



## Proposal for a Category 5, Multi-Department Facility



# Presentation Outline

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# Turn-Key Solution

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## A Compelling Opportunity

- ❑ Unique S. Florida facility provides a strategic location for serving the Americas
- ❑ +/- \$60 Million Class A, Category 5 facility available for less than 1/2 price.
- ❑ Turn-key with no site selection, approval, design or construction process
- ❑ Stand-alone highly secure facility with generous parking
- ❑ Availability for critical dates
- ❑ Direct Florida Turnpike/836 access with significant local amenities

# Project Background

## Dolphin Commerce Center

- ❑ The proposed building is part of Dolphin Commerce Center, a multi-building, Corporate Park in West Miami-Dade County, Florida
- ❑ Dolphin Commerce Center is comprised of approximately 135-acres with over 1.1 million square feet of fully developed and leased industrial, office and telecom space
- ❑ Dolphin Commerce Center has several financially stable strategic partners including Swerdlow Group, Deutsche Bank and Olympus Realty Partners





# Building Benefits/Features

## Location

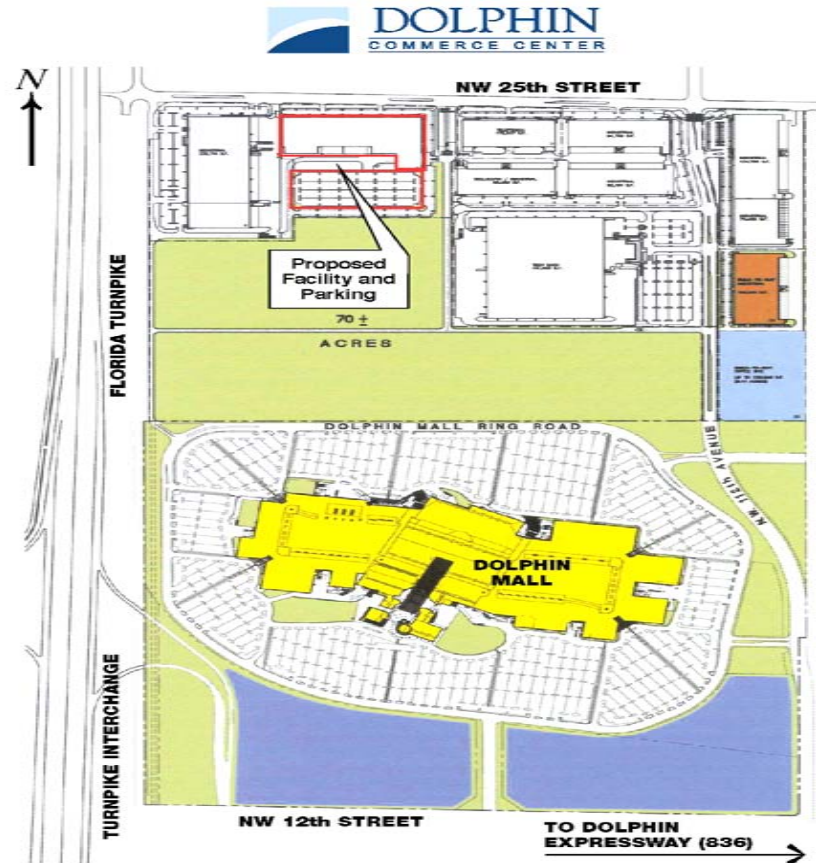
- ❑ Easily accessible from the Florida Turnpike and State Road 836 via the newly-constructed direct interchange
- ❑ Numerous local amenities including the 1.5 million sq. ft. Dolphin Mall
- ❑ Located in the heart of Miami-Dade County



# Building Benefits/Features

## Site Plan

- ❑ Single building to house several departments leads to controlled operating expenses
- ❑ Easily converted into a secured compound by gating the facility
- ❑ No adjacent tenants within 150 feet
- ❑ Approximately 500 adjacent parking spaces



# Building Benefits/Features

## Category 5 Construction

- ❑ Category 5, hurricane resistant building can withstand sustained winds of up to 155 mph and 200 mph gusts
- ❑ 9-½", steel reinforced, pre-cast concrete walls
- ❑ Roof is a two-ply system over structural concrete and metal decking with a manufacturer's warranty through 2010.
- ❑ 70% more concrete than Category 3 construction found in other industrial buildings being marketed as "Category 5"





# Proposed Benefits/Features

## Power

- Building served by two (2) FP&L sub-stations
- Building comes complete with six (6), 2,000 KW diesel generators
- Redundant power feeds ensure 24/7, critical operations up-time





# Proposed Benefits/Features

## Call Center Specs

- ❑ 24/7 Precision HVAC Systems to control temperature and humidity
- ❑ Dry Pipe, Pre-Action Fire Suppression
- ❑ Advanced Fire Detection Systems
- ❑ Raised Flooring
- ❑ Dual Fiber Entrances
- ❑ Multiple Power Grids
- ❑ Backup Power Generation



*This photo is for illustration purposes and is not an actual Photo of the proposed data center space.*

# Building Benefits/Features

## Warehouse/Office Space

- ❑ Warehouse is a “Category 5” structure with 10 dock doors
- ❑ Adjacent Class A office space comes turn-key with over \$200,000 of new office furniture and systems
- ❑ Fully air-conditioned space with roof mounted package units
- ❑ Separate entry
- ❑ Private and secure truck court for loading
- ❑ 28’ clear building allows for future mezzanine



# Building Benefits/Features

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## Telecom Services

- ❑ Multiple carriers currently serving or planning network builds to the building
- ❑ Building is currently served by over 2,500 strands of fiber
- ❑ Bandwidth capacity in multi-terabit range before multiplexing



# Value Proposition

## Security to Property and Personnel

- ❑ Location outside of hurricane evacuation zone
- ❑ Building is built 14 feet above grade, 7 feet above the 100-year flood zone
- ❑ Perimeter gate prevents unwanted pedestrian and vehicular traffic
- ❑ Closed-circuit video surveillance throughout the facility
- ❑ Blast-resistant, manned single facility entry with biometric man-trap for additional control
- ❑ Building is over 150 feet from any neighboring tenant



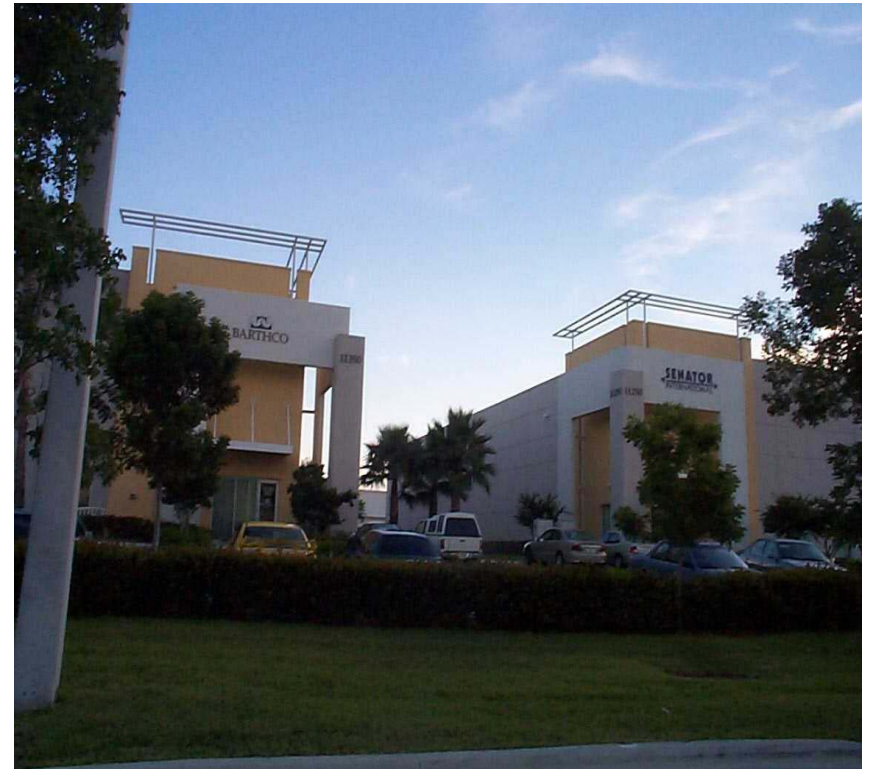


# Value Proposition

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## Convenience / Flexibility

- ❑ All departments in one facility creates significant operating efficiencies
- ❑ Easy access off the turnpike and SR836 enables employees to get to work faster
- ❑ Lifestyle amenities in close proximity
- ❑ All systems including generators and HVAC are in place and operational
- ❑ Office is fully built-out with brand new office furnishings
- ❑ Turn-key facility can be delivered on time for requirements and in stages if desired
- ❑ Expansion capabilities



# Value Proposition

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## Timing

- ❑ No site selection/approval process required
- ❑ No design time
- ❑ No permitting time
- ❑ No construction time
- ❑ Delivery of space by required dates



# Space Plan

