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2201 Westlake/Enso in South Lake Union Awarded LEED Gold Status by U.S. Green Building Council

2201 Westlake and Enso condominiums represent first mixed-use project and high-rise residential building in Seattle to earn LEED Gold certification

SEATTLE – October 12, 2009 – Characterized by its innovative environmental and sustainable features, the 2201 Westlake development in South Lake Union now represents Seattle’s first mixed-use and high-rise residential project to earn prestigious LEED (Leadership in Energy and Environmental Design) Gold certification from the U.S. Green Building Council.

Developed by Vulcan Real Estate, 2201 Westlake was designed and constructed from the ground up using sustainable development practices. As a LEED Gold-certified project, 2201 Westlake exemplifies sustainable innovations that promote energy and water efficiency, indoor environmental quality, eco-friendly materials selection and alternative transit options as part of a healthier workplace and living environment.

“With each new LEED-certified building, we get one step closer to USGBC’s vision of a sustainable built environment within a generation,” said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. “As the newest member of the LEED family of green buildings, 2201 Westlake is an important addition to the growing strength of the green building movement.”

Designed by Callison, the 450,000-square-foot mixed-use project includes 300,000 square feet of high-performance, Class A office space, 135 luxury condominiums known as Enso, 25,000 square feet of street-level retail amenities, underground parking and open green space. The development is located on the bustling corner of Westlake Ave. N and Denny Way in South Lake Union, directly on the Seattle Streetcar line. The project was completed in July 2009.

“Earning LEED Gold status for 2201 Westlake represents an important milestone in Vulcan’s commitment to sustainability,” said Ada M. Healey, vice president of real estate at Vulcan Inc. “As a state-of-the-art sustainable, transit-oriented development, 2201 Westlake provides long-term value not only for its tenants and residents, but also for the greater community.”

Highlights of 2201 Westlake’s sustainable features include:

- Unparalleled proximity to public transit options –Seattle Streetcar stop directly in front of project, connecting tenants throughout South Lake Union, downtown core, regional transit hubs and light rail service
- Bicycle storage and racks, locker rooms with shower stalls, four Zipcars located within two blocks of the project and five bus lines within ¼ mile of the site

- Innovative underfloor energy-efficient delivery system of heating, cooling and ventilation provides office users with more control over the air and temperature in their individual spaces, enhancing employee comfort and productivity
- Shared high performance central energy plant with adjacent residential condominium tower that utilizes waste heat and cooling from the office space for other retail and residential uses
- Extensive use of recycled and rapidly renewable materials, low VOC paints and carpets
- Construction recycling and salvaging plan diverted nearly 75% of non-hazardous construction waste from landfills
- Native, drought tolerant landscaping
- Water-efficient dual-flush water closets, low-flow urinals, faucets and showers designed to reduce potable water use by 35%
- Site landscaping complies with Seattle Green Streets Program, increasing pedestrian space and open green space while helping providing habitat and shade cover with large trees and native shrubs
- Exterior glass curtain wall with low solar heat gain properties provides more natural daylight than traditional office buildings

The 2201 Westlake project team includes: Vulcan Real Estate (owner and developer); O'Brien & Company (LEED consultant); Callison (architect and interior designer); Sellen Construction (general contractor); Cary Kopczynski & Co. (structural engineer); Magnusson Klemencic and Associates (civil engineer); Glumac (mechanical/electrical engineer) and Berger Partnership (landscape architect).

A cornerstone of Vulcan's South Lake Union redevelopment efforts is to foster an entire neighborhood that embraces sustainability on all fronts – from buildings and parks to public transportation and green streetscapes. Vulcan is working with the City of Seattle to create one of the first certified green neighborhoods in the nation in South Lake Union, which has been accepted into the U.S. Green Building Council's LEED Neighborhood Development (ND) pilot program. The LEED ND program promotes the location and design of neighborhoods that reduce reliance on cars, provide convenient access to jobs and services by walking or public transit, and promote more efficient energy and water use.

About Vulcan Real Estate

Vulcan Real Estate directs all real estate activities for Vulcan Inc., a Paul G. Allen company. The company's experienced, talented team of real estate professionals offers a full range of development services from site selection to build-to-suit construction. Its real estate model is based on quality, sustainable development that builds new value across the entire community. To date, Vulcan has delivered over 2.7 million square feet in 14 new office, biotech, residential and mixed-use projects in South Lake Union. The company has nearly 1.5 million square feet currently under construction. For more information, visit www.vulcanrealestate.com.

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