



AT CENTREPARK WEST

A NavarroLowrey Project

FOR IMMEDIATE RELEASE

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**NAVARRO LOWREY INC. ANNOUNCES THAT
ECOPLEXSM HAS ACHIEVED LEED[®] GOLD CERTIFICATION**

WEST PALM BEACH, FL (August, 2009)....Navarro Lowrey, Inc. is pleased to announce that EcoPlexSM at Centrepark West has achieved a LEED[®] Gold certification from the U.S. Green Building Council (USGBC) under the LEED for Core and Shell Rating System. LEED is the USGBC's leading rating system 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. Located in the Centrepark Office District, West Palm Beach, FL, the four-story office building with adjacent garage is the first Class "A", multi-tenanted "green" office building of its kind in Palm Beach County and among the largest to adopt sustainable building practices in Florida.

"A green building is much more than a collection of technologies, design features and products," states Kyle Abney, CGC, LEED AP, and President of the US Green Building Council South Florida Chapter.

"The attainment of the prestigious LEED Gold certification is a wonderful triumph for EcoPlex and the Navarro Lowrey team -- one that can only be achieved through the collaboration and creativity of every member of a talented, integrated, cross-disciplinary project team throughout the design, construction and operation phases. This is truly a noteworthy accomplishment for the City of West Palm Beach."

What this means for tenants is a better place to work. EcoPlex rewards businesses with a healthier workplace, maximum energy efficiency, minimal environmental impact, significant cost savings and increased productivity. "Achieving the LEED Gold certification of EcoPlex culminates more than four years of effort by my colleagues at Navarro Lowrey, our development team and me to understand sustainable development practices and integrate them successfully into our corporate philosophy, culture and processes. We have done so while conceiving, self-funding and developing EcoPlex, an innovative, very different office workspace environment for Palm Beach County companies. We are proud to finally see the

result of our hard work acknowledged by the USGBC,” said Frank E. Navarro, LEED AP, Co-Founder and President, Navarro Lowrey, Inc.

“We were looking for a building that incorporated newer technology, including hurricane-resistant features, emergency power systems and a more energy efficient design and performance. We chose EcoPlex because it fulfills all of these requirements and more. The fact that EcoPlex has a state-of-the-art fitness facility, better indoor air quality and a LEED Gold rating from the U.S. Green Building Council is a bonus for our employees,” said Sherry Owens, Manager of Facilities and Real Estate for NuVox and an EcoPlex tenant.

“EcoPlex and its achievement of LEED Gold certification provide Stanley Consultants with a work environment that allows us to demonstrate to the South Florida community our focus on the development of sustainable infrastructure. In addition, the project’s raised floor and demountable partition systems create a more flexible and collaborative work environment that make our teams more creative and productive,” said Tshaka Dennis of Stanley Consultants, Inc, also an EcoPlex tenant.

“It’s my belief that going through the LEED process allowed us to develop a better office building and define our own vision of sustainable development,” said Navarro. “EcoPlex is the first Navarro Lowrey EcoPlex Project, our sustainable brand and vision for high performance, “Green” projects. We will not develop another building that is not LEED certified and firmly believe that a Navarro Lowrey EcoPlex Project will perform better over time versus its non-LEED certified peer, creating greater investor value. In the future, developers that do not seek LEED certification and deliver high quality sustainable projects will be at a significant competitive disadvantage in the market.”

Navarro Lowrey, Inc. which has built and managed properties in Florida, Texas and Colorado, developed and continues the management of West Palm Beach’s acclaimed Centrepark Office District. The Company’s corporate headquarters is located in EcoPlex from where it manages and leases the project. “As the owner, developer and landlord, it is our philosophy to self-manage our properties so we can provide our tenants with “Owner-driven services,” ensuring the service standards they expect from Navarro Lowrey are met,” Navarro said.

EcoPlex is located in the Centrepark Office District, which is a 69-acre mixed-use corporate park approved for over one million square feet of office, retail, hotel and flex space development. Since 1994, Navarro Lowrey, Inc. has developed over 500,000 square feet of Class “A” office and flex space in the Centrepark Office District, which is home to a Nature’s Way Café, a 104-room, four-story Hampton Inn, a 100-room Hilton Garden Inn with its full-service restaurant, a Courtyard by Marriott and a Studio 6 Extended Stay Hotel. Corporations that call the Centrepark Office District home include TD Bank, Progressive Insurance, Allstate and Florida Crystals.

The Centrepark Office District is strategically located 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 and the Florida Turnpike.

The new building includes the following tenants: the West Palm Beach Regional Office of DPR Construction; Babbitt, Johnson, Osborne & LeClainche; P.A, the West Palm Beach office of NuVox; and Stanley Consultants, Inc. For more information, please contact Richard Abedon at 561-688-2530, email rabedon@navarrolowrey.com or visit www.ecoplexfl.com.

About EcoPlex Green Features and Benefits

EcoPlex incorporates resource-efficient building and landscaping systems that deliver significant economic benefits to tenants, all constructed utilizing sustainable building practices to limit the project's impact on the environment. Together, these strategies are expected to create up to 30% savings on variable operating expenses, which will include a savings of over 2 million gallons of water per year. In addition, the project's occupants enjoy the on-site fitness center located on the first floor of the building, further supporting a healthier "employee lifestyle." EcoPlex also offers more than 75% of its parking covered within its 500 space garage, a coveted amenity in the West Palm Beach suburban office market. And to provide its tenant's with continuous operation during storm events, the building is designed to be hurricane resistant and includes 100% emergency back-up power for the building's common areas, building systems and tenant suites.

With its 25,000 square-foot column-free floor plates, EcoPlex offers some of the most flexible, efficient office space in Florida. At the heart of the building's elegant design is the use of the Tate integrated air and raised floor system in conjunction with the Haworth demountable dry wall partition system. The 16-inch raised floor accommodates all tenant systems and wiring, including HVAC, electrical, data and phone systems, maximizing the flexibility of the workspace. The ability to deliver cooled air through the floor provides tenants with greater personal temperature control and cleaner air, produced in a more energy efficient manner. In addition and in combination with the Tate floor system, the Haworth demountable dry wall partition system provides companies with a rich, high quality interior with the flexibility to change their floor plan during the lease term. Together, these systems allow tenants to move walls with ease and drastically reduce "churn," the wasted materials and resources required to retrofit a space for new tenant use.

EcoPlex also underwent an extensive "Fundamental Building Commissioning" process on its way to achieving its LEED certification. The intent of this required process is to verify that all HVAC, lighting and hot water systems have been properly installed and are operating as intended. In this case, Art Kamm, the "Commissioning Authority", carefully tested each of these building systems to ensure that they were fully

charged and running at peak efficiency. This is expected to improve productivity and decrease operating expenses for EcoPlex tenants.

For Navarro Lowrey, Inc., resource conservation and indoor air quality are priorities. As such, the Company has adopted several sustainable building practices including the use of recycled materials in up to 40% of the project and the elimination of toxic substances and adhesives in construction components. Hedrick Brothers Construction, the general contractor for EcoPlex, was also able to preserve over 85% of the construction remnants for recycling during the building process.

The designers of EcoPlex carefully integrated innovative green features into the project, including the “Natural Water Filtration Plaza,” a comfortable outdoor plaza that showcases EcoPlex’s natural water filtration system. By improving the water quality of an adjacent retention pond with a combination of native coral rock and plant species, the Natural Water Filtration System provides EcoPlex with clean, recycled water to assist in creating air conditioning for the building and irrigation for the project’s lush landscaping. These improvements, along with the four cisterns that store rainwater for later use and the cooling tower, not only save over 2 million gallons of water per year, but also form a natural educational venue where employees and guests may gather while at work.

About Navarro Lowrey, Inc. – www.navarrolowrey.com

West Palm Beach-based Navarro Lowrey, Inc. is a focused commercial real estate provider that owns, develops, leases and manages commercial real estate properties and provides tenant and landlord advisory services from its corporate headquarters in Florida, as well as from its regional office in the Vail Valley Colorado. Founded in 1993, the Company has built its reputation by providing high quality, value-oriented, commercial real estate development and ownership supported by its hands-on service platform.

The Navarro Lowrey portfolio encompasses 14 buildings, including the development and continued management of West Palm Beach’s acclaimed Centrepark Office District. The 41-acre Centrepark and 28-acre Centrepark West are home to more than 3,000 employees and over 100 companies. In 2005, Navarro Lowrey launched its Green Initiative, dedicated to constructing high-performance, energy-efficient, “green” office buildings and residences that provide healthier indoor environments while significantly reducing a building’s negative impact on the environment. The current Navarro Lowrey, Inc. flagship property is EcoPlex at Centrepark West, a 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 at Centrepark West in West Palm Beach. It is among the first multi-tenanted “green” office buildings of its kind in Palm Beach County and one of the largest to adopt sustainable building practices in Florida. In addition, the Company recently finished the development of 306 Legacy Trail, the first Navarro Lowrey

EcoPlex Residence and the first to achieve LEED Gold certification in the Vail Valley, for more information, please visit www.ecoplexfl.com.

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 17,000 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 78 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.

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