



FOR IMMEDIATE RELEASE

June 15, 2010

Contact:

Erica Perez

Perez Public Relations

(503) 249-0459

erica@perezpublicrelations.com

Sharon Mead, Director

Marketing and Communications

Unico Properties LLC

(206) 373-7100

SharonMead@unicoprop.com

**THE COMMONWEALTH BUILDING ATTRACTS
TWO NEW SUSTAINABILITY TENANTS:
NORTHWEST ENERGY EFFICIENCY ALLIANCE AND
GREEN BUILDING SERVICES FOR A TOTAL OF 30,000 SQUARE FEET**

**UNICO'S REPUTATION AS A LEADER IN SUSTAINABILITY AND AS AN OWNER WITH A
POWERFUL GREEN MISSION CONTRIBUTED TO TENANTS' DECISIONS**

PORTLAND, Ore. (June 15, 2010) – Unico Properties LLC, a real estate investment and operating company and its investment partner CIGNA Realty Investors, today announced that it has attracted two new tenants to the Commonwealth Building in downtown Portland. The 215,000 square foot, 15-story office tower, located at 421 SW 6th Avenue in downtown Portland, will serve as the new home for Northwest Energy Efficiency Alliance (NEEA) (www.nwalliance.org) and Green Building Services (GBS) (www.greenbuildingservices.com). NEEA signed a long-term, full floor lease for approximately 20,000 square feet and GBS signed a long-term lease for approximately 10,000 square feet. With the expected move-in date as September 2010, both companies are moving to a larger space to accommodate their continued growth.

“Knowing that Unico was committed to green and sustainable practices that matched our own values was a critical factor in our decision,” said Susan Hermenet, Director, Corporate Planning and Business Operations for NEEA. “It was important to find a location where we could be absolutely certain the building owner would be a continued partner in furthering our goals of maximizing energy efficiency in our region. We found that partner with Unico.”

-more-



Unico and CIGNA have invested nine million dollars to renovate the building, which is slated for an ENERGY STAR® label and LEED® for Existing Buildings certification in 2010.

The Commonwealth Building's prime location and green amenities encourage alternative commuting with the recent addition of light rail on the transit mall, the bus service and the designated bike lanes on Stark Street; the building also provides secured bike storage, showers and lockers for tenant use and a light rail stop at the building's entrance. Unico also plans to expand its space dedicated to bicycle parking and bicycle storage and it will increase the number of on-site showers and lockers available for tenant use. The building also features a new state-of-the-art HVAC system that allows NEEA and GBS to sub-meter their space to save as much energy and cost as possible. Large, seven-foot windows on three sides of each floor provide ample daylight and lesser energy requirements.

NEEA was represented by Gordon King and Mike Holzgang of Colliers International and GBS was represented by Doug Deurwaarder and Tom Usher of Cushman & Wakefield of Oregon. Unico was represented by Joe Vaughan and Mark Friel of Pacific Real Estate Partners (PREP).

"Unico is committed to making green decisions for its customers and our community," said Vaughan. "Both NEEA and GBS recognized that fact and it helped to seal their decision to choose the Commonwealth Building," said Vaughan.

"We are pleased to have earned these commitments from NEEA and GBS," said Brian Pearce, Unico's general manager for its Portland portfolio. "It's inspiring and exciting to see businesses in our market experiencing sustained growth, especially in this economy. It's an honor for us to attract top-tier tenants like NEEA and GBS with whom we share a strong commitment to sustainability. We're thrilled to be able to provide a beautiful and historic space for them while ensuring our green management practices touch every aspect of our building operations."

Both NEEA and GBS required green lease provisions which contractually bind both the tenant and landlord to choose green products and practices. Green leases are relatively new in the Portland market and they include practices such as using green cleaning products and low- or no-VOC paints, recycling and composting, and following strict sustainability LEED® Commercial Interiors (LEED-CI) guidelines for tenant improvement projects. Unico has been an early-adopter in offering and providing green leases.

"A green lease is a vehicle for a landlord and a tenant to operate together to manage the building in a sustainable way," added Pearce. "Although Unico does many of these things voluntarily, we want our tenants to know that sustainability is not an option for us – we are fully committed to it."

The Commonwealth Building is approximately 75 percent leased. In addition to NEEA and GBS, two other tenants focused on sustainability and environmental issues recently leased space at the Commonwealth Building: the National Fish and Wildlife Foundation and IMAGINiT Technologies, a RAND Worldwide Company, which is a leading provider of design and engineering solutions to the building, architecture, manufacturing, and engineering industries. Element Power, a global renewable energy company which chose Portland as its North American headquarters, is a current tenant at the Commonwealth Building. Element Power, in partnership with Unico, recently achieved LEED-CI Gold at the Commonwealth Building. LEED-CI is the green benchmark for the tenant improvements.



About the Commonwealth Building

Located at 421 SW 6th Avenue, the Commonwealth Building was built in 1948. The 215,000 square foot, 15-story office tower, originally named the Equitable Building, was designed by Pietro Belluschi, a leading modern architect and pioneer of the Northwest regional style. The Belluschi-designed stainless steel office tower is listed on the National Register of Historic Places. It is home to architectural and engineering firms, drawn to the building for its architectural significance, as well as companies and organizations that are dedicated to green and sustainable practices. The building offers secured bicycle parking, showers, a fitness center, and a rooftop deck. The Commonwealth Building is currently working toward an ENERGY STAR® label and LEED® for Existing Buildings certification in 2010.

About Unico

Unico is a leader in the real estate industry in green and sustainable practices. Through its efforts, Unico has reduced energy consumption by 11 percent per year across its 10 million square foot portfolio. The company earned LEED and LEED®-EB (Existing Buildings) certifications for more than 40 percent of its eligible buildings within its portfolio. In addition, Unico has earned ENERGY STAR® labels for 12 of its Class-A office buildings. The sustainability team at Unico sets and achieves green practices goals for both Unico employees and for Unico customers across its portfolio. The sustainability team has been recognized locally, regionally and nationally for innovative programs launched throughout Unico's office portfolio for various accomplishments, including reduced energy and water use, composting and extensive recycling initiatives, and alternative transportation options. 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) 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 state needs of its customers with environments that enhance the success of the people, business and communities it serves. Unico owns and manages 2.1 million square feet of office properties in the Portland portfolio.

###