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## 35 Corporate Drive Achieves Sustainable Landmark with LEED EB: O&M Certification

BURLINGTON (Sept. 7, 2010) — Kennedy Associates ([www.kennedyusa.com](http://www.kennedyusa.com)) announced today that it has received Leadership in Energy and Environmental Design (“LEED”) for Existing Building Operations and Maintenance (“EB: O&M”) certification for 35 Corporate Drive owned by Multi-Employer Property Trust (“MEPT”) ([www.mept.com](http://www.mept.com)) as a part of the U.S. Green Building Council’s (“USGBC”) Volume Pilot program. LEED EB: O&M certification is awarded to existing buildings for maximizing operational efficiency and minimizing environmental impacts.

“35 Corporate Drive has demonstrated tremendous environmental stewardship through its LEED EB: O&M certification,” said Rick Fedrizzi, president, CEO and founding chair, U.S. Green Building Council. “Furthering the accomplishment, 35 Corporate Drive is a leading example of the importance of greening the existing building stock, which is among the most environmentally responsible actions we can take.”

35 Corporate Drive is one of the first Class A office buildings to receive LEED EB: O&M certification along the Route 128/95 Beltway outside of Boston, MA and part of only the second LEED EB: O&M volume certification nationally. LEED EB: O&M certification recognizes that 35 Corporate Drive has achieved key sustainability actions and related LEED requirements in areas of site, energy, water, waste, materials and resources and indoor environmental quality.

“35 Corporate Drive’s LEED certification is a significant achievement and a reflection of the commitment of the building’s ownership and property management team to sustainable property operations and maintenance; a best practice in today’s market,” stated Mike McKee, CEO of Kennedy Associates. “We have achieved LEED certification for 35 Corporate Drive cost-effectively, providing its tenants a more sustainable, operationally efficient and healthy place to do business.”

Kennedy Associates in partnership with CB Richard Ellis – N.E. Partners, LP implemented multiple sustainable actions on behalf of MEPT to achieve LEED certification including:

- Achieved an ENERGY STAR rating of 72, demonstrating 22% greater energy efficiency than the national average.
- Implemented water efficiency measures that reduced water consumption by 54% and 786,000 gallons annually.
- Implemented sustainability policies and plans covering green cleaning, purchasing, waste management, water efficiency, site management, lighting, and pest management among others.
- Developed proprietary technical assistance tools and education/training modules.
- Implemented lighting programs which turned lights off when buildings were unoccupied or in spaces not currently used on a regular basis, producing extra energy savings.
- Created an electronics disposal program that is now available to all tenants in the office park. A recycling company has offered to remove any and all surplus parts

and components of computers and other electronics at absolutely no cost to the building.

A longstanding national leader in Responsible Property Investing (“RPI”), Kennedy Associates pursued LEED EB: O&M volume certification for 35 Corporate Drive as a part of its market-leading pre-certified LEED EB: O&M program. RPI allows Kennedy to consider environmental and social ramifications, as well as fiduciary responsibilities, in managing real estate investments. Achieving LEED certification is a clear symbol of Kennedy’s continued commitment on behalf of MEPT to actively address the built environment’s impact on climate change at 35 Corporate Drive and other eligible assets across its national portfolio.

#### **About Kennedy Associates**

Kennedy Associates is a full-service investment advisor with deep and broad real estate investment expertise serving public, corporate and Taft-Hartley retirement systems, and major university endowments. A 2009 and 2010 ENERGY STAR Partner of the Year, a 2008 Urban Land Institute and Financial Times Sustainable Cities Award winner, Kennedy has approximately \$6.5 billion in real estate assets under management, and is a leader in Responsible Property Investing, which considers environmental and social ramifications, as well as fiduciary responsibilities in managing real estate investments. Kennedy has more than \$2.0 billion in buildings certified by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (“LEED”) program. [www.kennedyusa.com](http://www.kennedyusa.com)

#### **About MEPT**

Multi-Employer Property Trust (MEPT) is a \$3.8 billion, open-end commingled real estate equity fund that invests in a diversified portfolio of institutional-quality real estate assets in the United States. Founded in 1982, MEPT is owned by 330 Taft-Hartley, public employee and corporate pension plans. MEPT is recognized as a pioneer in Responsible Property Investing (RPI) and is one of the largest US real estate funds that is signatory to the UN Principals for Responsible Investment (UN PRI). In implementing RPI, MEPT has identified environmental, social and governance principles that further performance goals while also achieving important secondary benefits for the Fund. [www.mept.com](http://www.mept.com)

**About CB Richard Ellis**

CB Richard Ellis Group, Inc. (NYSE:CBG), a *Fortune* 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2009 revenue). The Company has approximately 29,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our Web site at [www.cbre.com](http://www.cbre.com).

CB Richard Ellis' New England practice has offices in Massachusetts, Connecticut, Rhode Island, Maine and New Hampshire. The firm serves real estate owners, investors and occupiers by offering strategic advice and execution for: property leasing and sales, property facilities and project management, corporate services, debt and equity financing, investment management, valuation and appraisal, research and investment strategy, and consulting.

Please visit our Web site at [www.cbre-ne.com](http://www.cbre-ne.com).

LEED® is a registered trademark of the U.S. Green Building Council.

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