

KRUSE OAKS III

5500 Meadows Rd. Lake Oswego, OR 97035



BUILDING DESCRIPTION

This 5-story, steel-framed, 108,000 square foot, Class A office building is under development in Portland, Oregon's best submarket, Kruse Way, and is scheduled for delivery in the 2nd Quarter of 2009.

LEED CERTIFICATION

Shorenstein Realty Services, its architect, Group Mackenzie, and its contractor, Howard S. Wright Construction, are aiming for LEED Gold certification upon completion. LEED elements include:

- Increased indoor air quality through use of materials which have low levels of Volatile Organic Compounds. These materials include carpet and paint as well as all sealants and coatings.
- Materials used on project contain a combined total of 20% recycled content based on overall project cost.
- Local and regional materials for up to 10% of all material used onsite based on overall project cost.
- Sustainable forest certified wood used onsite.
- Bike parking provided for 5% of building occupants, shower facilities at near by building.
- Preferred parking for low-emitting and fuel-efficient vehicles.
- High reflective materials used onsite and on roof to minimize the thermal impact on the environment and microclimate.
- Irrigation system is designed to use 50% less water than standard system.

SHORENSTEIN



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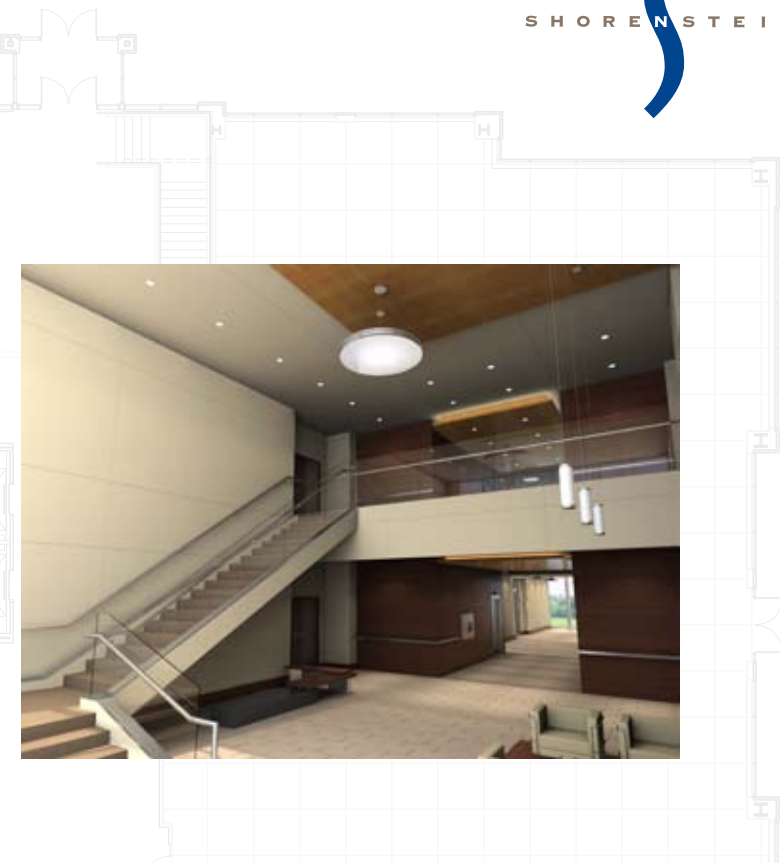
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- Building designed to provide access to views and daylight for 90% of all regularly occupied spaces.
- Green power to be purchased for up to 70% of the building's energy use.
- Individual occupancy sensor controlled stairwell fixtures with 50% of the lamps "off" during unoccupied hours.
- Optimized lighting design in corridor and lobby areas using high efficiency fixtures in reduced quantities to provide approximately 25% energy savings below code minimum.
- Implementation of low wattage induction lamp fixtures in lower parking garage, reducing overall energy use by 50%.
- Reduced light pollution lowering the energy use for site lighting.
- Energy consumption reduced by use of Energy Star transformers.
- Highest efficiency motors available are provided on mechanical equipment.
- Dual flush water closets, low flow sensor activated lavatories and ultra low flow urinals decrease domestic water use by approximately 40% overall compared to code minimum.
- 90% efficient air filters in rooftop units as opposed to 30% efficient filters commonly installed contribute to better indoor air quality.
- Low ozone depleting potential and low global warming potential refrigerant R-410a used in rooftop air conditioning units.

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