

PROCACCI

DEVELOPMENT CORPORATION



EMERALD VIEW

AT VISTA CENTER



UNPARALLELED AMENITIES

- 180,000 sf of Class A+ office space for lease
- Suites available from 1,000 sf
- Flexible floor plans—Build-to Suit and Spec Suites available
- State-of-the-Art HVAC System
- 10' finished ceiling height
- Key card access security system
- First Class appointments
- Spectacular views of Emerald Dunes Golf Course
- Abundant free parking at 4.75/1,000 sf
- Close proximity to restaurants, shopping and financial institutions
- On-site management
- Fiber-lit buildings with upgrades available for:
 - * Unlimited High-Speed Internet, VoIP, Metro E, Network Security





UNSURPASSED STRUCTURE



- Hurricane resistant up to 185 mph winds of a Category 5 storm
- 100% backup power
- Emergency back up diesel generators with 20,000 gallon fuel tanks provides 100% "Business as Usual" for up to 14 days before refueling
- HVAC systems and generator house in adjacent enclosure designed to withstand 185 mph winds
- "Large missile" high-impact exterior glazing system at all floor levels
- Finished floor is set 1.4 feet higher than the standard set criteria relative to the flood zone levels based on 100 year, 3-day storm event
- Concrete columns, beams and floor composite support systems
- Floor capacity consisting of 100lb. average live load





INCOMPARABLE LOCATION

Ideally located, Emerald View at Vista Center has an abundance of free parking and a variety of restaurants, retail, banking and professional services nearby. Direct access to Florida's Turnpike, minutes from Downtown West Palm Beach and Palm Beach International Airport.





DEFINING CLASS A+

PROTECTION

Constructed to withstand winds up to 185 mph

CONTINUITY

100% backup power

LOCATION

Okeechobee at Florida's Turnpike, minutes from I-95, Downtown and Palm Beach International Airport

PEACE OF MIND

Fiber-lit buildings keep tenants connected and protected



FLOOR PLANS



2054 Vista Parkway



First Floor

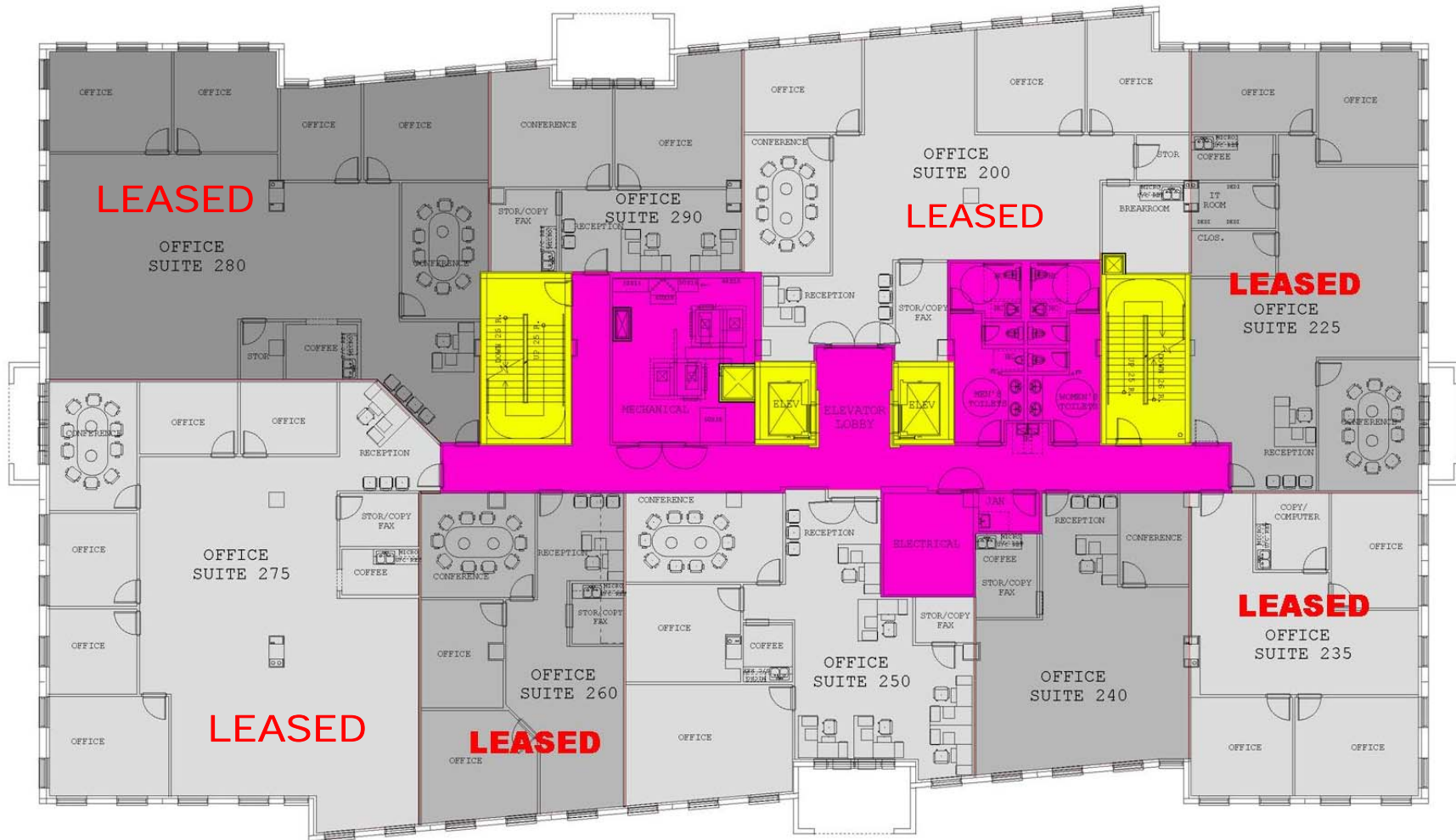
FLOOR PLANS



2056 Vista Parkway



First Floor



Suite 240—1,174 sf
 Suite 250—1,922 sf
 Suite 290—1,054 sf

Second Floor Spec Suites



EMERALD VIEW
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BUILT PROCACCI STRONG