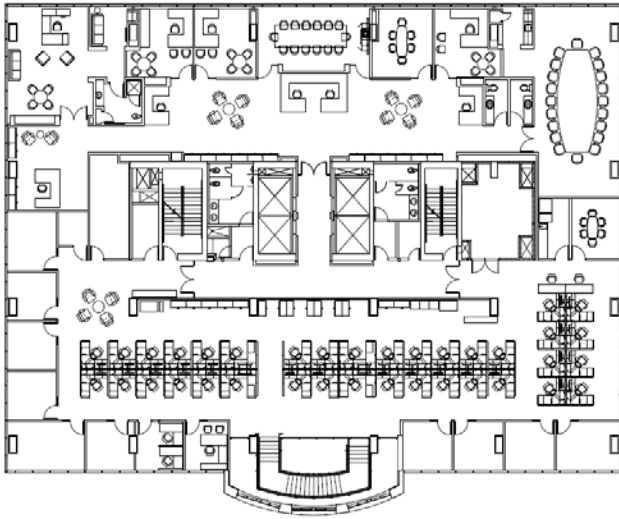


Scotiabank Tower - pictures

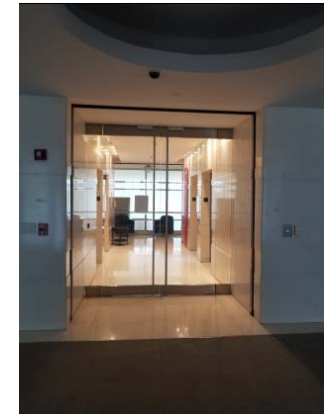
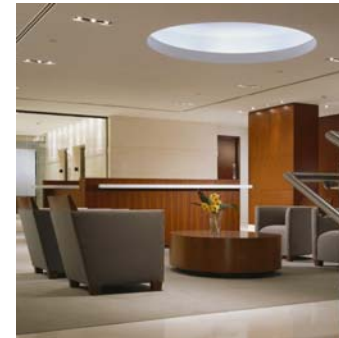


Scotiabank Tower – 12th Floor

Floor plan:

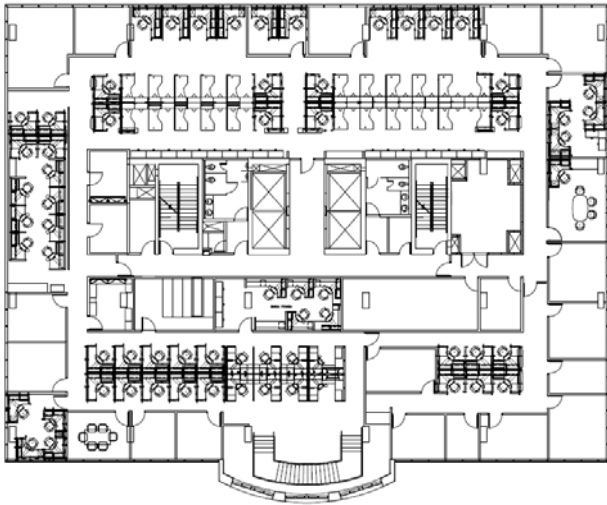


- **PREMISES:** 12th floor, floor rentable area 14,203 sf , may be subdivided as needed.



Scotiabank Tower – 11th Floor

Floor plan:



- **PREMISES:** 11th floor, floor rentable area 14,583 sf. May be subdivided as needed.

