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NAIOP Green Development Award Honors Aardex and Hamilton Partners

Projects to be honored at development '08: the annual meeting for commercial real estate

Washington, D.C. - The National Association of Industrial and Office Properties (NAIOP), the nation's leading organization representing the interests of commercial real estate executives engaged in industrial, office and mixed-use development, today announced that it has selected two development companies as the recipients of its annual Green Development Award.

The Signature Centre, developed by Aardex LLC of Golden, Colo., and HSBC North American Headquarters in Mettawa, Ill., developed by Hamilton Partners, have been selected as outstanding speculative and build-to-suit projects, respectively.

The award will be presented during a special ceremony sponsored by Liberty Property Trust and Swinerton Inc. on Tuesday, October 21, at NAIOP's **development '08: the annual meeting for commercial real estate**, in Las Vegas.

"These projects continue to symbolize the innovation, creativity and sustainable approach that our members are utilizing to develop model properties," said NAIOP President Thomas J. Bisacquino.

LEED Platinum Building Design Elements Dedicated to Improving Comfort and Productivity

The Signature Centre is a Leadership in Energy and Environmental Design (LEED) Platinum, 186,000 square foot, Class A, five-story office building with 112,000 square feet of structured parking. The building was 100 percent pre-leased prior to obtaining the Certificate of Occupancy and today, is still 100 percent occupied.

The Signature Center includes sustainable features such as:

- Indoor environmental quality efficiency through individual temperature and ventilation control via an underfloor air system in addition to abundant daylighting throughout the building

- The use of local pre-cast concrete and steel, 23 percent recycled content throughout, with more than 98 percent of construction waste recycled

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- Water efficient methods like the use of river rock and natural vegetation, water sensors and indigenous grasses that are drought tolerant and native to Colorado, waterless urinals, and low flow fixtures, all combining to reduce water consumption by more than 50%
- Landscaping composed of fully indigenous species with drought tolerance specific to the state's climate, designed to control erosion and absorb and clean water for reuse
- Bike racks, locker rooms, bus stops and preferred green parking on site for alternative and fuel-efficient vehicles

"This is a great honor and the most significant tribute to the sustainable virtues achieved by Signature Centre, to date," said Rick Butler, Aardex founder and CEO, who will accept the award at development '08. "True sustainable development begins and ends with 'enduring functional excellence.' It pleases us that NAIOP sponsors sustainable achievement with this enviable award and that their criteria for sustainable merit extends to enduring functional excellence."

Hamilton Partners' HSBC North American Headquarters Provides Continuing Green Education

HSBC North American Headquarters is a 576,000 square foot, five-story office building on 28.73 acres. The build-to-suit facility was completed in February 2008.

The structure promotes energy efficiency through the following channels:

- Reduced site disturbance during the development phase through the use of maintained open space, existing pond and undisturbed prairie lands
- Air quality monitoring, water use reduction and an estimated savings of 50.1 percent in energy costs versus a similar building using older efficacy standards
- Landscaping and exterior design to reduce heat islands, or the urban air and surface temperatures that are higher than nearby rural areas
- Green education and outreach to employees and community through flat panel touch screen kiosks within the building
- Use of alternative public transportation and bicycle storage and changing rooms

"On behalf of Hamilton Partners, and our entire project team, I am very pleased to accept this award from NAIOP," said Mike Rolfs a partner with Hamilton Partners, who will accept the award. "Without the support and commitment of our client, HSBC Finance Corp., to sustainable design and construction, this project would not have been possible. Hamilton Partners is very excited to be part of this major trend in our industry. We are committed to sustainable development going forward, as well as to retrofitting our existing portfolio where possible to increase energy efficiency and reduce our carbon footprint."

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“NAIOP’s commitment to sustainable development is strong, and the Green Award is an excellent way to honor companies that exemplify this same responsibility,” said Alan J. Beaudette, senior vice president of Harsch Investment Properties and 2008 NAIOP chairman. “In the last year, NAIOP has issued policies on sustainable development and energy, introduced an online green resource center and launched a successful DevelopGREEN conference, all to support the industry and keep them informed of the issues surrounding sustainable development.”

2008 Marks Fourth Annual Award for NAIOP

NAIOP created the Green Building Award in 2005 to recognize the growing number of firms engaged in green development. NAIOP and its member companies are committed to developing model properties adhering to the highest standards in the industry and believe that socially conscious development is essential to the economic vitality of the industry and the nation.

Following a nomination period, finalists for the award were selected in the speculative and built-to-suit categories. Applicants were judged on a number of criteria, including sustainable sites, indoor environmental quality, water efficiency, energy and atmosphere, economic viability and other sustainable attributes. Entries for the award were reviewed by industry leaders, including members of the U.S. Green Building Council and its affiliate, the Green Building Alliance.

Previous recipients of the award include (2005) Corporate Office Properties Trust for its development at 318 Sentinel in Annapolis Junction, Md.; (2006) Hines for their project at 1180 Peachtree in Atlanta, Ga.; and (2007) the Lazarus Building, developed by the Georgetown Company, New York, N.Y., and JohnsonDiversey, developed by Liberty Property Trust, Milwaukee, Wis., for their speculative and build-to-suit projects, respectively.

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About NAIOP: The National Association of Industrial and Office Properties is the nation’s leading trade association for developers, owners, investors and other professionals in industrial, office and mixed-use commercial real estate. Founded in 1967, NAIOP comprises 17,500 members in 55 chapters throughout the United States and Canada. NAIOP provides networking opportunities, educational programs, research on trends and innovations and strong legislative representation. For more information, visit www.naiop.org.

About Aardex LLC: Founded in 1983, Aardex LLC is a development, design, construction and property services firm based in Denver. 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 is committed to reflecting the highest standards in sustainability in all of its business lines – office, healthcare, hospitality and mixed use. Learn more at www.aardex.com.

About Hamilton Properties: Hamilton Partners, headquartered in Itasca, Ill., is a privately owned real estate development and investment firm providing quality commercial space to meet the needs of its clients. Hamilton Partners develops, leases and manages commercial projects throughout Metropolitan Chicago and in Salt Lake City. With a deep reservoir of experience and proven track record, principals of Hamilton Partners have developed over 20 million square feet of office, industrial and retail space. The company specializes in large scale, master-planned, multi-phased developments. Hamilton Partners is determined to set the standard of quality for real estate development by offering flexible lease space, build to suit services and local control of its projects.