



CROSSROADS
at Dolphin Commerce Center



Crossroads at Dolphin Commerce Center

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DEVELOPMENT CORPORATION



CROSSROADS at Dolphin Commerce Center



Beauty, brains and brawn.

PROFESSIONAL OFFICE SPACE FOR LEASE

- Class A+ Office Buildings constructed to withstand winds up to 185mph of a Category 5 Hurricane deliver maximum protection
- Generators, in an N+1 configuration, provide "100% business as usual" backup power for the entire building for 25 days ensuring business continuity
- Building Systems protected in a separate Hurricane Resistant enclosure on the ground ensure reliability of vital operating equipment
- Banco Santander, Espirito Santo and Royal Bank of Canada utilize Built Procacci Strong buildings as part of their disaster recovery plan

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Disaster Recovery Space

ONE OF THE BEST DEFENSES AGAINST BOTH MANMADE AND NATURAL DISASTERS IS PREPARATION

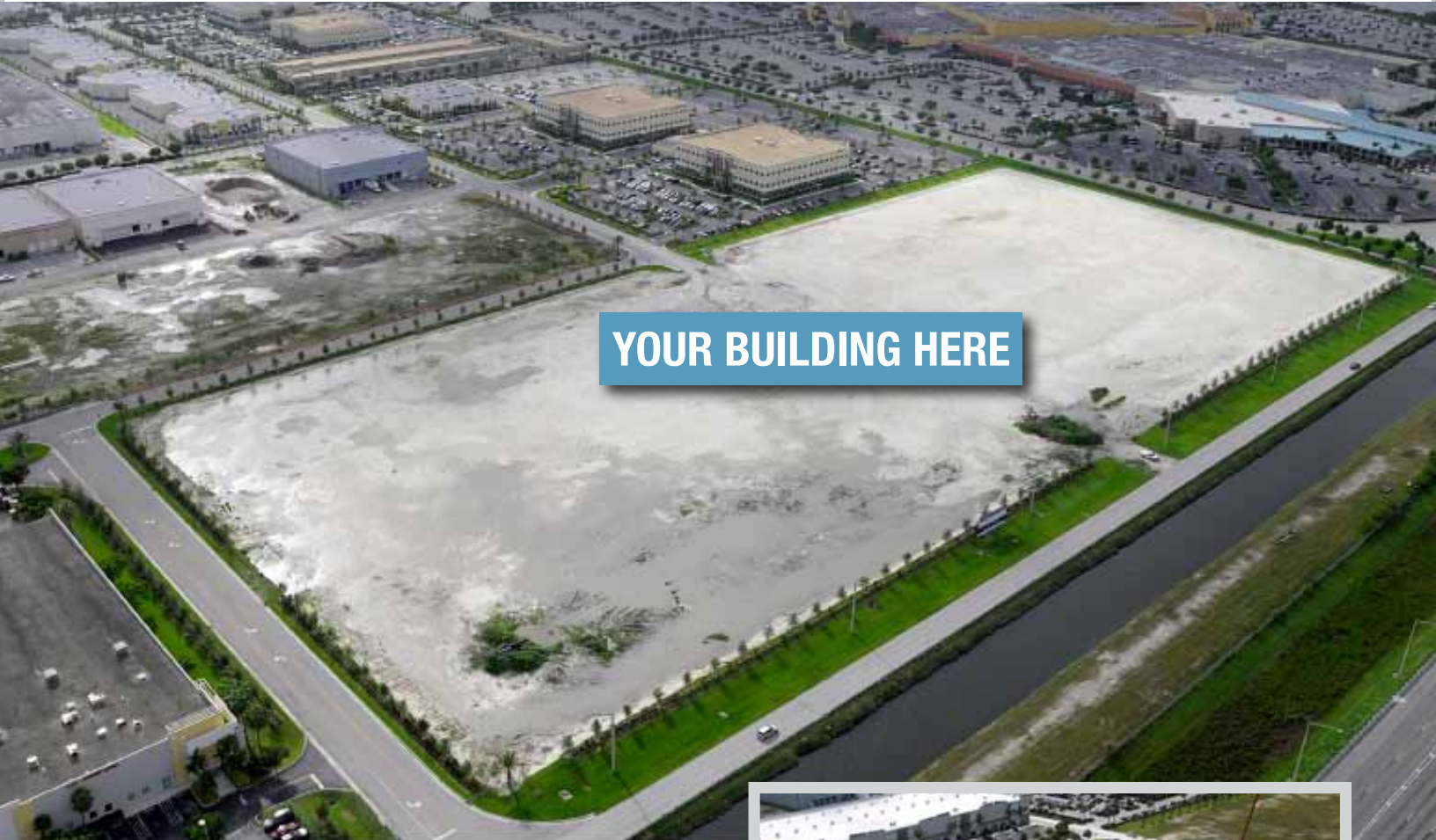
- 93 percent of organizations have had to execute on their disaster recovery plans
Source: Symantec's 2009 Disaster Recovery Research Report
- The number of declared major disasters nearly doubled in the 1990's in comparison to the previous decade
- During some disasters it is possible that planes may be grounded and travel may not be an option
- Studies have cited that under normal circumstances, employees will travel varying amounts of distance in order to assist with a business recovery, but all agree that this distance cannot be much more than an hour additional commute time
Source: www.disaster-resource.com

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YOUR BUILDING HERE

Build-to-Suit

FULL FRONTAGE ON FLORIDA'S TURNPIKE

- Procacci Development Corporation will design and construct a building to suit your specific facility requirements, the most cost effective method of development
- High parking ratio, easily accesible from Broward County, all areas of Miami and Miami International Airport
- This site will include dual power, fiber feeds and redundant telecommunications

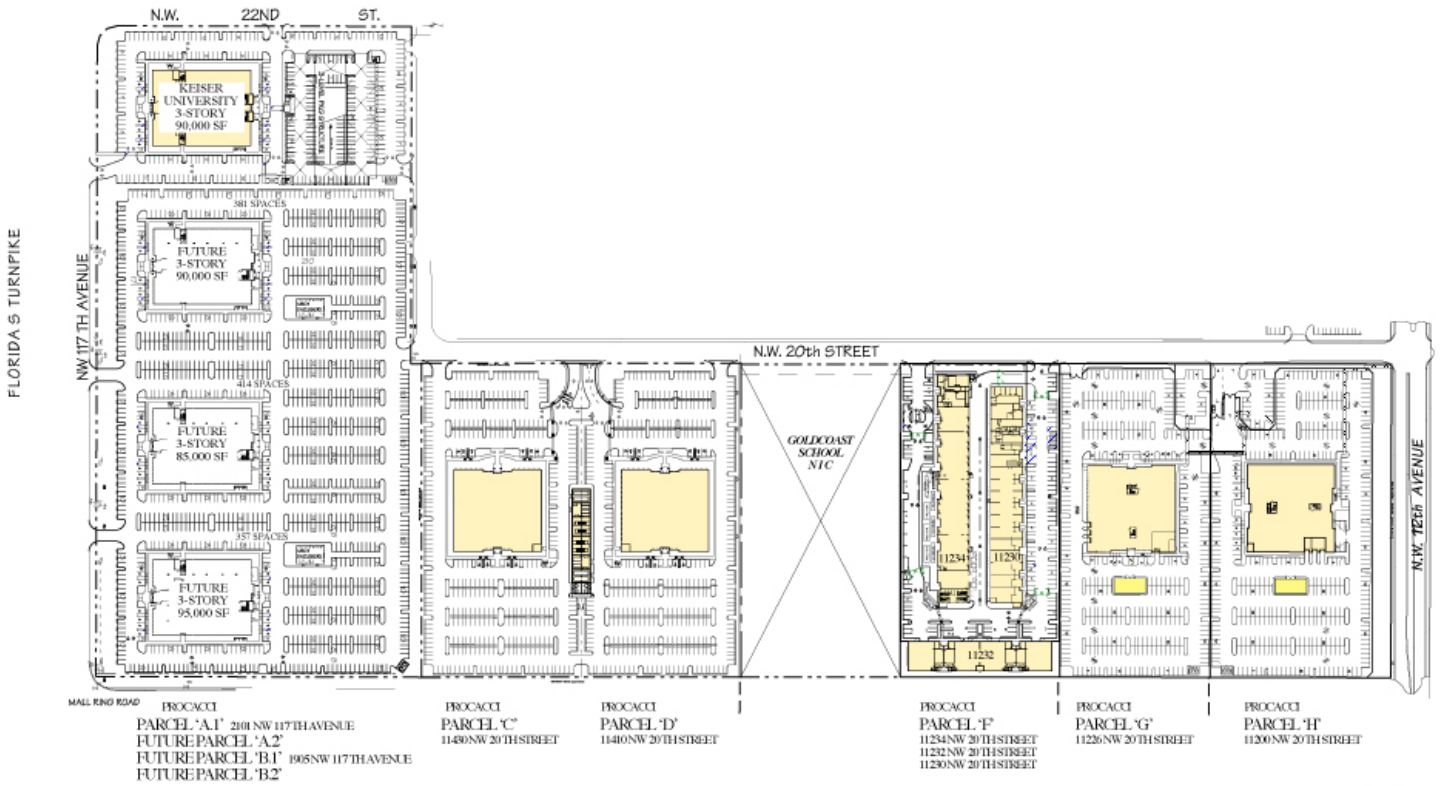


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DOLPHIN MALL



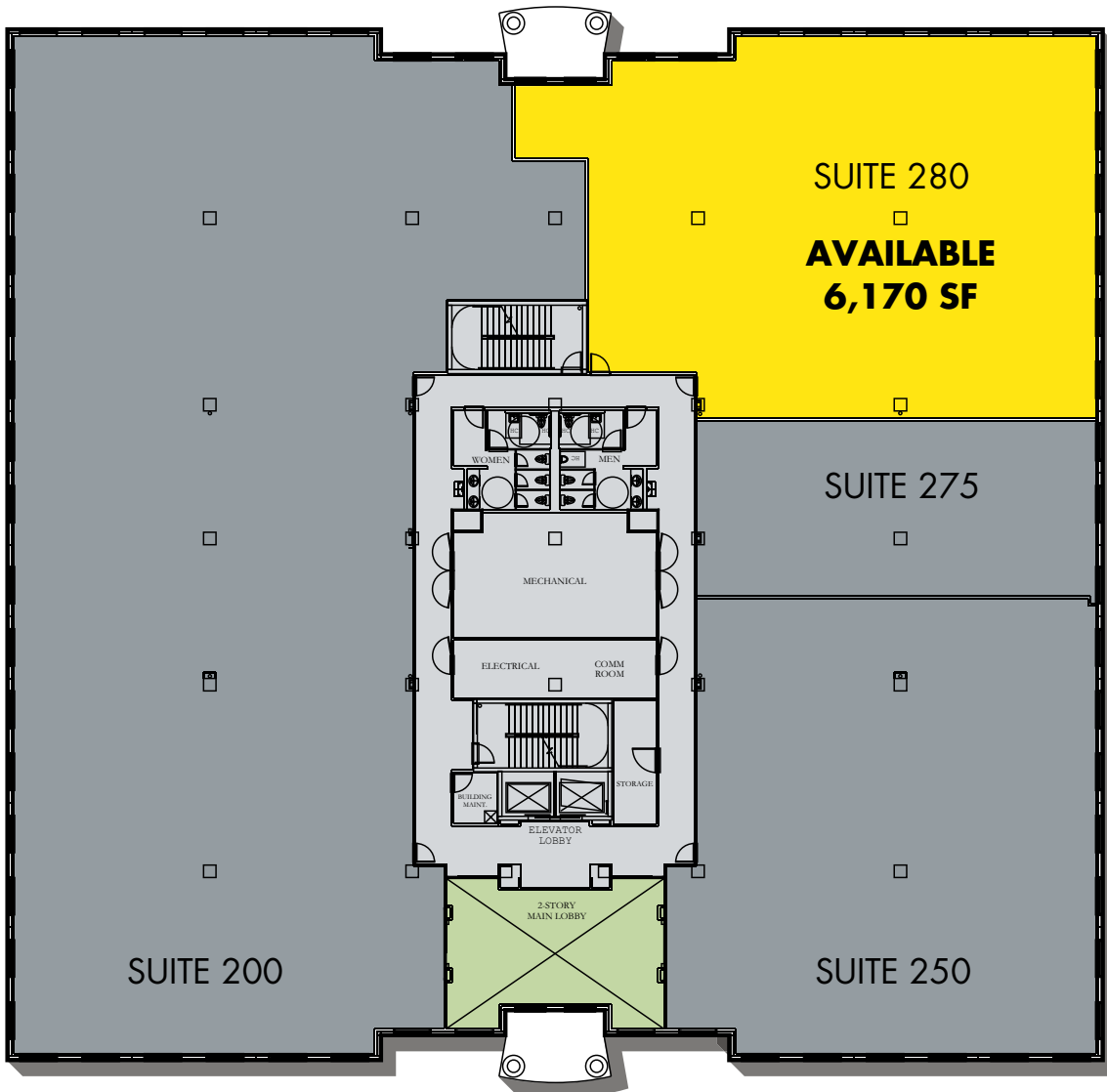
CROSSROADS AT DOLPHIN CENTER

Site Plan



CROSSROADS

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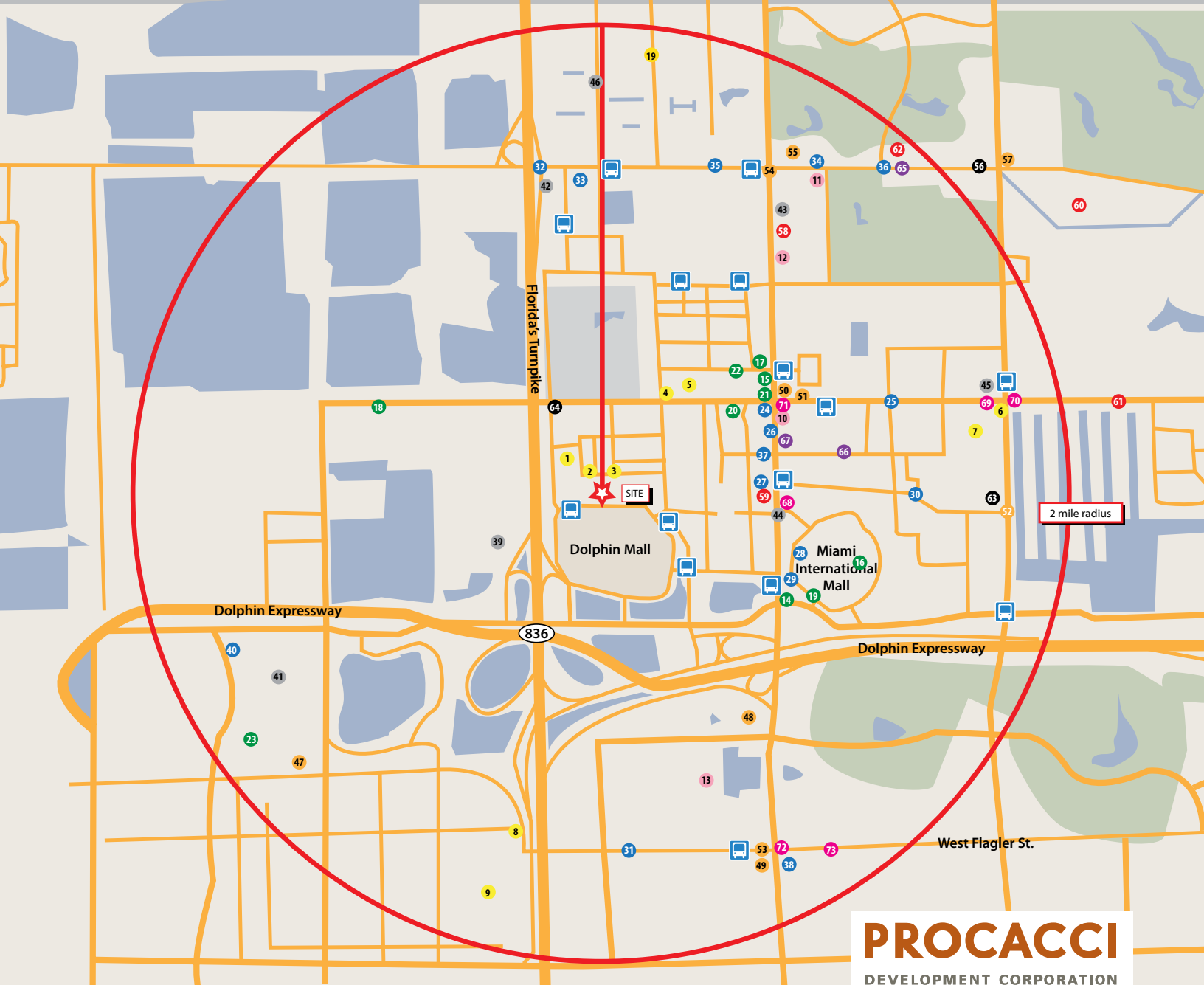


11410 NW 20th Street

SUITE #280

■ Available Space: 6,170 sf

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Amenities

WITHIN A 2 MILE RADIUS OF CROSSROADS AT DOLPHIN COMMERCE CENTER

- Schools
 - 1. Keiser University
 - 2. Strayer University
 - 3. University of Phoenix
 - 4. Doral Middle School
 - 5. Doral High School
 - 6. Doral Academy
 - 7. Carlos Albizu University
 - 8. Paul Bell Middle School
 - 9. Douglas Marjory Stoneman School
- Daycare
 - 10. Baymar Day Care Center
 - 11. Peterson Montessori Daycare
 - 12. Building Future Minds
 - 13. Miami Christian School
- Banking
 - 14. SunTrust
 - 15. Bank of America
 - 16. Wachovia
 - 17. Regions Bank
- Lodging
 - 39. Courtyard Marriot
 - 40. Atlantis Recreational Hall
 - 41. Luxury Resorts
 - 42. Hampton Inn
 - 43. Baymont Inn
 - 44. Eurosuites Hotel
 - 45. Bahia Principe
 - 46. Equity Corporate Housing
- Grocery/Pharmacy/Hardware
 - 47. Santa Ana Market
 - 48. Food Star Supermarket
 - 49. Sedanos Supermarket
 - 50. Fresh Veggies
 - 51. Market Plaza
 - 52. Ace Hardware
 - 53. CVS
 - 54. CVS
 - 55. Winn-Dixie
 - 56. Publix
 - 57. Walgreens
- Medical/Emergency
 - 58. Miami Children's Hospital
 - 59. Doral Dental Partners
 - 60. Miami Fire Rescue
 - 61. Miami Dade Police Dept.
 - 62. Baptist Urgent Care Clinic
- Post Office/Shipping
 - 63. US Post Office
 - 64. US Post Office
- Fitness
 - 65. LA Fitness
 - 66. Primal Fitness
 - 67. fitbyhadee
- Gas/Convenience
 - 68. Exxon
 - 69. Exxcel
 - 70. Citgo
 - 71. Shell
 - 72. Mobil
 - 73. Chevron
- Restaurants
 - 18. Commerce Bank
 - 19. Chase
 - 20. Union Credit
 - 21. Colonial Bank
 - 22. Total Bank
 - 23. Transatlantic
 - 24. La Covacha
 - 25. Arabian Nights
 - 26. Subway
 - 27. Moe's Southwest Grill
 - 28. Knife Steakhouse
 - 29. La Cigarette
 - 30. Fuddruckers
 - 31. Pizza Hut
 - 32. Denny's
 - 33. Chispa
 - 34. Olivios
 - 35. Dominos
 - 36. Original Pancake House
 - 37. Starbucks
 - 38. Dominos



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About Procacci Development Corporation

HEADQUARTERED IN BOCA RATON, FL

- Procacci Development Corporation has defined a new standard for commercial real estate with its Class A+ hurricane-resistant office buildings, branded “Built Procacci Strong,” providing business continuity through unparalleled design and construction. Procacci specializes in development, leasing and property management. Established more than 30 years ago, the Company set its sights on becoming a different kind of full service real estate development partner, creating tangible quality and building lasting and productive relationships.

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