

ECOPLEXSM

AT CENTREPARK WEST

A NavarroLowrey Project

Fact Sheet

DESCRIPTION

- An elegant, four-story, 100,000-square-foot Class “A”, high performance, “green” office building with adjacent garage located minutes from Palm Beach International Airport and I-95 in Centrepark Office District in West Palm Beach.
- The first multi-tenanted “green” office building of its kind in Palm Beach County and among the largest to adopt sustainable building practices in Florida. Built by Navarro Lowrey, this project rewards businesses with a healthier workplace, maximum energy efficiency, minimal environmental impact and significant cost-savings.
- EcoPlex has been developed as a high performance, “green building” and has achieved a LEED® Gold certification from the U.S. Green Building Council (“USGBC”). The LEED (Leadership in Energy Efficient Design) Green Building Rating System™ is the USGBC’s feature-oriented rating system that awards points for designing and constructing the world’s greenest, most energy efficient, and high performing buildings. EcoPlex becomes the first speculative office building in West Palm Beach and only the second in South Florida to achieve this certification.

KEY FEATURES AND AMENITIES

- 25,000 square foot column-free floor plates for maximum planning efficiency.
- 10’ clear ceiling heights.
- Haworth flexible demountable dry wall partition system.
- Five level parking garage.
- Tate integrated air and raised floor system throughout the building to accommodate all tenant systems and wiring, including cooling and heating, electrical, data and phone systems, maximizing the flexibility of the workspace.
- An outdoor plaza offers a lush, relaxing, open space that showcases the building’s innovative Natural Water Filtration System.
- On-site fitness center with showers and lockers.
- State-of-the-art security systems.
- Build-to-suit tenant improvements. Landlord will provide its Class “A”, turn-key solution.
- High-quality property management services executed on-site by actual owner.

GREEN FEATURES

- Highly reflective roof reduces “hot spots,” and regulates temperature for significantly lower cooling costs.
- Rainwater recycling system directs water on the roof toward four large cisterns where it is stored for later use.
- An on-site water retention and treatment pond supplies water for the building’s cooling towers.

- Estimated total savings of over two million gallons of water annually due to the building's rainwater reclamation methods.
- The building's concrete is infused with fly ash – a coal by-product traditionally considered waste – that reduces the amount of natural resources required to manufacture the concrete.
- Utilities run under the raised floors, enhancing a tenant's flexibility to move employees within efficient layouts while significantly reducing the waste material typically associated with re-tenanting a space or "churn".
- Non-toxic interior finishes including carpet, flooring and furniture.
- Enhanced fresh-air mechanical systems for better indoor air quality.
- Conservation strategies will use up to 20% less total energy as compared to other new projects and up to 40% less total energy as compared to older office buildings due to more efficient mechanical systems, increased natural light and energy management controls.
- Savings of up to 30% on variable operating expenses.
- First year projected savings of an estimated \$.60 to \$.80 per square feet in operating costs are expected to increase as energy costs continue to rise.
- Up to 40% of the EcoPlex project is constructed with recycled materials.
- Reserving construction remnants for recycling.

HURRICANE RESISTANT FEATURES

- 100% emergency power for tenant and common areas.
- Solid concrete, steel-enforced, tilt-up wall panel exterior.
- "Large missile," high-impact, exterior window glazing system at all floor levels.

LOCATION

- Located in the Centrepark Office District, a 69-acre mixed-use corporate park and adjacent to the recently completed Hilton Garden Inn along with its full-service restaurant.
- Centrally located just five minutes from I-95 and less than 10 minutes from the Florida Turnpike.
- Less than five minutes drive from the Palm Beach International Airport.
- Five minutes south of Downtown West Palm Beach and the mixed-use complex, CityPlace.
- Ten minute drive to world-famous Worth Avenue in Palm Beach.
- Just 20 minutes south of the future site of the Scripps Research Park in Abacoa.
- Only minutes from the triangle of vibrant cultural neighborhoods including the Kravis Center for the Performing Arts, Dreyfoos School of the Arts, Ballet Florida, Norton Museum of Art, Armory Art Center, Palm Beach Opera, the Fine Arts District, and Palm Street Art Studios.

GREEN BUILDING DEVELOPMENT TEAM

- Owner/Developer: EcoPlex Partners, Ltd., a Navarro Lowrey company, West Palm Beach, Florida
- Architect: Smith and Moore Architects, Inc., West Palm Beach, Florida (shell building)
Oliver Glidden Spina & Partners, West Palm Beach, Florida (tenant improvements)
- General Contractor: Hedrick Brothers Construction, West Palm Beach, Florida
- For leasing information: Bo Paty, 561.688.2530 ext.102, bpaty@navarrolowrey.com

WHY IS ECOPLEX GREEN?

- Energy Efficiency
 - Highly efficient AC system with innovative raised floor air distribution

- Reflective roof materials to reduce “hot spots”
 - Motion detectors for energy conservation
 - Oversized windows supply abundant natural light
- Building Amenities
 - Outdoor plaza provides visual and recreational amenity for tenants and visitors
 - Fitness Center
 - Bicycle Storage and changing rooms
 - Preferred Parking for Low-Emitting and Fuel-Efficient Vehicles
 - Encouraging use of demountable partitions with raised floor
 - Minimum ten foot ceilings
 - Covered and connected parking garage
- Water Conservation
 - Harvest rainwater from the roof for flushing toilets/urinals
 - Water Efficient Landscaping (utilizing park’s runoff water from pond)
 - Treat/Recycle runoff water in pond to cool for a/c
 - Construction Materials - Reclaimed products
- Construction Waste Management
 - Materials Reuse
 - Recycled Content
 - Regional Materials
 - Certified Wood

EcoPlex
Centrepark West
1641 Worthington Road
West Palm Beach, Florida
www.ecoplexfl.com