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**STILES COMPLETING BROWARD'S FIRST
MULTI-TENANT LEED OFFICE BUILDING**

SUNRISE, Fla. – Stiles Corporation is on track to complete the first LEED-certified multi-tenant office building in Broward County this month. The Fort Lauderdale developer's 130,000-square-foot Lake Shore Plaza II in Sunrise has been pre-certified to receive Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council (USGBC) at completion. USGBC is a national not-for-profit organization that encourages environmental responsibility.

“Being first-to-market in Broward demonstrates Stiles’ companywide commitment to meet the region’s growing demand for energy-efficient, sustainable commercial buildings,” said Stiles President Doug Eagon. “We expect all our upcoming office, retail, industrial and mixed-use buildings to be designed and constructed with ‘green’ systems and features. We are also adopting environmentally friendly practices in every division of our company.”

Located at 1300 Concord Terrace in Sawgrass International Corporate Park, at the intersection of I-75 and I-595 and the Sawgrass Expressway, Lake Shore Plaza II is a joint venture between Stiles Corporation and WLD Enterprises. Stiles Development is developing the project with Stiles Construction Co. serving as general contractor, and Stiles Realty Co. responsible for leasing the five-story building, which has 25,000 square feet of leasable space per floor. Stiles Property Management Co. will manage the facility after completion.

“While there are a handful of LEED registered projects in the pipeline for Broward, Lake Shore Plaza II will be the first LEED-designed multi-tenant office building we know of to be completed in the county,” according to environmental consultant Rob Hink, president of USGBC’s South Florida chapter, and principal of the Spinnaker Group, a sustainable design consulting firm in Weston.

LEED pre-certification means the design and construction practices for a building site and shell have been reviewed and found by USGBC’s expert staff in Washington, D.C., to meet LEED requirements. “Pre-certification allows the developer to go to market with the knowledge that a project is on track for LEED certification at completion,” Hink added.

Lake Shore Plaza II will offer office tenants the benefits of greater workforce productivity as well as lower ongoing energy costs, according to Eagon. “LEED-certified buildings provide tenants an average annual energy savings of about 30 percent,” he said. “National industry studies have also shown that a healthy building with good indoor air quality improves employee productivity and reduces absences,” he said. “We will encourage tenants to comply with LEED criteria when completing their office spaces, such as installing carpeting that does not emit volatile organic compounds (VOCs).”

Tenants will also have more control over their utility bills, since Stiles is installing individual submeters for each office space. Recycling areas will be set aside for tenants’ plastic, paper and glass products, and Stiles Property Management will use only “green” cleaning and exterminating products in the facility.

One example of the Stiles team’s meticulous approach to creating a “healthy” building: each interior air vent was wrapped prior to installation to prevent construction dust from entering the HVAC systems. “That’s an environmental advantage for the tenants, as new buildings can have dust in the air-conditioning ducts when the system is first turned on,” said Eagon. “In addition, tenants will notice that Lake Shore Plaza II lacks a ‘new building’ smell because we are using interior paint and finishes without harmful VOCs.”

Eagon said that Stiles Corporation recognizes the educational role Lake Shore Plaza II can play as a model for property owners, developers and buildings seeking more information locally on LEED design and construction. The company is producing an educational video on the building’s sustainable systems and building techniques, which will be shown at the directory in the building lobby and made available to other organizations. Tours of the building will be provided upon request.

Stiles division Architecture 6400, Inc. designed the building to incorporate numerous “green” design features:

- **Sustainable Approach.** Five percent of the project’s parking spaces will be designated for low-emitting and fuel-efficient vehicles. In addition, Lake Shore Plaza II includes reflective roof paint to lower roof temperatures, and altered lighting to reduce off-site light pollution. Office tenants will be provided with LEED-based design and construction guidelines to assist them in building out their interior spaces.

- **Water Efficiency.** The new building includes innovative wastewater technologies, such as motion sensor faucets and dual-flush-valve, low-water toilets and waterless urinals.

- **Energy & Atmosphere.** To reduce overall power consumption, Lake Shore Plaza II has a highly efficient energy management system, with ongoing measurement and verification of electrical usage as well as chilled water for the HVAC systems.

- **Materials & Resources.** During the construction process, Stiles is using regional materials, reducing fuel needed for transportation, and recycling 80 percent of construction waste. Upon completion, an ongoing system will be established for the tenants' recyclables. The building is also utilizing renewable wood products.

- **Indoor Environmental Quality.** The building's systems are designed to provide a high level of indoor air quality, and incorporate an outdoor air delivery system.

Since launching the 612-acre Sawgrass International Corporate Park in 1987, Stiles has built a roster of regional, national and international companies including Harley-Davidson, Iron Mountain, McArthur Dairy, Nortel, Vista Health Care, Pediatrix, Marsh, Colonial Bank, GL Homes, WCI/Prudential, Interim Services, Everglades Direct, and Pet Supermarket, which has its headquarters in the corporate park.

Stiles Corporation is a full-service commercial real estate development and investment company that provides clients with premier development, design, construction, financing, realty and property management services. Headquartered in Fort Lauderdale, the company has additional regional offices in Miami, Tampa, Ft. Myers and Orlando, Florida. Stiles is responsible for more than 37 million square feet of office, industrial, retail and mixed-use residential projects throughout the southeastern United States. For more information, please visit www.stiles.com, or call 954-627-9377.

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Photo cutline:

Reflective roof paint to lower roof temperatures is just one environmentally friendly feature of Lake Shore Plaza II in Sunrise.