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**THE HISTORIC SKINNER BUILDING, PUGET SOUND PLAZA
AND THE IBM BUILDING EARN
LEED® FOR EXISTING BUILDINGS GOLD STATUS;
TOTAL REPRESENTS MOST LEED-EB BUILDINGS
MANAGED BY ONE OWNER IN DOWNTOWN SEATTLE**

**UNICO PROPERTIES CELEBRATES ENERGY SAVINGS, REDUCED
OPERATING COSTS AND HEALTHY ENVIRONMENTS**

SEATTLE, Wash. (November 30, 2009) – Unico Properties LLC, a real estate investment and operating company, announced today that three Class-A office buildings in downtown Seattle have earned rare Leadership in Energy and Environmental Design for Existing Buildings (LEED®-EB) Gold certifications from the U.S. Green Building Council (USGBC). These three buildings represent the most LEED-EB buildings managed by a single owner in downtown Seattle.

Built in 1926, the Skinner Building is on the National Registry of Historic Places and it earned the prestigious LEED-EB Gold certification. Built in 1960, Puget Sound Plaza also earned LEED-EB Gold certification. And, built in 1964, the IBM Building earned LEED-EB Gold certification.

For the Skinner Building, Puget Sound Plaza and the IBM Building, some of the accomplishments that Unico achieved for LEED-EB certification include:

- *Energy and Carbon Reduction:* Mechanical optimization, retrofitting and the utilization of steam made from clean urban waste wood - a renewable energy source - significantly reduced energy consumption and carbon emissions, resulting in high ENERGY STAR® scores;

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- *Alternative Transportation:* Access to shower/bike facilities, public transit and commuting education dramatically reduced greenhouse gas emissions and traffic congestion by effectively reducing conventional commuting by more than 60 percent;
- *Waste Diversion:* Recycling, composting and rigid construction waste management policies resulted in 70 to 100 percent diversion of waste from landfills, conserving land resources and reducing methane and carbon emissions;
- *Indoor Health and Productivity:* Increased ventilation and a high-performance green cleaning program that uses 90 percent green and environmentally-safe cleaning products that creates a healthy and highly-productive indoor work environment for tenants.

“We are very conscious of the long-term effect buildings have on the environment and it takes effort and leadership to upgrade an existing structure to green standards, especially a classic and historic building such as Skinner,” said Jim Rock, Unico Properties’ general manager of the Metropolitan Tract and senior vice president of leasing. “At Unico, demonstrating our commitment to reducing operating costs while improving the health of our tenants and our surrounding community is a top priority.”

Located at 1326 Fifth Avenue, between Union and University Streets on the Metropolitan Tract, the Skinner Building is an eight-story, 216,000 square-foot, historic building. It is home to The 5th Avenue Theatre plus many luxury retailers including Brooks Brothers, Nancy Meyer Fine Lingerie and Gucci. It accommodates creative companies, including POP - a digital marketing agency - in unique spaces in a prime downtown location. For this iconic, historic building, Unico also improved its water efficiency by 41 percent by installing waterless and low-flow plumbing fixtures.

Located at 1325 Fourth Avenue, between Union and University Streets on the Metropolitan Tract, Puget Sound Plaza is a 21-story, 275,000 square-foot office and retail building.

Since the retrofitting process began at Puget Sound Plaza in 2006, more than \$500,000 has been invested in efficiency upgrades to reduce energy consumption. ENERGY STAR®’s third party engineers estimate that Puget Sound Plaza has lowered its electricity consumption by 600,000 kilowatts per year, which contributes to almost seven percent total energy reduction compared to prior consumption.

Located at 1200 Fifth Avenue, on the corner of Fifth Avenue and University Street, the IBM Building is a 20-story, 225,000 square-foot office and retail building, named for its lead tenant.

Since the retrofitting process began at the IBM Building in 2006, more than \$1.6 million has been invested in efficiency upgrades to reduce energy consumption. ENERGY STAR®’s third party engineers estimate that the IBM Building has lowered its electricity consumption by 1.53 million kilowatts per year, which contributes to more than 17 percent total energy reduction compared to prior consumption.



“Through Unico’s various sustainable achievements, we have demonstrated our commitment to environmental stewardship while also lowering our energy costs – proving it’s possible to make green by being green,” said Brett Phillips, Unico’s Sustainability Project Manager, who worked with the property management team to achieve the LEED-EB certifications in 2009. “Earning LEED-EB Gold certification for three Class-A buildings in downtown Seattle is a true testament to the efforts of our team. We’re honored to receive these certifications and we hope other properties will follow suit,” added Phillips.

Unico oversees development and operations of office and retail properties on the Metropolitan Tract, including the Skinner Building, Puget Sound Plaza and the IBM Building, as part of its ground lease with the University of Washington. The Metropolitan Tract is a 10-acre parcel of land between Union and Seneca streets and Third and Sixth avenues that Unico has developed and managed since 1953.

About Unico

Unico is a leader in the real estate industry in green and sustainable practices. It earned LEED®-EB (Existing Building) certification for 100 Pine in San Francisco, the first multi-tenant office building to receive such certification in California and only the second on the West Coast. By the end of 2010, Unico will have earned LEED certification for 78 percent of its office and new development portfolio, including the first LEED-EB (OM) buildings in Bellevue and the largest LEED-EB (OM) multi-tenant building in Oregon. The company is pursuing LEED-EB (OM) on five additional buildings in the Pacific Northwest. Further, Unico pursues LEED on all new construction projects and has achieved LEED-NC (New Construction) Silver and Gold certifications on three developments in Washington and Oregon. In addition, Unico has earned ENERGY STAR® certification for 10 of its eligible Class-A office buildings. Unico has been recognized for its innovative programs in its office properties including composting programs, extensive recycling initiatives, alternative transportation options, sustainable energy and water use and tenant education throughout its portfolio. Unico endorses the BOMA International 7-Point Challenge, working to reduce energy usage by 30 percent by 2012, as compared to an average national portfolio. Unico is also a proud member of the Seattle Climate Partnership.

Unico Properties LLC (www.unicoprop.com) is a real estate investment and operating company that owns and operates 10 million square feet of premier properties in the western United States. Unico produces superior returns for its partners by anticipating and addressing the real estate needs of its customers with environments that enhance the success of the people, business and communities it serves.

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