

GREENBOOK

Fort Lauderdale's 110 Tower Earns LEED Gold Certification



Ft. Lauderdale - Genesis Capital Partners XI, Ltd. an investment fund sponsored by GenCap Partners, Inc., the owner of 110 Tower, and Transwestern announced that 110 Tower, the 30-story, 391,473 square-foot 'class-A' office building located in Downtown Fort Lauderdale's Central Business District (CBD), has been awarded LEED Gold certification for Existing Buildings by the U.S. Green Building Council. 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.

"110 Tower is an iconic figure in Downtown Fort Lauderdale. Rather than to rest on its well established laurels, a strategic shift has been established," said Ellen Rivera, senior property manager, 110 Tower. "As we enter into a more sustainably conscious era, each of us bares a responsibility to take ownership of our environment and the resources necessary to run both our business and personal lives. 110 Tower has set itself apart and taken ownership of that responsibility. We recognize that while our tenants will

certainly enjoy 110 Tower's ideal location and associated amenities, they can do so with the comfort of knowing their businesses operate in a socially conscious environment."

"Strong sustainability investment policies of the Owner resulted in seeking the highest possible certification for 110 Tower. By pursuing LEED Gold certification, the owners of 110 Tower have made the responsible and financial commitment in order to afford our tenants and our surrounding neighbors the long-term benefits this investment provides. This capital investment leads to lower operational costs associated with the building making 110 Tower's common area maintenance fees one of the lowest in the South Florida CBD markets for an office building of this magnitude," added Andrea Lopez, vice president management services, southeast region, Transwestern.

110 Tower's LEED Gold certification is based on the actual operating performance of the existing building, rather than its design. The rating system addresses all levels of the building's operation, such as exterior building site management programs,

water and energy use, environmentally preferred products and practices for cleaning and alternations, sustainable purchasing policies, waste stream management and ongoing indoor environmental quality. 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.

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.

"Buildings are a prime example of how human systems integrate with natural systems," said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. "110 Tower efficiently uses our natural resources and makes an immediate, positive impact on our planet, which will tremendously benefit future generations to come." ■

Dollar General
Vernon, FL

Price \$460,000

Sperry Van Ness

Property Highlights

- 8 Year Extended Lease Term through 2017
- 8.66% Capitalization Rate
- Strong Annual Sales
- Publicly Traded (DG) Credit Tenant
- Built in 2003
- High Growth Potential Location

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Bishop Travel Center
Attapulgus, GA

Price \$2,545,000

Sperry Van Ness

Property Highlights

- 4,800 SF with 5 Acres Built in 1997
- High Volume Gas and Inside Store Sales
- 16 Regular / 8 Diesel Gas Pumps
- Excellent Access and Visibility
- Approximately 900' Frontage
- 2,800,000 Gallons of Gas Sold in 2008
- 1,500,000 Gallons of Gas Sold thru 6/2009

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