

Friday, July 31, 2009

## **U.S. Bancorp Tower lands LEED designation**

### **Portland Business Journal**

U.S. Bancorp Tower, Portland's largest Class A office building, has gone green.

The 42-story tower, 111 S.W. Fifth Ave., qualified for the U.S. Green Building Council's Leadership in Energy and Environmental Design certification for renovations to an existing building. It is the third multi-tenant building in Portland to qualify for the LEED-EB rating, after 200 Market and Liberty Centre.

Bancorp Tower also qualified for the U.S. Environmental Protection agency's Energy Star rating for substantial investments in its heating, air conditioning and ventilation systems.

Since 2004, the building's owners have invested more than \$1 million to modernize the building and improve its energy and water usage. The 1.1 million square foot tower opened in 1983 and is owned by Unico Properties LLC and LaSalle Investment Management.

Improvements include variable frequency drives for the air handler systems, which allow better control of heating and cooling systems. It also replaced approximately 500 water faucets and other plumbing fixtures to reduce water use.

The investment in energy efficiency paid for itself in four years, one year less than anticipated, and the plumbing investment paid for itself in two years, according to Brian Pearce, who manages Unico's Portland portfolio.

Management also adopted a policy of using green cleaning products when appropriate, installed a solar-powered trash receptacle and encourage the 3,500 people who work in the building to recycle.

The building qualified for the LEED program at the silver level.

U.S. Bancorp Tower is 95 percent leased.

— Wendy Culverwell

# INSIDE BUSINESS

with *The Oregonian*

## U.S. Bancorp Tower wins LEED rating

by Ryan Frank, *The Oregonian*

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The 42-story U.S. Bancorp Tower has earned an environmental rating from the U.S. Green Building Council, the building's owners announced Thursday.

Unico Properties and LaSalle Investment Management said they spent more than \$1 million since 2004 on earth-friendly upgrades to the building. The work earned the building a silver certification for Leadership in Energy and Environmental Design for Existing Buildings. The work will reduce the building's energy consumption by nearly 15 percent, the companies said.

Other major existing buildings in Portland to earn the certification are the 200 Market in downtown and Liberty Centre in the Lloyd District.

-- *Ryan Frank, ryanfrank@news.oregonian.com*