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**DENVER CENTERPOINT II EARNS  
LEED® FOR EXISTING BUILDINGS SILVER CERTIFICATION;  
SEATTLE-BASED UNICO PROPERTIES LLC  
REDUCES ENERGY CONSUMPTION AT THE CLASS-A BUILDING  
BY 28 PERCENT AND INCREASES ENERGY STAR® RATING TO 94**

**DENVER, Co.** (July 25, 2011) – Unico Properties LLC, a real estate investment and operating company which owns Denver Centerpoint II, announced that the Class-A office building 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). Denver Centerpoint II, located between Denver's central business district (CBD) and the Denver Technology Center, is Unico's first property in its Denver portfolio to achieve LEED certification.

The 218,000-square-foot, Class-A office building is located at 1777 S. Harrison Street. Since Unico purchased Denver Centerpoint II in 2006, more than \$900,000 has been invested in sustainable upgrades to the building. Since the retrofitting process began in 2006, results from the ASHRAE Level I audit estimate that Denver Centerpoint II has lowered its overall electricity consumption by 1.27 million kilowatt-hours (kWh) per year, and its natural gas consumption by 13,500 therms per year, which equates to a 28 percent energy reduction compared to prior consumption.

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Unico's investment in building improvements included the following:

- A lighting retrofit, chiller replacement, and system automation upgrades yielding \$115,000 in annual operating savings;
- Installing high-performance plumbing fixtures which yield a 27 percent reduction in water use;
- Diverting 51 percent of waste from the landfill with the use of recycling and composting.

"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," said Dan Preisler, Unico Properties General Manager in Denver. "As the first building in our Denver portfolio to receive LEED-EB certification, we are pleased to bring our commitment to sustainably operating buildings to the Denver market."

With the LEED-EB Silver certification, Denver Centerpoint II uses 57 percent less energy than the national average and the building's energy costs are 36 percent lower than the average in Denver.

"Through Unico's various sustainable achievements, we have demonstrated our commitment to environmental stewardship while also lowering our energy costs. It's important for Centerpoint II, our environment, our community, our business, and our world to use our resources in a more efficient manner," said Brett Phillips, Unico's Director of Sustainability, who worked with Denver Centerpoint II's property management team to achieve the LEED-EB Silver certification.

Denver Centerpoint II also increased its ENERGY STAR® rating to 94. Organizations earn the ENERGY STAR label by using the U.S. Environmental Protection Agency's (EPA) 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. When Unico first purchased the building, Denver Centerpoint II had an ENERGY STAR rating of 79.

Denver Centerpoint II, built in 1980, is a 17-story building designed to maximize outstanding views of the Rocky Mountains. It is located near I-25 on the Colorado Boulevard corridor and it is situated near many popular amenities, such as the Cherry Creek Shopping District and residential neighborhoods like Cherry Hills Village, Washington Park, and Bonnie Brae. It is also within walking distance of Denver's light rail system stop at Colorado Center.

In Denver, Unico owns or operates an almost one million-square-foot-portfolio of properties, which includes Unico's recent purchase of 17<sup>th</sup> & Larimer in Lower Downtown (LoDo), Belleview Tower in the Denver Technology Center, Centerpoint II, 1660 Lincoln Street, and Cherry Creek Business Park.

## **About Unico**

Unico Properties LLC is a real estate investment and operating company with a 15-million-square-foot-portfolio of premier properties in the western United States. Founded in 1953, Unico is headquartered in Seattle, Wash. 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 is a proven operating partner. The company is a leader in sustainable practices, reducing energy consumption by 18 percent per year across its 10 million-square-foot portfolio of buildings being benchmarked. Unico has earned LEED and LEED®-EB (Existing Buildings) certifications for more than 5.6 million square feet of property within its portfolio. In 2008 and in 2009, tenants ranked Unico's customer service in the top one percent nationally among 6,000 comparable buildings surveyed – earning a “Best in the Industry” distinction from CEL & Associates, a national, independent real estate consulting firm. For more information about Unico, please visit the firm's website at [www.unicoprop.com](http://www.unicoprop.com).

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