

Trammell Crow Company

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JOHNS CREEK MEDICAL OFFICE BUILDING BECOMES FIRST LEED® GOLD CORE AND SHELL MEDICAL OFFICE BUILDING IN THE STATE OF GEORGIA

Atlanta, GA – Trammell Crow Company announces Johns Creek Medical Arts I, a four-story, Class A, 100,000-square-foot medical office building, has been awarded Leadership in Energy and Environmental Design (LEED) Gold by the U.S. Green Building Council (USGBC), the first medical office building to receive such designation in the State of Georgia. LEED is the nationally accepted benchmark for designing and constructing the world's greenest, most energy efficient, and high performing buildings.

Completed in July 2009, Johns Creek Medical Arts I building is located adjacent to the Emory Johns Creek Hospital campus in the recently incorporated, highly affluent, and fast growing Atlanta suburb of Johns Creek, GA at 6375 Hospital Parkway (formerly West Johns Crossing).

"Our goal was to develop the first LEED Gold core and shell medical office building in State of Georgia and deliver an attractive sustainable asset to potential tenants," said Adam Nims, Vice President with Trammell Crow Company. "The building provides a healthy indoor environment for occupants and because of the construction and design of the building, we have been able to conserve natural resources and minimize the strain on local infrastructure. It is truly an efficient building, inside and out."

Trammell Crow Company implemented a number of strategies in order for Johns Creek Medical Arts I to meet the high standards set by the USGBC. Noteworthy sustainability features include:

- Over 78% of the construction waste was diverted from landfills and incinerators through salvaging and recycling
- Use of recycled building materials that consisted of 21% recycled content
- Reduction of environmental impact from transportation by using 35% of building materials within 500 miles of the project.
- Leveraged green power purchase to offset 70% of the building's annual electrical energy.
- Utilized HVAC and lighting systems which contribute to a projected 26% reduction in annual energy costs.

- Utilized plumbing fixtures to reduce potable water use by over 33% for toilet flushing and hand washing.

“The achievement of LEED certification for this project demonstrates tremendous green building leadership on the part of Trammell Crow Company,” said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. “The urgency of USGBC’s mission has challenged the industry to move faster and reach further than ever before, and Johns Creek Medical Arts I is a prime example of just how much we can accomplish.”

“HealthAmerica is honored to have been selected by Trammell Crow Company to lease the first LEED Gold certified MOB in metro Atlanta,” said Stephen S. Hall, Senior Vice President at HealthAmerica Realty Group, LLC, who is handing the leasing for the building. “Johns Creek Medical Arts I is not only a true Class A+ property, but we have an ownership that has shown that they are dedicated to providing the physicians with a superior environment at very competitive rates. We are able provide doctors the opportunity to locate their practice in a cutting edge development, adjacent to Emory Johns Creek Hospital, that provides a healthy environment for their staff and patients that operates more efficiently than a traditional MOB.”

Nationwide, Trammell Crow Company has nearly 3 million square feet of LEED certified development and an additional 11 million square feet that is sustainable or seeking LEED certification. The firm has 25 LEED Accredited Professionals with a national “green” task force that focuses on building and operating practices that are environmentally sustainable.

About the U.S. Green Building Council

The U.S. Green Building Council is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. Since UGSBC’s founding in 1993, the Council has grown to more than 13,000 member companies and organizations, a comprehensive family of LEED® green building rating systems, an expansive educational offering, the industry’s popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 72 local chapters, affiliates, and organizing groups. For more information, visit www.usgbc.org.

About LEED®

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented rating system that awards buildings points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design. Certified, Silver, Gold, and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities. LEED for Healthcare is currently under development and is expected to be released in early 2008. Incentives for LEED are available at the state and local level and LEED has also been adopted nationwide by federal agencies, state and local governments, and interested private companies. For more information, visit www.usgbc.org/LEED.

About Trammell Crow Company

Trammell Crow Company, founded in 1948, is one of the nation’s leading developers and investors in real estate. It has developed or acquired over 500 million square feet of buildings with a value exceeding \$50 billion. As of December 31, 2009, Trammell Crow Company had over \$5.6 billion of projects in process or in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in approximately 15 major cities throughout the U.S. and Canada. The company serves users of, and investors in, office, industrial, retail, healthcare, higher education, airport facilities, multi-family residential and mixed use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients' needs. For investor clients, the company offers large strategic joint ventures, opportunity funds, and other targeted investment options.

Trammell Crow Company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world's largest commercial real estate services firm (based on 2009 revenues). For more information visit www.TrammellCrow.com.

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