



***AVE LIVING TAMPA RIVERWALK***

***CASE STUDY***

***CMCE LIGHTNING SUPPRESSION SYSTEM***

# CASE STUDY

## AVE Living Tampa Riverwalk Protects Luxury Multifamily Community with CMCE Lightning Suppression

### AVE Living Tampa Riverwalk - Tampa, Florida

Located along the scenic Hillsborough River in the heart of downtown Tampa, AVE Tampa Riverwalk is a **luxury apartment community offering upscale residences**, premium amenities, and walkable access to Tampa's vibrant business and entertainment districts. The community is managed by **AVE**, a **nationally recognized owner and operator of luxury apartment communities** and flexible-stay furnished residences known for delivering exceptional resident experiences across the United States.

With residents relying on uninterrupted building operations, secure living environments, and dependable building systems, protecting the property from severe weather is an essential part of long-term asset management.

### The Challenge

Florida experiences more lightning than any other state in the continental United States, and the Tampa Bay region consistently ranks among the nation's most lightning-prone metropolitan areas. Frequent afternoon thunderstorms, high humidity, and favorable atmospheric conditions create an environment where lightning activity is a routine part of life for much of the year.

For a luxury high-rise residential community like AVE Tampa Riverwalk, lightning presents risks that extend beyond structural damage. Direct lightning strikes can threaten rooftop mechanical equipment, electrical infrastructure, elevators, communications systems, fire safety equipment, and other critical building operations that residents depend on every day.

Traditional lightning protection systems are designed to intercept lightning after a strike has already formed. AVE sought a more proactive approach that would reduce the likelihood of lightning strikes occurring over the property in the first place.

### The Solution

Encore Land and Sea installed **one CMCE-120 Lightning Suppression System** to provide comprehensive protection across approximately **500,000 square feet of the property**.

Unlike conventional lightning rods, the CMCE Lightning Suppressor continuously works to neutralize the electrical conditions that lead to lightning formation. By balancing the electrical imbalance between the atmosphere and the ground, the system prevents the development of upward streamers that attract lightning strikes.

The passive system operates continuously without external power, moving parts, or ongoing maintenance requirements, making it an ideal long-term solution for multifamily communities seeking reliable protection with minimal operational impact.

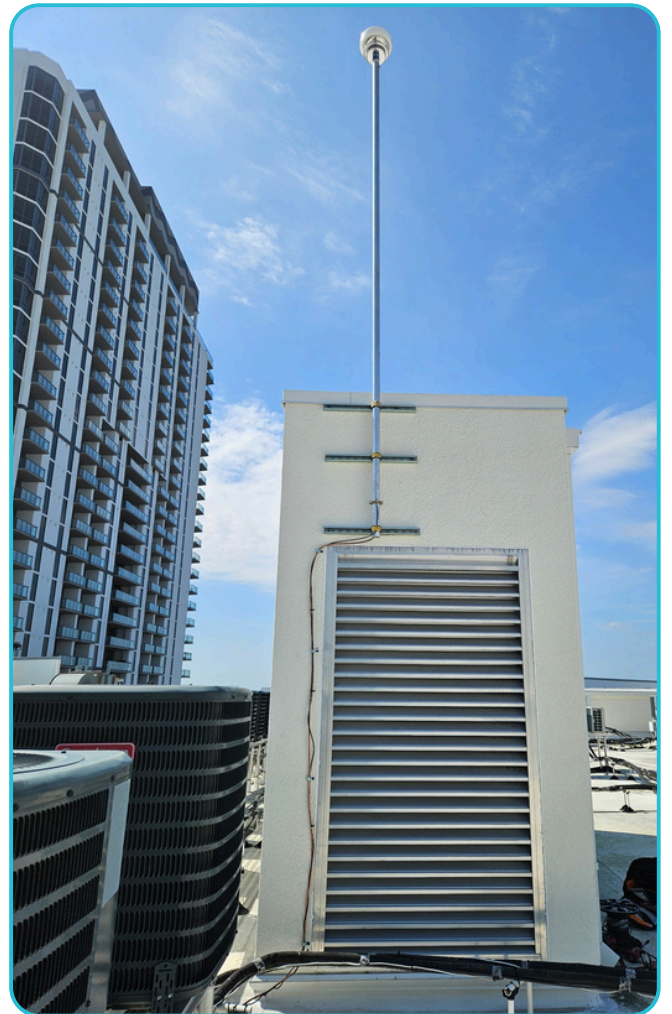
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## Project Results

Today, AVE Tampa Riverwalk benefits from proactive lightning suppression designed to help safeguard both residents and critical building infrastructure.

### Project Highlights:

- Protected approximately 500,000 square feet
- Installed one CMCE-120 Lightning Suppressor
- Enhanced protection for rooftop mechanical equipment and building infrastructure
- Reduced lightning-related operational risk
- Passive system requiring no external power or routine maintenance
- Installed without disrupting residents or daily property operations



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## Why It Matters

Luxury apartment communities depend on reliable building systems to deliver the level of comfort and service residents expect. Electrical outages, damaged equipment, emergency repairs, and operational disruptions can negatively impact both resident satisfaction and property performance.

By implementing CMCE Lightning Suppression, AVE Tampa Riverwalk invested in a proactive strategy that eliminates lightning strike formation—supporting operational continuity, protecting valuable building assets, and increasing confidence during Florida's active thunderstorm season.

For property owners and managers throughout Florida, especially in lightning-intensive regions like Tampa, modern lightning suppression offers an innovative, superior alternative to conventional lightning protection methods that simply react after a strike has already occurred.

## Project Summary

**Property:** AVE Tampa Riverwalk

**Managing Company:** AVE

**Property Type:** Luxury Multifamily Residential

**Location:** Tampa, Florida

**Challenge:** Lightning-related risk across residential property

**Solution:** Installation of one CMCE-120 Lightning Suppressors

**Coverage Area:** Approximately 500,000 square feet

**Objective:** Prevent lightning strikes over the property while supporting resident safety, infrastructure protection, and operational resilience.

Today, the community benefits from advanced lightning suppression technology designed to eliminate direct lightning strikes while protecting residents and supporting the reliability and longevity of the property's critical infrastructure.

