

1201 3rd Ave.

WRIGHT RUNSTAD & COMPANY



Project Background: This classically designed, thoughtfully engineered tower occupies a full city block in the Seattle Financial district and features a pedestrian plaza with three levels of shops, services, and outdoor garden plazas; a public atrium overlooking the plaza; and access to the Downtown Seattle Transit Tunnel through the tower's lobby. Major tenants include Perkins Coie, Davis Wright Tremaine, Wells Fargo Advisors and Bank of New York Mellon.

Project Goals and Results:

The goal of this project was to create a sustainable jewel of the Seattle market. In 1988, the year 1201 3rd Ave. opened, *The New York Times* named it one of the nation's three best new office buildings of the year. Since its inception, the building ownership and management have been strongly committed to consistently move 1201 3rd Avenue forward in efficiency. By 2001, it was already cutting energy consumption by 4.4% annually, and lowering water consumption by 18.5%. Through continued monitoring and upgrades, 1201 3rd Avenue received LEED EB Platinum certification in 2010.

Innovative Measures | Energy:

Installation of Variable Frequency Drives, floor by floor air handling, efficient lighting, lighting occupancy sensors in 68% of building, monitoring of real time energy consumption, energy conservation program

Innovative Measures | Water:

Plumbing system upgrade, low flow fixtures, storm water storage and reclamation for irrigation purposes, native and water efficient landscaping, satellite controlled irrigation based on current and predicted weather patterns

Innovative Measures | Transportation:

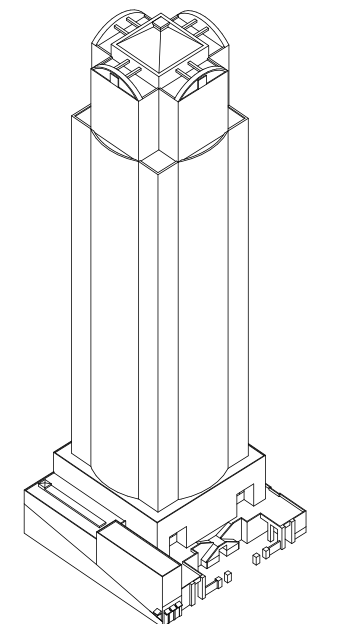
Bike storage, bike commuter lockers and showers, three Zipcars for tenants' use, four electric vehicle charging stations, direct access to the bus and light rail transit tunnel, lobby transit information system, additional bike storage planned

Innovative Measures | Other:

Tenant education, building staff education, preventative maintenance, system documentation, equipment and systems performance monitoring, sensor and control calibration



BUILDING STATISTICS



Owner: Third & University Limited Partners
 Manager: Wright Runstad & Company
 Location: 1201 Third Avenue
 Built/Renovated: 1988
 Square Feet: 1,114,849 sf
 Number of Floors: 55
 Structure: Steel
 Envelope: Curtain Wall
 Energy Star Score: 93

ENERGY

EUI: 54 KBtu/sf/year
 Baseline EUI: 97 KBtu/sf/yr
 Reduction: 44%

WATER

Reduction: 24.7% below IPC/UPC standards required by LEED

TRANSPORT

74% reduction from baseline of single occupancy trips

Drive-Along Trips: 30%
 District Average: 35%
 Rideshare Trips: 8%
 District Average: 9.6%
 Transit Trips: 53%
 District Average: 43.4%
 Walk/Bike Trips: 9%
 District Average: 11.8%

"There was a time when operating a property in a sustainable manner was experimental, innovative and exceeding the real estate market's expectations. It is now the expectation and we are very proud to have taken progressive and important efficiency steps over the years, avoiding large investments of capital to catch up."

- Jeff Myrter, General Manager and Director of Property Management, Wright Runstad & Company