

INNOVATION BEGINS IN THE WORKPLACE

The Urban Land Institute classifies Class A commercial space as *buildings that have excellent location, access (and) attract high quality tenants**. That's exactly the thinking behind our new energy-efficient, flexible Class A office spaces – because your workspace may not define you, but it does define your company.

- 8 floors // 23 suites // 48,737 interior sq. ft.
- Modernist lobby
- Energy-efficient, storm-resistant reflective glass
- Walk-out terraces available
- Flexible floor plans [896 to 10,758 gross s/f]
- Advanced fire alert system
- 172 parking spaces/6 for persons with disabilities
- Parking/space ratio: 3.5 per 1000 sq ft **
- Post-tensioned reinforced concrete construction
- Super-imposed live load floor capacity of 50 lbs/s.f.
- 300 KVA back-up generator capability on select floors

* Source: Urban Land Institute, Office Development Handbook [www.uli.org]

**1 space assigned per 1,000 square feet with additional spaces available for purchase

BIRD ROAD

826

COMMERCE IS ABOUT ACCESSIBILITY

It's about high-speed, on-demand and staying ahead of the market. That's why we've designed a workspace that's not only in tune with where business happens – but how. Because even in the Wireless Age, most of us still do business the old-fashioned way: with a handshake.

- Located at the intersection of Bird Road & Palmetto Expressway
- 1.5 blocks from Publix, Best Buy, Target, Tropical Park and over 50 eateries
- Direct access to Coral Gables, Coconut Grove & South Miami
- 826-access to Downtown, Miami Beach, Fort Lauderdale, MIA & Kendall



ASSETS ARE WHAT DRIVE THE MARKET

It's right there at the top of the Balance Sheet – and combined with the right business plan, nothing does more for your bottom line than appreciating land value. Case in point: during the first 3 months of 2007, Americans invested \$157 Billion in the commercial real estate market – the highest total in U.S. history.

- Miami ranks in the Top 5 among US markets with a 90%+ commercial occupancy rate.
- Miami boasts one of the nation's Top 3 skylines, behind only New York and Chicago. (18th globally)*
- Miami is home to the headquarters of over 1400+ multinational & Fortune 500 companies – and the list grows on:

- | | | |
|-------------------------|------------------|----------------------|
| • American Airlines | • Citrix Systems | • Oracle |
| • AutoNation | • Disney | • Royal Caribbean |
| • Bacardi | • DHL | Cruise Lines |
| • Brightstar | • Exxon | • Ryder Systems |
| • Burger King | • FedEx | • SBC Communications |
| • Carnival Cruise Lines | • Microsoft | • Sony |
| • Cisco | • Norwegian | • Spirit Airlines |
| | Cruise Lines | |

* Source: Urban Land Institute, Office Development Handbook [www.uli.org]