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**U.S. BANCORP TOWER IS LARGEST MULTI-TENANT,  
CLASS-A OFFICE BUILDING IN OREGON TO EARN  
LEED® FOR EXISTING BUILDINGS STATUS;  
TOWER IS THIRD MULTI-TENANT, CLASS-A OFFICE BUILDING IN  
PORTLAND TO EARN LEED®-EB STATUS**

**“BIG PINK” ALSO EARNS EPA’S ENERGY STAR® RATING RESULTING IN  
AN OVERALL ENERGY SAVINGS OF ALMOST 15 PERCENT**

**PORTLAND, Ore.** (July 27, 2009) – Unico Properties, a real estate investment and operating company, and LaSalle Investment Management, owners of U.S. Bancorp Tower (“the Tower”) announced that it has earned a rare Leadership in Energy and Environmental Design for Existing Buildings (LEED®-EB) Silver certification from the U.S. Green Building Council (USGBC). The Tower is the largest multi-tenant, Class-A office building in Oregon and only the third multi-tenant, Class-A office building in Portland, after 200 Market and Liberty Centre, to earn a LEED-EB rating.

The 1.1 million square foot, 42 story U.S. Bancorp Tower continues to serve as the regional headquarters for Minneapolis-based U.S. Bancorp. Since 2004, more than one million dollars, has been invested in sustainable upgrades to the Tower to pursue LEED-EB certification. Since the retrofitting process began in early 2007, third party engineers estimate that the Tower has lowered its overall energy consumption by six million kilowatts per year, which equates to an almost 15 percent reduction compared to prior consumption. Unico and its partners have also aggressively positioned the signature landmark building with a multi-million dollar investment in building improvements, including:

- Adding variable frequency drives to every air handler and pump in the building to significantly upgrade the heating, ventilating and air-conditioning (HVAC) systems

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- Instituting a high performance, ongoing commissioning process for energy efficiency
- Implementing a high performance green cleaning program
- Improving lighting efficiency with updated products and reduced mercury content in all lights
- Installing Solar Powered Big Belly trash receptacles on site
- Replacing all water fixtures with low-flow equivalents

“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. Being only the third multi-tenant office tower to be LEED-EB certified in Portland is a true testament to the efforts of our team,” said Brian Pearce, general manager of Unico’s Portland portfolio. “As the largest office building in Portland, with more than 3,500 occupants and 1,075,000 square feet, taking on this endeavor was quite a feat and we’re honored to receive this certification.”

U.S. Bancorp Tower has also earned the U.S. Environmental Protection Agency’s (EPA) prestigious ENERGY STAR®, the national symbol for protecting the environment through superior energy performance, in both 2007 and 2008. By earning the ENERGY STAR® label, the Tower is using approximately 40 percent less energy than average buildings, while still providing quality service and comfort to its occupants. Organizations earn the ENERGY STAR by using EPA’s national energy performance rating system to generate energy-efficiency ratings for their buildings, on a scale of 1 to 100 as relative to similar buildings across the country. The Tower achieved an 82 rating for ENERGY STAR®.

“Through Unico’s various sustainable achievements, we have demonstrated our commitment to environmental stewardship while also lowering our energy costs. It’s important for the Tower, our environment, our community and our world to use our resources in a more efficient manner,” said Brett Phillips, Unico’s Sustainability Project Manager, who worked with the Tower’s property management team to achieve LEED® for Existing Buildings (LEED-EB) certification in 2009.

The Tower is also the first office building in Portland to install two *BigBelly Solar Compactors* on-site. The *BigBelly Solar Compactor* is a compacting trash receptacle that is completely self-powered – it uses solar power for 100 percent of its energy needs. The unit takes up as much space as an ordinary receptacle, but its capacity is five times greater. Increased capacity reduces collection trips and can cut fuel use and greenhouse gas emissions by 80 percent. The *BigBelly* unit also provides cost efficiencies from labor savings. The City of Portland’s Office of Sustainability and the Portland Business Alliance are working together to get approval for a “Portland Adopt a Belly” program. Unico is the first business in the City to install the solar compacting unit on-site.



### **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. Unico is also pursuing LEED-EB (OM) certification for seven existing buildings in the Pacific Northwest. Unico is pursuing LEED-NC Gold certification on two development projects in Portland, Ore. and has also received LEED Silver certifications for two new development projects in the Puget Sound region. 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 and is working to reduce energy usage by 30 percent by 2012, as compared to an average national portfolio.

Unico Properties LLC ([www.unicoprop.com](http://www.unicoprop.com)) is a Northwest-based real estate investment and operating company that owns and operates nearly nine 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.

### **About LaSalle Investment Management**

LaSalle Investment Management, Inc., a member of the Jones Lang LaSalle group (NYSE: JLL), is a leading global real estate investment manager, with approximately \$41 billion of assets under management. LaSalle Investment Management is active across a range of real estate capital and operating markets including private and public, debt and equity. For more information, visit [www.lasalle.com](http://www.lasalle.com).

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