



## NEWS RELEASE

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### **Hamilton Square Earns LEED Silver Certification**

**Washington DC - Apr. 22, 2010** – Shorenstein Properties LLC announced that Hamilton Square, a landmark nine-story office building located at 14<sup>th</sup> and F Streets in Washington DC, has been awarded LEED® Silver certification for an Existing Building: Operations & Maintenance (EB O&M), established by the United States Green Building Council (USGBC) and verified by the Green Building Certification Institute. LEED (Leadership in Energy and Environmental Design) is the nation’s preeminent program for the design, construction and operation of high performance green buildings and a globally accepted benchmark for building sustainability.

Built in 1929 as the flagship location of the Garfinkel’s department store chain, Hamilton Square was redeveloped in the late 1990s as a modern 250,000 square foot office building behind a historic architectural façade. The building is centrally located within the city’s East End submarket and sits less than two blocks from the White House. The building has a fitness center, a three-story parking facility and a rooftop terrace offering views of the Capitol. The building is one block east of Metrorail’s Metro Station.

“Hamilton Square is our third asset to complete certification under LEED’s Existing Building program and we have several other existing properties going through the process now,” said Stan Roualdes, Executive Vice President and Director of Property Management and Construction Services, Shorenstein Properties LLC. “Shorenstein is strongly committed to pursuing sustainability -- including carbon reduction, energy efficiency and waste reduction -- across its entire national portfolio for the benefit of our tenants, our investors and the environment,” he added. Roualdes stated that in addition to

certifying existing buildings, Shorenstein has a goal of meeting, at minimum, LEED Gold certification guidelines for all future construction projects. This year, Shorenstein will unveil First & Main, the first new commercial office tower to be built in Portland in the last ten years and the first expected to receive LEED Platinum certification.

According to Lisa Mize, Senior Vice President and Group Manager with Shorenstein in Washington, DC, the operational strategies that enabled Hamilton Square to earn LEED designation included an aggressive lighting control policy, use of green cleaning & pest control products and an emphasis on recycling. “Modifications to our lighting program included installation of occupancy sensors, lighting retrofits and the reduction of lighting in common areas ‘after hours’,” Mize said. “We also adopted a chemical management program requiring the use of “green” cleaning & pest control chemicals and instituted an extensive recycling policy that includes paper, aluminum, glass, cardboard, lighting & electronics. All of these measures provide long term benefits both for the building and the environment,” she added.

In addition to its LEED initiative, Shorenstein is a partner in EPA’s ENERGY STAR program. Nearly 80 percent of the company’s portfolio has either qualified for the ENERGY STAR label or is pending approval. The company also participates in BOMA’s 7-Point Challenge for energy reduction and has no fewer than 16 other “green” initiatives currently underway.

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**About Shorenstein Properties LLC:**

San Francisco-based Shorenstein Properties LLC ([www.shorenstein.com](http://www.shorenstein.com)) is one of the oldest and most successful private real estate investment companies active throughout the United States in the acquisition, development, ownership and management of office and mixed-use properties. Since its beginning in 1924, the company has evolved from a regional real estate operating company to an active national investor and manager of commingled institutional capital. Since 1992, Shorenstein has sponsored nine closed-

end real estate investment funds. Shorenstein's substantial co-investment, integrated investment and operating strategy, and strong performance have positioned the company as an experienced leader in the value-added arena.