



FOR IMMEDIATE RELEASE

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GEORGE F. RUSSELL JR. HALL COMPLETES CONSTRUCTION IN UNIVERSITY DISTRICT

MIXED-USE PROJECT TARGETS LEED® SILVER DESIGNATION IN KEY URBAN NEIGHBORHOOD

SEATTLE, Wash. (September 21, 2009) – Unico Properties LLC, a real estate investment and operating company, announced today that construction of a six-story, mixed-use project called George F. Russell, Jr. Hall, is complete. The surface parking lot at NE 42nd Street and 15th Avenue NE in the University District has been transformed into office and retail spaces, apartments, and parking, contributing additional vitality to this important urban neighborhood. The George F. Russell, Jr. Hall (Russell Hall) development opened on September 11, 2009.

Russell Hall is targeting a LEED® Silver designation from the U.S Green Building Council. To reach this level of responsible development, Unico has incorporated the following into the building design and construction:

- **Better indoor air quality:** Low VOC carpet, adhesives, sealants and paints and Green Seal cleaning products keep dangerous chemicals out of the air.
- **More natural efficient lighting:** Large, energy-efficient windows fill spaces with natural light to enhance health and productivity. More efficient florescent bulbs consume less energy and last longer than conventional incandescent bulbs, reducing energy costs.
- **Transportation choices:** Bicycle storage and electric car chargers are available in the garage. Numerous Metro bus routes are nearby for residents and tenants to access public transportation.



- **Efficient energy use:** Russell Hall is purchasing 35 percent renewable energy to offset energy usage in the building. All apartments have ENERGY STAR appliances to cut utility costs and save environmental resources.
- **Efficient water use:** Storm water retention is designed to water onsite plantings and reduce storm water runoff, curbing water pollution. Drought resistant plants lessen the amount of potable water needed for irrigation. Waterless urinals, dual flush toilets, and water-efficient showerheads in the building also reduce potable water use.
- **Responsible use of materials and resources:** Russell Hall is targeting 95 percent diversion of the construction waste from landfills. About 15 percent of the materials are produced locally, helping to sustain the Northwest economy.

“Russell Hall is a top-tier building with some excellent green, sustainable features. Those who choose to office or reside here will benefit from a healthy, efficient building, the prime location adjacent to the University of Washington, and the views,” said Jim Rock, Unico Properties Senior Vice President of Leasing.

Several leases have been signed for the retail and office spaces at Russell Hall. Professional Copy ‘n Print and M.O.D. Super Fast Pizza will occupy street level retail spaces on 42nd Avenue. Additionally, 50 percent of the office space is leased to Wesley Foundation and the National Bureau of Asian Research.

The one-bedroom and studio apartments are available for lease at www.RussellHallatUW.com and tours are offered by appointment.

As part of a long-term ground lease with Wesley Foundation, Unico developed the six-story building containing approximately 64,000 square feet. The building provides needed office space for Wesley Foundation and the mixed-use complex is a better economical use of the Foundation’s land and corner location. The top two floors are residential units with a combination of 30 studio and one-bedroom apartments. The office spaces span the middle three floors and the remaining portion of the building is comprised of street level retail spaces. An underground parking replaces the surface lot.

Designed to fit with the University District character and community, Russell Hall has a brick façade and the retail level opens to the alley and the street on 42nd and 15th.

“The University of Washington is a renowned research and educational institution,” said Jonas Sylvester, Senior Vice President of Investment and Development for Unico. “It’s important to the institution and the community to create a professional entry from 42nd and 15th, across from Gates Hall.” Sylvester added that, “Russell Hall offers a valuable, long-term investment alongside the UW campus.”

Home Street Bank is the lender for the project. GGLO, Inc. is the building architect and Turner Construction is the builder.

For office leasing information, please contact at Owen Rice or Brandon Weber at CB Richard Ellis at (206) 292-6000. For retail leasing information, please contact Kathryn Colgan at (206) 628-5050. For apartment leasing or tours, please contact Jen Kollar at Riverstone Residential at (206) 547-0144.

About Unico



Unico Properties LLC (www.unicoprop.com) is a real estate investment and operating company which 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.

Unico received a 2008 “National Commercial Real Estate Customer Service Award for Excellence” from CEL & Associates, a national, independent real estate consulting firm. The award honors Unico for being the number one ranked firm in its category and in the United States for providing the best customer service throughout its office property portfolio.

Unico is a leader in the real estate industry in green and sustainable practices. It is pursuing LEED-NC (New Construction) certifications for all of its development projects, including Russell Hall. Unico earned LEED®-EB (Existing Buildings) certification for 100 Pine in San Francisco, the first multi-tenant office building to receive this certification in California and only the second on the West Coast. Unico has received LEED-EB (OM) Silver certifications for three Class A properties and LEED-EB Gold for one, and is now pursuing LEED-EB certification for four additional Class A office properties. 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.

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