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**FORT LAUDERDALE'S 110 TOWER TAKES HOME GALAVERDE 2011 AWARD**

*U.S. Green Building Council South Florida Chapter Names Downtown Tower  
South Florida's Best in LEED for Existing Building Category*

**FORT LAUDERDALE, Fla. (August 29, 2011)**— 110 Tower, the 30-story, 391,473 square-foot 'class-A' office building located in Downtown Fort Lauderdale's Central Business District (CBD), was the center of attention at this year's GalaVerde 2011 Awards. The multi-tenant building won the award for LEED for Existing Buildings presented by the U.S. Green Building Council (USGBC) South Florida Chapter.

GalaVerde is USGBC South Florida Chapter's annual LEEDership and Green Awards program, designed to recognize and honor outstanding individuals, companies, projects, elected officials and municipalities in the South Florida region that have implemented and are committed to green-building innovation. This year's competition yielded winners in 11 categories with 110 Tower beating out several LEED for Existing Building entrants.

Transwestern, 110 Tower's management and commercial leasing agent, submitted its implementation program for the strong sustainability investment policies of GenCap Partners, the owner representative of 110 Tower. The comprehensive \$15 million interior and exterior renovation program included upgrades to the ground floor lobby, renovated ground floor retail space, upper-floor common areas and other interior spaces, replacement and improvement of all building primary mechanical systems, and a unique exterior lighting system. 110 Tower's onsite property management team utilized the expertise of Transwestern Sustainability Services, a LEED consulting firm based in Milwaukee, to achieve their goals for 110 Tower. The team included AECOM, City Construction, Coastal Building Maintenance, ECO and DebonAir Mechanical.

In order to achieve the heightened standards of LEED Gold from USGBC, GenCap Partners and Transwestern incorporated a number of enhanced eco-friendly strategies, resulting in an even greater environmental impact. These features included:

- **Energy Efficiency:** The Tower's Energy Star score was 86, placing it in the top 14% of similar buildings nationwide. The building emits 33% less greenhouse gas emissions than an average building, and is saving more than \$198,000 on utility bills annually.
- **Sustainable Site:** A highly reflective roof surface and an 8,798 square-foot vegetated roof area reduces the urban heat island effect, and minimizes the impacts of microclimates on humans and wildlife.
- **Water System Efficiency:** The implementation of a water efficiency program, including plumbing fixture retrofits, accomplished a 35% reduction of water use in all fixtures.
- **Green Cleaning:** The Tower utilizes products and equipment that are toxin-free to preserve air quality in the building.
- **Recycling:** Implementation of a waste stream audit and occupant education programs to increase the amount of recycling and waste diversion in the building.
- **Purchasing:** The Tower uses a green office supply purchasing program to minimize the environmental impacts related to energy use, resource depletion, and waste.

“Sustainability is more than just energy-efficient renovations,” said Andrea Lopez, vice president management services, southeast region, Transwestern. “It includes implementing policies and procedures to reduce the building’s carbon footprint, and continuously monitoring results. We implemented preventive maintenance pest control and cleaning programs, thereby improving air quality, and we enforce recycling with our tenants. It is a continuous process that doesn’t stop with LEED certification.”

110 Tower is currently the only option for tenants seeking a LEED Gold certified building within a multi-tenant high-rise office tower in Downtown Fort Lauderdale. LEED (Leadership in Energy and Environmental Design) is the nation’s preeminent program for the design, construction and operation of high performance green buildings. Less than 300 buildings worldwide have received 110 Tower’s high-level distinction. In addition, 110 Tower achieved an ENERGY STAR® rating from the Environmental Protection Agency (EPA), the only building in the Central Business District to earn this recognition.

Located in the heart of downtown Fort Lauderdale directly across from the Broward County courthouse, this iconic tower was constructed in 1988 provides an exceptional combination of upscale office space, great access, and unbelievable views. Currently the building has approximately 535 full-time employees, who have access to many new and existing

amenities, including a full-service café, health club, bank, and conference center. To learn more, please visit [www.110Tower.com](http://www.110Tower.com). For leasing information, contact Walter Robinson, Laurel Oswald or Jennifer Lee of Transwestern at (954) 607-1083.

### **About Transwestern**

Transwestern is one of the largest privately-held commercial real estate firms in the United States. A diversified operating company, Transwestern is active in the real estate service, development and investment management businesses. Transwestern creates value for clients through innovation, penetrating market intelligence and legendary service delivered by teams of local market experts. The firm has product specialties including office, industrial, retail, multifamily and healthcare, as well as a wholly-owned research affiliate, Delta Associates. Transwestern leads the industry in sustainability and has received multiple ENERGY STAR® awards from the Environmental Protection Agency (EPA).

### **About GenCap Partners**

GenCap Partners, Inc. is a real estate investment, advisory firm based in Dallas, Texas. The firm provides specialized real estate advisory, asset management and development services to domestic and international institutions in core markets nationwide. GenCap focuses on creating value and superior returns for its clients through investments in office, multifamily and industrial products. The GenCap Group brings substantial experience in sourcing, underwriting, structuring and managing real estate investment and development transactions. GenCap's strategic approach to real estate balances opportunistic, core and value added approaches to the market to meet the unique risk profiles of its diverse clientele. GenCap currently manages over \$400 million on behalf of its European private and institutional clientele.

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