



For immediate release

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

**CONSTRUCTION TO COMMENCE ON FIRST MULTI-TENANTED "GREEN"
OFFICE BUILDING IN PALM BEACH COUNTY**

ECOPLEX PARKING STRUCTURE COMPLETED

In Green Buildings, "Eco" Means Ecology and Economy

WEST PALM BEACH, Fla. (March, 2007) --- Navarro Lowrey, Inc. announced today that construction has commenced on Palm Beach County's first LEED certified "green" multi-tenanted office building EcoPlex. Hedrick Brothers Construction has completed the 500 space parking structure adjacent to the building footprint. The \$25 million Class "A" high-performance, 100,000 square foot, four-story project is part of the new Green Initiative of Navarro Lowrey, Inc. 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. EcoPlex is expected to be ready for occupancy in the first quarter of 2008.

"Construction of EcoPlex has begun and the building is available for leasing," said Frank Navarro, Managing Principal, Navarro Lowrey Inc. 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.

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 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, Inc." Navarro said.

(more)

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. Registered with the U.S. Green Building Council – recognized as the nation's leading authority on sustainable development - EcoPlex is designed to achieve a Silver "LEED" rating, a mark of environmental accomplishment. Conservation is a priority, and Navarro Lowrey is executing several sustainable building practices by including recycled materials in up to 40% of the project, preserving construction remnants for recycling, and eliminating the presence of toxic materials and adhesives.

Smith & Moore Architects, Inc., West Palm Beach, Florida is the architect of record and Oliver Glidden Spina & Partners, West Palm Beach, Florida is consulting architect to the owner on the project and the architect of record for the building interiors. EcoPlex will offer some of the most flexible, efficient office space in Florida. Its 25,000-square-foot floor plates are column free, and a 16-inch raised floor throughout the building accommodates all tenant systems and wiring, including cooling and heating, electrical, data and phone systems, maximizing the flexibility of the workspace. This allows tenants to move walls with ease, and drastically reduces "churn," the wasted materials and resources resulting from re-fitting a space for new tenant use.

The designers of EcoPlex carefully worked innovative green features into the site's architectural and landscape design and interior spaces. They created a generous outdoor plaza that showcases the building's innovative natural water filtration system consisting of native coral rock and plant species which will enhance the water quality of an existing, adjacent pond for use in the cooling process for the project's air conditioning system. These improvements, along with the cisterns that will store the roof water for later use and the cooling tower will form a natural educational venue where employees and guests may gather. The water feature will also 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 and at the outdoor plaza.

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. Conservation strategies will use up to 20% less total energy due to more efficient mechanical systems, increased natural light and energy management controls. In addition, an estimated total savings of two million gallons of water annually is due to the building's rainwater reclamation methods.

(more)

“It’s my belief that the timing is right to bring on line an office building with a conscience,” said Frank Navarro, Managing Principal, Navarro Lowrey, Inc. “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.”

Centrepark West is a 28-acre mixed-use corporate park acquired by Navarro Lowrey, Inc. 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 was recently completed along with its full-service restaurant. Centrepark is a 41-acre mixed-use corporate park acquired by Navarro Lowrey, Inc. in 1994 that includes Progressive Insurance, Allstate, Florida Crystals and a Courtyard by Marriott.

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 leasing information, please contact Frank Navarro at 561.688.2530 or fnavarro@navarrolowrey.com or visit www.ecoplexfl.com.

###

About Hedrick Brothers Construction

Since 1979, some of the most discriminating clients and architects have turned to Hedrick Brothers Construction (www.hedrickbrothers.com) to build, restore or renovate their projects. From grand, palatial estates in Palm Beach and luxury retail boutiques on world-famous Worth Avenue, to historic restorations, educational facilities, houses of worship, financial institutions, professional offices and commercial projects, including Green/Sustainable buildings, our team continues to be selected by owners who expect nothing less than the best. Architects and clients have come to recognize our trademark level of attention to detail and the professional approach we bring to every project. The management procedures and building technologies employed are among the very best in the industry, continuously updated to remain state of the art in the construction process. General Contracting, Construction Management, Pre-Construction Services, Estimating, Design/Build are among the wide range of services offered by Hedrick Brothers Construction.

About Oliver Glidden Spina & Partners

Founded in the late 1970’s, OGS&P (www.ogsparchitects.com) has evolved into one of the state’s leading Architecture and Interior Design firms, serving South Florida and beyond. Recognized for excellent and innovative design solutions, OGS&P has developed a diverse portfolio with a broad range of clients including public and private institutions, corporations and private developers and clients.