

PROCACCI DEVELOPMENT CORPORATION

Developing Solutions

www.procacci.us

Founded by Pasquale Procacci and Philip J. Procacci, Procacci Development Corporation is celebrating more than 30 years of quality service. From the beginning, Procacci set its sights on becoming a different kind of full-service real estate development partner. The goal was to excel at the nuts and bolts of execution, creating tangible assets they could be proud of. Wanting to serve clients in a way that built lasting and productive relationships they defined a mission that centers on the client experience as much as the concrete and leases they create. By delivering that solid experience, they win the loyalty. It is a mission that Procacci has never comprised. Their track record and solid growth have validated this strategy many times over.

Procacci prides itself on the ability to adapt and change in a constantly evolving real estate market. Corporate values that stress ethics, vision and dedication to service action in every facet of the business have enabled the Company to grow and prosper. Procacci specializes in development, construction, leasing and property management of company-owned and build-to-suit Class "A" office developments.

While the Company originally opened its doors as a residential real-estate developer, during the late 1970s Procacci recognized the potential to deliver high quality office space to the State of Florida. They began responding to the State's unique requirements, securing its leadership role in this niche market. Through attention to detail and hard work, Procacci became one of the largest providers of office space to the State of Florida.

Today, Procacci owns, manages and leases more than one million square feet of office and commercial real estate for its growing portfolio.

Headquartered in Boca Raton, Procacci has offices in West Palm Beach and Miami, providing services throughout Florida. Philip J. Procacci has recently taken the company in a new direction through his conceptualization of state-of-the-art, Class "A+" Hurricane-Resistant office building construction. His concept has taken the Company into a new level of development.

Delivering Business Solutions in Class "A" Buildings

Procacci Development Corporation understands the needs of its market, a key to unlocking the potential of any successful business. In a constantly changing industry like commercial real estate, Procacci tuned into what its customers truly require.

In South Florida, where hurricanes, severe weather threats and power outages are a constant concern for business owners, Procacci honed in on this issue to research and develop a specialized building strategy. As the first developer in South Florida to introduce this state-of-the-art construction that incorporates future proofing for entire business operations, Procacci is leading the industry in an entirely new direction.

Procacci Development Corporation's Class "A+" Hurricane-Resistant office building construction responds to the devastation caused during the 2004 and 2005 hurricane seasons. Due to the substantial financial strain of building damage and power loss from storms that caused many small and mid-sized companies to close their doors forever,



Procacci took the initiative to address this very pressing concern. Corporate tenants have recognized that the strength of a building's infrastructure was essential not only for business continuity but also for security and peace-of-mind.

Procacci's Class "A+" hurricane resistant construction substantially exceeds current building codes and is designed to withstand winds up to 185 miles-per-hour of a Category 5 storm.

Equipped with generators providing 100 percent back-up power, these buildings allow corporations the opportunity to remain open and able to operate before, during and after a severe storm. Procacci provides enough fuel on-site to run the entire building "business as usual" for up to 14 days before requiring refueling.

Corporate America has seen increased compliance requirements as a result of storm activity and quickly recognized the importance of Procacci's hurricane-resistant buildings to successfully continue operating their business, even in the face of disaster.

Tenants that have confirmed the quality and necessity of this innovative construction include such well-respected groups as the U.S. Department of Homeland Security, State Farm, Wells Fargo, Royal Bank of Canada, Oasis Outsourcing, CarePlus (a division of Humana) and the University of Phoenix.

The newest of Procacci's hurricane-resistant construction projects include Emerald View at Vista Center in West Palm Beach, Florida which consists of two 73,000-square-foot Class



"A+" office buildings with an additional 40,000 square-foot LEED registered building to be constructed.

Procacci Development Corporation continues to develop Crossroads at Dolphin Commerce Center in Miami, which currently is comprised of four Class "A+" office buildings totaling more than 360,000 square-feet and 90,900 square feet of office/flex space. In addition, Procacci will deliver two 181,495 square foot LEED registered Class "A+" office buildings fronting Florida's Turnpike within this professional business campus.

Procacci's unique sustainable construction and back-up power features provide superior rental value through energy efficiencies and significantly lower insurance premiums.

The Next Generation...

Advancement, evolution and a dedication to quality are what maintains Procacci Development Corporation's leadership role in an ever-changing market while continuing to pioneer new construction and seek out the latest technologies.

With Procacci, sustainability and business continuity aren't just additional components; they are the cornerstones of Procacci's corporate philosophy. The Company will incorporate these key components into all of its future projects.

Procacci's next projects in both West Palm Beach and Miami are registered with the U.S. Green Building Council. It intends to pursue certification under the USGBC's LEED (Leadership in Energy and Environmental Design) program. USGBC is composed of leaders from every sector of the building industry working to promote buildings and communities that are sustainable, environmentally responsible and healthy places to live and work.

As a leader in trend setting commercial real estate development strategies, Procacci Development Corporation plans to continue to develop cutting-edge projects addressing the needs of its prospective clients throughout Florida and in areas prone to extreme weather conditions. Its ability to stay flexible and evolve with the needs of its clients gives the Company the opportunity to provide true business solutions and proves why Procacci Development Corporation has become one of the top real estate development companies in South Florida.

