



Santander Tower

at San Patricio Village



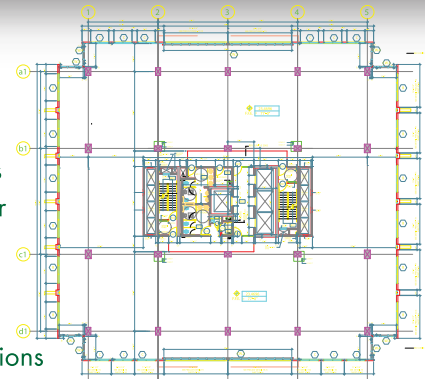
Santander Tower

A state of the art office building located in the heart of the San Juan metropolitan area. Located within San Patricio Village, in close proximity to over 2,000,000 s.f. of office space in the Guaynabo Business District, it has immediate access to three of Puerto Rico's main thoroughfares: PR-20, PR-2 and PR-22. It is also connected to the exclusive Galería San Patricio shops.

- Office area: 199,166 sf
- Commercial area: 21,683 sf
- Parking spaces: 1,177
(up to 4.5 pkgs. per 1,000 sf allotted for office use)
- Inaugurated: 2003

Typical Floor Plan

- Rentable Area: 15,145 sf
- Usable Area: 13,493 sf
- Four high speed elevators
- Hurricane resistant windows
- Eight corner offices per floor
- Individual air conditioning controls
- Fiber-optic telephone and internet high speed connections with redundancy



Amenities

- Reserved & unreserved covered parking areas
- Ample Visitors Parking
- Elegant lobby
- 18 stories with spectacular penthouse
- Dramatic views from all floors
- 24/7 security with redundancy
- Two 1,500 kVA emergency generators
- Three day water reserve cistern
- Ground level connection to Galería San Patricio shops and restaurants



Commercial Area



- Walking distance to:
 - 9 Fine Dining Restaurants
 - 10 Casual Dining Restaurants
 - 25 Fast Food establishments
 - 5 major Banking facilities
 - San Patricio Plaza with over 150 stores and services like Walgreens, Bed Bath & Beyond, TJ Maxx, Kmart, PetSmart and Office Depot.
- Public Transportation System (AMA) and the Guaynabo City Trolley Service stop at San Patricio Village and connect to Urban Train Station, just one mile away.



Demographics

- Two-thirds of Puerto Rico's population (2.5 million of 3.7 million) lives in the greater San Juan metropolitan area.
- Surrounded by the most affluent residential districts in Puerto Rico.
- Luis Muñoz Marín International Airport is just 15 minutes away and handles between eight and ten million passengers per year.

LIVE, WORK, SHOP.. RELAX!



Contact

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