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Southeast Financial Center Wins Big Awards

By Jennifer LeClaire | Miami

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The owner has invested more than \$20.5 million on capital improvements at Southeast Financial Center since its clients acquired the building 100 percent in late 2008.

MIAMI—Southeast Financial Center just won two industry distinctions that highlight the 1.225 million-square-foot **office** tower's push toward sustainability and technology. Florida's largest tower won the Gold Wired Certification and the US Green Building Council's LEED Gold O+M: Existing Building Certification.

Southeast Financial Center became the first building in the State of Florida to receive the Gold Wired Certification recognition for its technology and connectivity available to tenants. Southeast Financial Center scored the highest in Miami in the existing building category on the LEED front.

"Today's multi-generational workforce and corporate requirements are prompting tenants to choose buildings that place an emphasis on technology and sustainability,"

Amanda Voetsch, executive director with **J.P. Morgan**

Asset Management – Global Real Assets, which owns the property on behalf of institutional investors, tells GlobeSt.com. "Southeast Financial Center has always been at the forefront of advancement, and the recent recognition and re-certification demonstrate our commitment to promote efficiencies and upgrades that best cater to tenants seeking a footprint in the epicenter of Miami."

Capital improvements at the property have had a strong focus on technological advancements and connectivity, which resulted in high scores for the Wired Certification, including: multiple carrier sources of high-speed fiber optic broadband connectivity; multiple riser pathways to support tenant diversity requirements and allow for connections from independent locations; public Wi-Fi in common areas to enhance access to connectivity throughout the building; telecom equipment located above grade to prevent damages from flooding; and first responder disaster and recovery system in place to enhance safety and security.

“J.P. Morgan Asset Management – Global Real Assets has invested more than \$20.5 million on capital improvements at Southeast Financial Center since its clients acquired the building 100 percent in late 2008,” says **Sean McNamara**, general manager with **JLL**, the building’s leasing and property management team. “The enhancements were chosen and implemented to allow the property to stand out as a leader in the market. We look forward to continuing to work with ownership to set the benchmark for class A office space in Miami.”

Wired Certification is the international standard developed by WiredScore that distinguishes **office** buildings with the fastest and most reliable Internet connections. To achieve certification buildings must meet a set of standards that include building connectivity, infrastructure, and readiness to improve.