

# National Build-to-Suit Experts



Looking for a Green solution that makes complete business sense? Allow Aardex to show you the way!



Aardex is a development, design, construction and property services firm headquartered in Denver, CO. A recognized leader in Build-To-Suit, Aardex authored User Effective® Buildings in 2004, a methodology that champions worker productivity in the workplace. The company builds structures that contribute to the bottom line while generating as much as 50% in utility savings at the same time.

Contact Christ Ernst at (303) 327-4480  
[Chris.Ernst@Aardex.com](mailto:Chris.Ernst@Aardex.com)



## *Signature Centre*



- ◆ Signature Centre is unique to the world in achieving Double LEED Platinum certification
- ◆ Signature Centre was the winner of the national NAIOP 2008 Green Development of the Year Award
- ◆ Signature Centre was built at standard construction costs
- ◆ Signature Centre was 100% pre-leased prior to its completion
- ◆ Signature Centre is Aardex's premier User Effective® Building
- ◆ Signature Centre is the 2007 Winner of Jefferson County's Design Excellence Award

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# The *User Effective*® Advantage in Build-to-Suit



The value of your building tomorrow may depend upon your commitment to sustainability today

- ◆ Individual temperature and ventilation control, via Underfloor Air delivery system
- ◆ An abundance of natural light harvested as deep as 40 feet into the building
- ◆ Raised flooring for plug and play and easy space planning adjustments
- ◆ Indoor pollution controls with Merv 13 filters and low voc paints and adhesives
- ◆ Noise and privacy controls
- ◆ Solar shades and light shelves control glare and lower surface temperatures
- ◆ Healthy and energized staff: Less absenteeism, reduced recruiting and re-training costs
- ◆ Lower re-leasing expenses and vacancy downtime due to higher tenant retention

## The Value of Leadership in Energy and Environmental Design (LEED)



The Average LEED Certified Building...

- ◆ Saves up to 50% on Energy Costs
- ◆ Cuts CO<sup>2</sup> Emissions by 35%
- ◆ Improves Worker Productivity by 2-16%
- ◆ Uses 40% Less Water
- ◆ Reduces absenteeism and fatigue
- ◆ Reduces recruiting and re-training costs

