

NEWS RELEASE

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AVENTINE OFFICE COMPLEX IN CALIFORNIA EARNS LEED PLATINUM CERTIFICATION

La Jolla Office Building Saves More Than \$150,000 in Annual Energy Costs

SAN DIEGO – Yesterday Glenborough, LLC celebrated the achievement of LEED Platinum Certification under the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design for Existing Buildings (LEED-EB) for the Aventine office complex. Chelsea Group, Ltd. helped guide Glenborough to this prestigious award, the highest level of LEED Certification. LEED-EB provides a system of benchmarking to show that certified buildings offer high-quality indoor environments, minimize waste to sewer and landfill, and use water and energy efficiently.

“Aventine has embraced an aggressive sustainability management program, and Chelsea Group has been pleased to contribute to that effort,” said George Benda, CEO of Chelsea Group. “We helped by providing a Sustainability Roadmap to identify opportunities and evaluate sustainability investments at the property. Our facilitation of the LEED Certification process at the property represents the culmination of years of teamwork to make the building more efficient – we are really proud of the outcome.”

Constructed in 1990, the Aventine is a Class A office building in La Jolla, California, consisting of an 11-story tower and an adjacent six-story building. Management continuously pursues opportunities to enhance sustainability performance through improvements in energy efficiency and a broad range of sustainability features.

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“Our partnership with Chelsea Group was a key factor in the Aventine reaching this high level of LEED sustainability,” said Carlos Santamaria, LEED AP, Glenborough’s Director of Engineering. “Thanks to Chelsea’s guidance and professional resources, Glenborough was able to maximize this project’s effectiveness and reach a new level of energy efficiency and sustainability.”

The Aventine has implemented 13 major sustainability projects over the last three years, with an estimated annual energy consumption savings of over 800,000 kWh, and an annual cost savings of over \$150,000. In addition, potential utility rebates for these projects add up to nearly \$120,000. Their estimated greenhouse gas reduction is over 575 MtCO₂e/year. With several more projects under way, management expects to save an additional 500,000 kWh a year, with a further cost savings of about \$125,000. Potential utility rebates for the new projects are \$25,000, and their estimated greenhouse gas reduction is over 360 MtCO₂e/year.

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Background on Chelsea Group, Ltd. and Glenborough, LLC.

Chelsea Group is a leading firm in building science consulting, providing engineering, architectural, and industrial hygiene services to the owners of commercial and institutional real estate since 1990. Chelsea’s Sustainability Management Program is in place in over 535 buildings, comprising over 158 million square feet of existing space. More information about Chelsea Group can be found at www.chelsea-grp.com.

Glenborough, LLC brings over three decades of experience to the commercial real estate industry. Formerly a NYSE listed real estate investment trust, the company is a privately held full service real estate investment and management company focused on the acquisition, management, and leasing of high quality commercial properties. We invest in core and value add properties in major markets across the country including San Francisco, Southern California, and Washington DC. More information about Glenborough, LLC can be found at www.glenborough.com.