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270 Plaza

OFFICE SPACE FOR LEASE



PUERTO RICO'S PREMIER OFFICE BUILDING AND LOCATION

Located on the "Golden Mile" in the heart of the Financial District of Hato Rey, 270 Plaza is a prime 13-story, 239,893 square foot office tower. Built in 1993 and widely considered to be the finest office building in Puerto Rico, the Building benefits from its high visibility location at the southern entrance to the core of the Financial District. It is the only office building adjacent to a Urban Train station. The structure has a distinctive architectural design in spectacular granite flooring & wall finish and decorative ceiling panels with encrusted lighting fixtures. High-tech features, such as an automatic back-up power system capable of fully supplying the building without outside power provides energy efficiency. The building possesses a centralized fire alarm system capable of covering all building areas, fiber-optic infrastructure, and water sprinkler system that protects the entire building.



Located on the "Golden Mile" in the heart of the Financial District of Hato Rey. 270 Plaza is a premier 13-story, 239,893 square foot office tower.



PROPERTY HIGHLIGHTS:

- Located at 270 Muñoz Rivera Avenue in Hato Rey
- 13 stories
- 239,893 square feet of office space
- Six (6) elevators
- Underground and valet parking facilities
- 100% Emergency backup power generator
- 24/7 Security and video surveillance
- U.S. standard Class A Building
- Adjacent to a Urban Train Station
- Fiber-optic infrastructure

NET RENTABLE AREA:
239,893

HEIGHT:
13 stories

PARKING:
Approx. 2.3 stalls per 1,000 sq. ft.

TYPICAL FLOOR PLATE:
19,000 sq. ft.

ZONING:
C-3 (Commercial)

YEAR BUILT:
1993



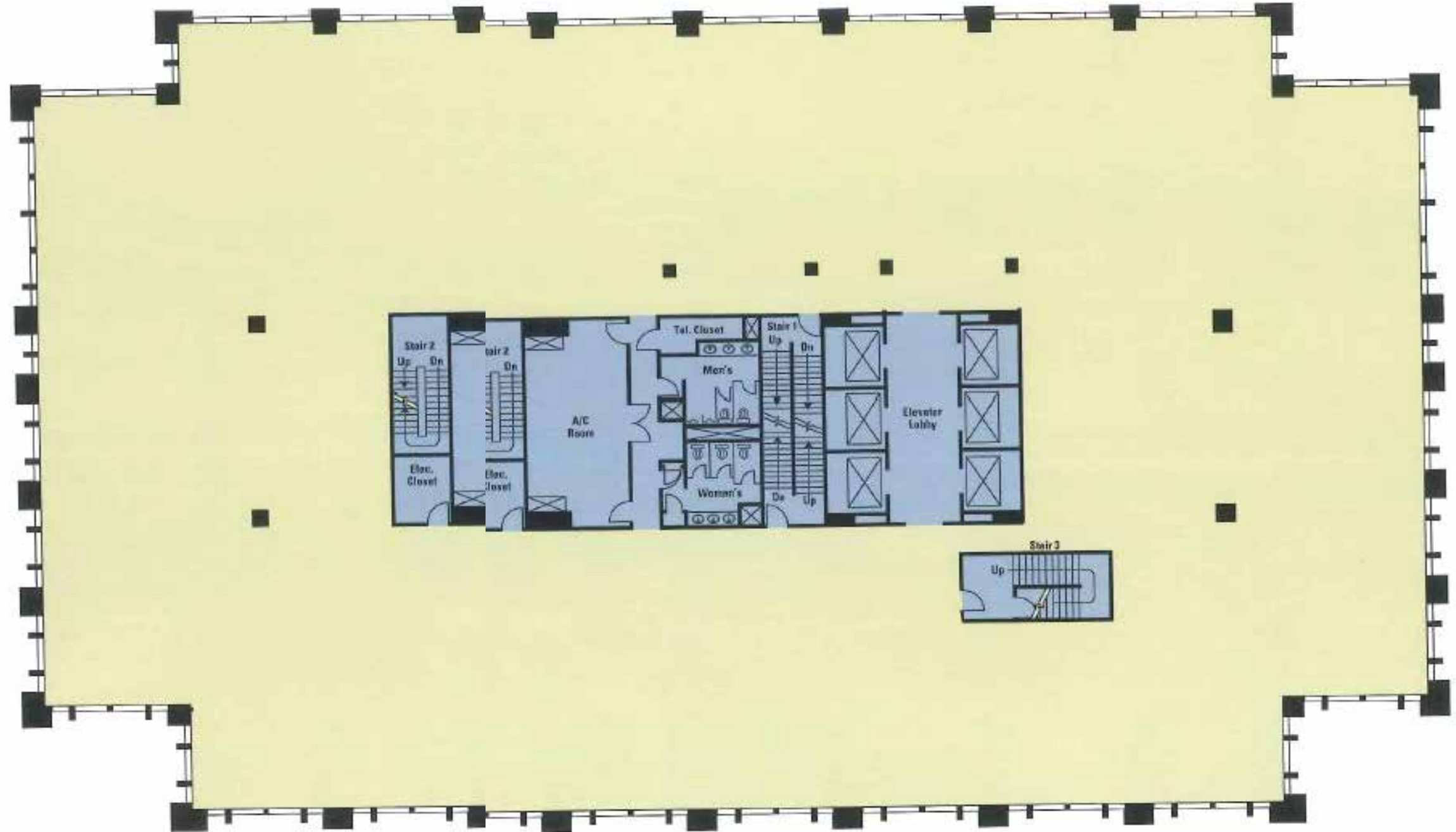
270 Plaza

TYPICAL FLOOR PLAN

Floor Rentable Area:

Approx. 19,000 sq. ft.

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





OLD SAN JUAN

SAN JUAN HARBOR

CONDADO

PLAZA LAS AMERICAS

PUERTO RICO COLISEUM

URBAN TRAIN

PUERTO RICO BANKING DISTRICT

URBAN TRAIN

270 PLAZA

 270 Plaza
LOCATION AREA
 Located at 270 Muñoz Rivera Avenue
 in Hato Rey, Puerto Rico

