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**Today's Top Story**

June 21, 2011

**LARGEST OFFICE BUILDING IN FORT LAUDERDALE CBD ACHIEVES LEED GOLD**

FORT LAUDERDALE, FLA. — Downtown Fort Lauderdale's 110 Tower, a 30-story, 391,473 square-foot, Class A office building owned by Genesis Capital Partners XI, Ltd. an investment fund sponsored by GenCap Partners, Inc., has been awarded LEED Gold certification for Existing Buildings by the U.S. Green Building Council (USGBC).



The lobby at 110 Tower

Located in Downtown Fort Lauderdale's Central Business District (CBD), the property is the largest building in that submarket. 110 Tower is also in the midst of a comprehensive \$15 million renovation program that includes upgrades to the ground floor lobby, a new look along Sixth Street, upgraded upper-floor common areas and other interior spaces, replacement and improvement of all building primary mechanical systems, and an upgraded exterior lighting system. New and existing amenities include two eateries, a health club with pool, bank, and conference center.

"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.

In order to achieve the heightened standards of LEED Gold from USGBC, the building incorporated a number of enhanced eco-friendly strategies, including:

- **Energy Efficiency:** The building now emits 33 percent 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 percent reduction of water use in all fixtures.
- **Green Cleaning:** The building utilizes products and equipment that are toxin-free to preserve air quality in the building.
- **Recycling:** A waste stream audit and occupant education programs were implemented 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.

In addition, six months ago, 110 Tower achieved an ENERGY STAR rating from the Environmental Protection Agency (EPA), the only building in the Fort Lauderdale CBD to earn this recognition.

— Dan Marcec

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