



For immediate release

Contact:
Sarah E. Flynn
Willcaro Communications LLC
sarahf@willcarocomm.com
561.243.1922 (EST)

**NAVARRO LOWREY TO BUILD FIRST “GREEN” OFFICE BUILDING IN WEST
PALM BEACH**

In Green Buildings, “Eco” Means Ecology and Economy

WEST PALM BEACH, Fla. (March 28, 2006) --- Navarro Lowrey, Inc. announced today that it would construct a \$20 million Class “A” high-performance office building that will be the first multi-tenanted “green” office building in Palm Beach County. Built as part of the new Green Initiative of Navarro Lowrey, the 100,000 square foot, four-story project called EcoPlex will be located in Centrepark West, a 28-acre mixed-use corporate park in West Palm Beach bordered by Australian Avenue south of Belvedere Road, near Palm Beach International Airport. A 495-space parking garage will be constructed first, adjacent to the footprint of the office building. EcoPlex is expected to be ready for occupancy in the fourth quarter of 2007.

The premise of green office buildings is to create a healthier workspace within a highly energy-efficient building, while significantly reducing the negative impact that the building and its operations have on the environment. EcoPlex at Centrepark West will be built with materials that contain more than 40 percent recycled content, ranging from the type of cement used throughout the structure to the ceiling tiles. The building will be developed in accordance with the U. S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) system for core shell development, and is expected to earn the prestigious Silver rating from the organization, which is recognized as the nation's leading authority on sustainable development.

Designed by Smith & Moore Architects, Inc. of West Palm Beach, EcoPlex will offer some of the most flexible, efficient office space in Florida. Its 25,000-square-foot floor plates are column free, and the floors are raised 16 inches to accommodate all utilities, air systems and wiring underfoot. This allows tenants to move walls with ease, and drastically reduces “churn,” the

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wasted materials and resources resulting from re-fitting a space for new tenant use.

The contemporary building will truly be distinguished by its array of high-performance, energy-saving systems that are not only environmentally friendly, but offer tenants first-year savings of about \$.60 to \$.80 per square foot in operating costs, a figure that will increase as energy costs continue to rise. The overall energy savings of 20 to 30 percent on operations are due to more efficient mechanical systems, strategic use and management of natural light, and a sophisticated rainwater capturing system that will be used to flush toilets, saving an estimated two million gallons of water annually.

“It’s my belief that the timing is right to bring on line an office building with a conscience,” said Frank Navarro, president of Navarro Lowrey. “Serious global environmental issues have loomed larger than ever over the past five years or so, and the public’s response has created sweeping changes in what and how things are sold. Commercial real estate, logically, is also affected by this new thinking and behavior.”

According to the United States Department of Energy 2004 Buildings Energy Databook, buildings consume 39 percent of total energy consumed in the United States, and 71 percent of total electricity consumed in the U.S. Navarro believes that about half of the future tenants of EcoPlex will lease space due to the environmentally friendly features of the building, and the other half will respond most to the cost savings that result from the way the building is constructed, powered and operated. He saw his first green building in 2003 at Catawba College in North Carolina, and recognized how well the concept would work in Florida. Last year, he assembled Smith & Moore Architects, KAMM Engineers, Simmons and White and ONM Consulting Engineers to create a team best suited to meet the demands of this complex design and construction process. The project is now in permitting stages and will break ground next month on April 11.

Used Water is Fresh Thinking

The building’s specific features include a highly reflective roof to guard against “hot spots” and high performance, rated glass for windows and doors, significantly saving on the energy required to cool the building. It will also have a rainwater recycling system that captures water on the roof that will flow to four large cisterns where it is stored for use in flushing toilets. The

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EcoPlex campus also has a water retention and treatment pond, which will supply the water needed to cycle through the building's cooling tower, saving typically 5,000 to 10,000 gallons of water a day lost to evaporation. In all, the project is expected to save an estimated two million gallons of water annually, and will be about 80 percent more efficient from a water use perspective than a comparable non-green building.

The designers of EcoPlex carefully worked these innovative green features into the site's architectural and landscape design and interior spaces. They took great care to optimize the site's potential, and created a generous exterior plaza featuring a cascading natural "stream" to showcase the building's natural water filtration system. That feature will be a focal point of the view from the building's fitness center located on the ground floor of the project. Inside, plans call for non-toxic interior finishes for carpet, flooring and furniture. An exhibit that explains the building's green systems will be on display in the lobby.

Navarro Lowrey, which has developed and managed properties in Florida, Texas and Colorado, developed and continues the management of West Palm Beach's acclaimed Centrepark office district. The company will relocate into EcoPlex when it is completed and handle all management and leasing.

"It's a hallmark of this company to manage the properties we build, thereby retaining quality control and ensuring our tenants experience the standards they expect from Navarro Lowrey," Navarro said.

Centrepark West is a 28-acre mixed-use corporate park acquired by Navarro Lowrey in 1999 located next to Centrepark and has been approved for almost one million square feet of office, retail, hotel and flex space development. Centrepark West is home to the 20,000-square-foot headquarters of Commerce Bank and a 104-room, four-story Hampton Inn. A 100-room Hilton Garden Inn is currently under construction along with its full service restaurant, slated to operate in the hotel's lobby. Centrepark is a 41-acre mixed-use corporate park acquired by Navarro Lowrey in 1994 that includes Progressive Insurance, Allstate, Florida Crystals and a Courtyard by Marriot.

Strategically positioned in the Centrepark office district, EcoPlex is only minutes from downtown West Palm Beach, CityPlace, the Palm Beach County Convention Center and Palm Beach International Airport. It is situated in close proximity to I-95, the Florida Turnpike and less than 20 minutes from the future site of the Scripps Research Institute in Abacoa.

For information, contact Frank Navarro at 561-688-2530, fnavarro@navarrolowrey.com.

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