

Press Release

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OFFICE HIGH-RISE IN ATLANTIC STATION® AWARDED LEED-CS SILVER



ATLANTA, GA. - The U.S. Green Building Council announced that the 171 17th Street building, the first commercial high-rise in ATLANTIC STATION®, achieved a Leadership in Environmental Design (LEED®) Silver certification. The office tower, situated at the crossroads of the region's most traveled interstates, I-75 and I-85, is the first high-rise commercial office building in the world to achieve a LEED for Core and Shell (LEED-CS) Development certification.

Owners of the 171 17th Street building, Atlantic Station L.L.C., a joint venture between AIG Global Real Estate Investment Corp. and Jacoby Development, Inc., credit the LEED certification as a major instrument in the overall success of the project.

"The 171 17th Street building is already 95% leased- a great accomplishment in Atlanta's competitive office market," said Marcela Drigo, Financier at AIG Global Real Estate Investment Corp. "This project demonstrates to AIG and the world the profitability of pursuing LEED certification."

The office tower is also the first project to achieve LEED certification using site-wide prototype credits. Of the building's 37 achieved LEED prerequisites and credits, seven were approved as applicable to the entire Atlantic Station redevelopment. A draft Campus Application Guide, developed by the U.S. Green Building Council's LEED for Multiple Buildings (LEED-MB®) Committee, explains how several buildings can share prototype credits toward LEED certification.

"The 171 17th Street building is one of only a handful of projects in the world to earn LEED credit for environmentally beneficial site-wide attributes that have been integrated as part of a larger community master plan," said Brendan Owens, the U.S. Green Building Council's LEED program manager for technical support. "The holistic nature of this redevelopment represents a style of reduced impact construction that other environmentally-conscious businesses should strive to achieve."

To manage the LEED process, Atlantic Station L.L.C. commissioned a major contributor to the LEED-MB Committee, The Epsten Group, Inc., as their LEED consultant. Initially drawn to the more commonly used LEED for New Construction (LEED-NC®), Atlantic Station L.L.C. and The Epsten Group recognized that LEED-NC did not sufficiently address the challenges faced by commercial office space developers.

"Though our firm had used LEED-NC for several projects already, we knew its guidelines were too rigid for a developer-driven community like the 171 17th Street building," said Dagmar Epsten, president of The Epsten Group. "We needed a LEED product that incorporated the environmental goals of our client without sacrificing the marketability of a multi-tenant building."

The Epsten Group recommended that the developer use a new pilot system, LEED for Core and Shell Development. This product allows the owner to certify the portions of the building they control, such as the structure, envelope and building-level systems. The tenants can then fit-out their space with their own interiors, including finishes, lighting and HVAC distribution.

"LEED-CS makes certifying commercial developments a breeze," Epsten said. "Unlike with LEED-NC, we didn't have to worry about the tenants using the 'wrong' paints or carpets."

For tenants opting to further the 171 17th Street building's sustainable mission, they can pursue LEED-CS' companion rating system, LEED for Commercial Interiors (LEED-CI®). LEED-CI complements LEED-CS by addressing the portions of the building that tenants control-the interior spaces. An 80-page guide, Tenant Design and Construction Guidelines, developed by The Epsten Group, educates tenants on sustainable interior environments and provides tips for achieving LEED-CI certification. Together, LEED-CI and LEED-CS institute green building standards for commercial office real estate for use by developers and tenants.

LEED®

The Leadership in Energy and Environmental Design Green Building Rating System (LEED®) is a voluntary third party rating system that recognizes high-performance, sustainable buildings that meet criteria in six environmental categories: Sustainable Sites, Water-Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation & Design Process. To award a rating, the U.S. Green Building Council conducts an independent document review to verify that the project's sustainable goals were achieved. The LEED standard has been adopted nationwide by federal agencies, state and local governments, universities and private owners, and has been adopted for use by green building councils around the world.

THE EPSTEN GROUP, INC.

The Epsten Group, Inc., a full-service Atlanta architectural-engineering firm, has been a leader in sustainable architecture for more than a decade. The firm has expertise in green building rating systems including LEED®, SPiRiT, and Earthcraft HouseT. The Epsten Group also specializes in energy and daylighting simulations, green roofs and envelope and mechanical systems commissioning. The firm's work demonstrates that green design principles not only enhance the quality of a project, but typically result in both immediate and long-term economic benefits.

ATLANTIC STATION®

Co-developed by Jacoby Development and AIG Global Real Estate Investment Corp., a member company of American International Group Inc. (AIG), the ATLANTIC STATION® redevelopment is a 138-acre environmental redevelopment of the former Atlantic Steel Mill at the nexus of interstates 75 and 85 in Midtown Atlanta. With retailers and restaurants scheduled to open in October 2005, the redevelopment is ultimately projected to include 12 million square feet of retail, office, residential and hotel space as well as 11 acres of public parks.

171 17TH STREET

The landmark 171 17th Street building, a 500,000 square foot office tower, is the first major commercial building in Atlantic Station, one of the nation's most highly publicized mixed-use urban redevelopments. Situated at the crossroads of two of the region's most traveled interstates, I-75 and I-85, Atlantic Station and the 171 17th Street building are models for smart growth. The office tower incorporates several sustainable elements, such as materials with recycled contents, carbon dioxide sensors and low VOC paints, sealants and adhesives. These features, along with Atlantic Station's central location, thoughtful site design and incorporation of alternative transportation, combine to create a higher quality indoor and outdoor environment for 171 17th Street occupants.

USGBC

The U.S. Green Building Council (USGBC) is the nation's leading coalition of corporations, builders, universities, government agencies and nonprofit organizations working together to promote buildings that are environmentally responsible, profitable, and healthy places to live and work. Since its founding in 1993, the Council has grown to more than 5,400 member companies and organizations; a 50-person professional staff; a broad portfolio of LEED products and services; the industry's popular Greenbuild International Conference and Expo; and a network of 67 local chapters, affiliates and organizing groups.

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