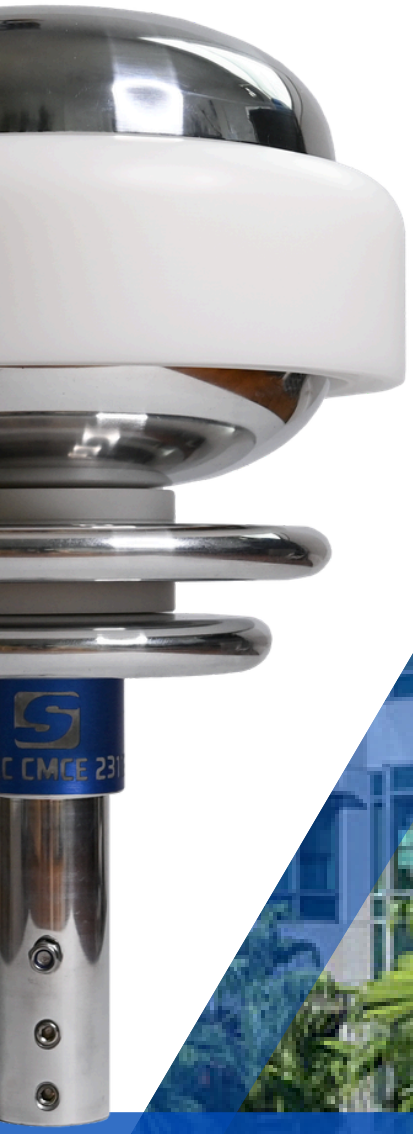
ENCORE
LAND AND SEA



WATERFORD BUSINESS DISTRICT

CASE STUDY

CMCE LIGHTNING SUPPRESSION SYSTEM



CASE STUDY

Waterford Business District – Seven Commercial Office Buildings Protected with CMCE Lightning Suppression

Waterford Business District – Cushman & Wakefield – Miami, Florida

Project Overview

Waterford Business District is a premier commercial office destination in Miami, Florida, featuring seven Class A office buildings totaling approximately 1.6 million square feet. Located near Miami International Airport, the district is home to major corporations, multinational businesses, and professional organizations. Its modern office spaces, landscaped grounds, and extensive amenities make it one of South Florida's prominent business destinations.

The property is managed by Cushman & Wakefield, a global commercial real estate services firm specializing in property management, facilities management, leasing, and real estate investment services. With operations across approximately 60 countries, Cushman & Wakefield focuses on maintaining property performance, operational efficiency, and long-term asset value.

To strengthen lightning risk mitigation across the Waterford Business District, Encore Land and Sea installed seven CMCE-120 Lightning Suppressors, one on each of the seven buildings, providing a building-specific lightning suppression solution across the commercial property portfolio.

The Challenge: Lightning Exposure Across Seven Commercial Buildings

South Florida's frequent thunderstorms and intense lightning activity present ongoing risks to large commercial properties. For a major business district like Waterford, a direct lightning strike could threaten critical infrastructure, disrupt business operations, and result in costly equipment damage.

Key vulnerabilities include:

- **Rooftop Mechanical Equipment:** HVAC units, telecommunications equipment, and other exposed rooftop systems.
- **Electrical Infrastructure:** Power distribution equipment, building automation systems, and sensitive electronics.
- **Business Continuity:** Potential operational interruptions affecting tenants and daily commercial activities.
- **Property Investments:** Expensive building systems and infrastructure requiring long-term protection.

With seven commercial buildings under management, Cushman & Wakefield needed a scalable lightning protection strategy designed to address exposure across the entire portfolio.

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The Solution: Seven CMCE-120 Lightning Suppressors

Encore Land and Sea implemented CMCE Lightning Suppression technology throughout Waterford Business District, installing one CMCE-120 Lightning Suppressor on each of the seven buildings.

Unlike conventional lightning rod systems designed to intercept lightning strikes and conduct their current to ground, CMCE technology is designed to reduce the conditions associated with direct lightning strike formation.

The CMCE system operates passively, using its charge-balancing design to neutralize local atmospheric electric field intensity and inhibit the formation of upward streamers associated with lightning attachment.

Each CMCE-120 provides a manufacturer-specified coverage radius of approximately 393 feet, representing approximately 500,000 square feet of nominal coverage area, depending on installation conditions.

This approach enables property managers to address lightning exposure with a compact rooftop installation and minimal visual impact compared with extensive conventional lightning rod networks.

Project Highlights

CMCE-120 Units: 7 Units. One per building.
Buildings Protected: 7 Class A office buildings.
Coverage Per Unit: 500,000 square feet.
Total Coverage: Over 2,500,000 square feet

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The Results: A Portfolio-Wide Lightning Risk Mitigation Strategy

With seven CMCE-120 Lightning Suppressors installed, Waterford Business District now benefits from a coordinated lightning suppression installation designed around its seven commercial office buildings.

The project delivers several important advantages:

- **Building-Specific Coverage:** Each of the seven buildings has a dedicated CMCE-120 Lightning Suppressor.
- **Operational Risk Mitigation:** Designed to reduce direct lightning strike exposure to critical building infrastructure.
- **Minimal Infrastructure:** Compact rooftop installations eliminate the need for extensive lightning rod networks.
- **Low-Maintenance Technology:** Passive operation without an external power source.
- **Property Management Value:** A consistent lightning suppression strategy supporting long-term asset protection and business continuity.

While no lightning protection technology can guarantee the elimination of lightning strikes or all associated damage, the installation is intended to improve resilience across the business district.

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