

GOING GREEN | Building Orange County's Future



Airport Professional Center rendering.

The Koll Company's Airport Professional Center Redevelopment Project to Acquire Silver LEED Certification

Voit Team to market

The Koll Company, the real estate acquisition, development and management firm headquartered in Newport Beach, and the Public Employee Retirement System of Idaho (PERSI), announce that the Koll Airport Professional Center is under construction and is one of the nation's first office condo projects to be certified as Silver by Leadership in Energy and Environmental Design program (LEED), which is sponsored by the U.S. Green Building Council (USGBC), the nation's leading evaluator for green building.

The existing 2-story, 63,225 square-foot office/warehouse building located on Fitch Avenue in Irvine is being redeveloped into a 1-story, 40,000 square-foot office building with units available as small as 1,800 square-feet. The development was pre-certified by the USGBC based on its submission of documented plans to satisfy green performance and systems requirements. Upon building completion in the February 2009 and pending final documentation and review, Airport Professional Center is poised to become one of the West Coast's first LEED certified office buildings that has units available for both sale and lease.

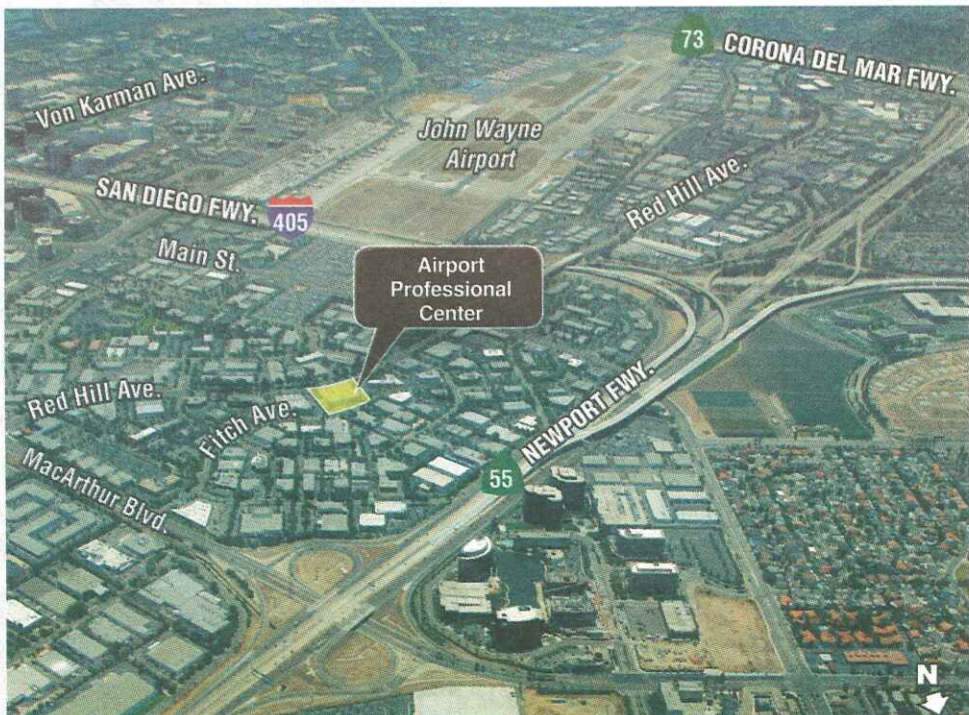
Development Manager Scott Meserve said, "The achievement as one of the nation's first LEED office condominium projects to receive this recognition represents our firm's commitment as an industry leader in sustainable and high-performance development. Koll Airport Professional Center is an example of how we can creatively develop a sustainable, high performance building that, as a result of the green building features incorporated into the design, will operate at a lower cost to tenants. While environmentally responsible development has more upfront costs, it is simply the right thing to do for our tenants and environment.

Designed by LPA Architects (www.lpainc.com), Airport Professional Center allows for 50 percent of the existing walls, floors, and roof to remain intact and reduces the project's need for virgin materials. The use of water efficient plumbing fixtures results in a design that will use 40 percent less potable water than a conventional office building. The building's interior paints, coatings, adhesives and sealants were selected to have low levels of volatile organic compounds (VOC's) which creates a healthier interior environment. An inviting employee plaza is planned for the project, as well as a subterranean garage capable of offering tenants four stalls per one thousand square feet of rentable space.

Voit team to market Airport Professional Center

Koll Airport Professional Center is being marketed by the Voit Team of Mike Hartel, Kevin Turner, Joe Winkelmann, and Travis Haining. Although the marketing campaign only began in early August, the project has been experiencing high levels of activity due to the inherent features of a LEED Certified Building. LEED Buildings, such as Koll Airport Professional Center are designed to provide tenants with multiple employee benefits: easy access, an abundance of natural light, access to open space, superior air quality, ample parking, nearby public transportation (i.e., John Wayne Airport, 405 and 55 Freeways, and bus stops), and immediate food and service amenities – all of which have been linked to increased employee productivity. As a result, tenant and buyer interest in this project has been extremely strong in the early stages according to the Voit Team.

For more information, please contact Michael J. Hartel, Senior Vice President, at (949) 263-5392, or e-mail to MHartel@voitco.com.



The Airport Professional Center will provide easy access to public transportation on the 405 and 5 freeways.