



Hotwire™

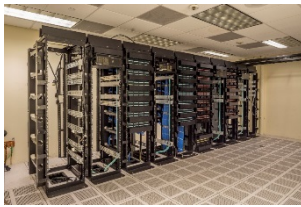
TECHNOLOGY CENTER

2100 W CYPRESS CREEK ROAD
FORT LAUDERDALE, FLORIDA

www.hotwiretechnologycenter.com

PROPERTY DESCRIPTION

- **PROPERTY SIZE:** 618,082 square feet or 14.19 acres
- **BUILDING SIZE:** ± 185,000 square feet
- **YEAR RENOVATED:** Effective year of 2005
- **PARKING:** ± 667 parking spaces w/wheel stops including a gated area
- **WINDOWS:** Hurricane impact glass
- **ROOF:** Flat gravel roof
- **HVAC:** Closed loop system with five roof top condensers and two McQuay chillers including one 330-ton single compressor and one dual compressor
- **FIRE PROTECTION:** Fully sprinklered with an Inergen fire suppressant system and equipped with a fire alarm system, smoke detectors, fire pull down stations, fire extinguishers, AED Emergency defibrillators and fire safety strobe lighting. Additionally, there is a lighting protection system.
- **BACKUP POWER:** Two megawatt Caterpillar generators (2000 kilowatts and 800 kilowatts), both fueled by an above-ground Con-Vault concrete diesel tank.
- **LOADING AREA:** The east loading area includes two 36" dock-high roll-up doors and the west loading area includes two 48" dock-high roll-up doors
- **CAFETERIA:** There is a circular domed skylight at the center of the cafeteria which seats 250
- **FLOOD ZONE:** The Property lies in flood zone X.
- **ON-SITE IMPROVEMENTS:** Monument signage, concrete curbs and sidewalks and an illuminated parking area
- **MAIN SERVER ROOM:** The main server room, known as "the Bunker", has 16" poured concrete walls, double-impact glass, a Notifier alarm system, a water-cooled air conditioning system and an Inergen fire suppressant system. There are also additional server rooms including a network room, a telecommunications room, a media room for security videotape backup and an Inergen tank storage room.



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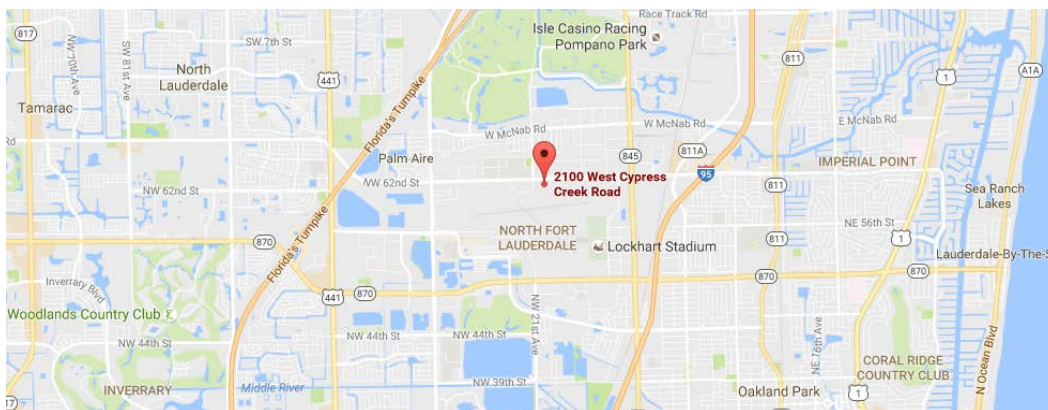
2100 West Cypress Creek Road is a two-story, suburban office building located in Broward County's premier suburban submarket of Cypress Creek. Built in 1969 and extensively renovated in 2005, the Property comprises 185,000 +/- square feet on 14.19 acres. The Property features hurricane impact windows, a flat gravel roof, two loading areas each with two dock-high loading doors and a closed loop HVAC system. It is also fully sprinklered and serviced by two back-up generators. The Property offers highly functional top-quality office spaces with best-in-class finishes and outstanding amenities, including an exercise room and gymnasium.

The Property's spacious floor plates provide flexibility for medium, large and corporate facility users. Its proximity to Interstate 95 and Florida's Turnpike offers convenient access for employees throughout the Miami-Fort-Lauderdale-West Palm Beach MSA. Further, companies seeking the convenience and allure of a South Florida location at a reasonable price point will continue to be attracted to this premier location well into the future.

PRIME POSITIONING

QUICK STATS

Site Area	14.19 Acres
Year Built	Effective Year 2005
RBA	± 185,000 SF
AADT	44,233 cars daily on W Cypress Creek Rd
Parking	±667 Spaces



LOCATION MAP



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