

is repeating the process at another large multiunit property in Texas.

While ThermaPure cannot replace traditional remediation when mold is visible, it is now an option that insurance companies and property owners can consider in order to shrink escalating water damage and mold liability costs. Multiplied by the 1 million-plus residences and businesses affected by water damage and mold last year alone, ThermaPure could create savings of \$1 billion annually by salvaging existing structures and speeding recovery to minimize loss of business and reduce secondary expenses.

Foster Clear Defense 40-55 Mold-Resistant Coating

The application of mold-retardant coatings is a popular method to prevent mold growth. Arlington Heights,

Illinois-based Foster has introduced Clear Defense 40-55, a multipurpose clear coating designed to inhibit the growth of mold, mildew, and algae on exterior and interior surfaces of residential, commercial, and industrial properties.

Clear Defense, which can be applied with a brush, sprayer, or roller, includes a durable acrylic polymer that forms a hard film over a variety of surfaces, as well as fungistatic agents. The coating defends against the growth and regrowth of microbes on its surface and exhibits zero mold growth when tested under the most severe environmental conditions.

Power washing has been the primary method for the removal of unsightly mold and mildew on residential and commercial properties, says Tracy Muller, Foster brand

manager. However, that approach can damage the surfaces, she adds, which in turn increases maintenance costs.

“We used our extensive experience—and success—in innovative antimicrobial technology to develop Clear Defense,” Muller says. “This effective, long-term solution delivers results which translate into lower overall maintenance costs.” The product also resists ultraviolet rays, water, and dirt.

Historic Seattle Office Building Becomes Luxury Residence

The 96-year-old Cobb Building on downtown Seattle’s ten-acre Metropolitan Tract was the first dedicated

medical/dental building west of the Mississippi River. This historic structure was recently converted into a 91-unit luxury residence by Unico Properties, LLC, a real estate investment and operating company based in Seattle. The Cobb opened its doors to residents July 13.

An architectural jewel built in 1910 and listed on the National Register of Historic Places, the Cobb has been renovated with careful attention paid



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to preservation of its historic elements, including the facade's hand-laid brickwork and art deco elevators.

Located at the corner of Fourth Avenue and University Street, the building sits in the heart of Seattle's cultural and business center. The Cobb is integral to Unico's vision for the Metropolitan Tract as Seattle's five-star location for office, retail, residential, hotel, arts, and cultural

space, says company president and chief executive officer Dale Sperling. "Its location is unparalleled," he says. "Residents are within a block of Benaroya Hall, the 5th Avenue Theatre, the Fairmont Olympic Hotel, and the premier Upper Fifth retail district."

The luxury apartments, designed by Seattle-based architecture firm GGLO, average 760 square feet, with a mix of studio, one-, and two-bedroom units. Two top-floor penthouses open onto a rooftop garden and provide a view of Puget Sound. Each residence is designed with condominium-quality finishes and amenities, including oak herringbone hardwood floors, light open spaces with nine-and-a-half-foot ceilings, large operable windows, and central heating and air conditioning with individual temperature controls. Building amenities include a penthouse-level lounge with a fireplace, concierge

services, a conference facility, a state-of-the-art fitness center, a 24-hour controlled-access parking garage, private outdoor gardens, and on-site management and maintenance.

The Cobb is pursuing Silver certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. Among the green and sustainable components included in the building redesign are cleaner indoor air, water savings, Energy Star appliances, noise reduction, use of environmentally friendly outdoor gardens and products, recycling programs, and access to a Flexcar car-sharing service and public transportation.

The 11-story, 93,470-square-foot building was converted into a residential property because it was at the end of its useful life as an office building, according to Quentin Kuhrau, Unico chief investment officer

and senior vice president of development. "Conversion into apartments was our clear preference," he says. "The residential piece is a complementary and energizing piece to Seattle's downtown core."

The Cobb opened 85 percent preleased, and Unico expects the property to be fully occupied by the end of the summer, three months ahead of its original schedule. In addition to the building's location, the Cobb's leasing success is attributed to the strong local economy, job growth, and the high cost of new construction. Additionally, many residents are drawn to the opportunity to rent in the city while maintaining a home on Bainbridge Island, in Kitsap County, or in eastern Washington. "The local rental market is stronger than people realize," adds Sperling. **MFT**


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