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CONTACT:  
Vincent Aviani/Kelsey Kazarian  
Macy + Associates Inc.  
310.821.5300 or [vaviani@macyinc.com](mailto:vaviani@macyinc.com)

## **LA JOLLA COMMONS OFFICE TOWER RECEIVES LEED SILVER PRE-CERTIFICATION**

### **Hines and TIAA-CREF Embrace Green Development Principles on their Projects Around the Globe; La Jolla Commons Office Tower is One of Only Three Commercial Office Projects on the West Coast that have been LEED Pre-Certified**

(San Diego, California) – The San Diego office of Hines, the international real estate firm, announced today that La Jolla Commons Office Tower in the University Town Center area of San Diego, has received Silver Pre-Certification in the Leadership in Energy and Environmental Design Core and Shell (LEED-CS) program, which is sponsored by the U.S. Green Building Council (USGBC), the nation’s leading authority for green buildings.

The 15-story, 340,000-square-foot office tower, a joint venture between managing partner Hines and TIAA-CREF, a leading financial services organization, was pre-certified based on its submission of documented plans to satisfy environmental and high-performance requirements. The office building construction is scheduled to commence in November and conclude in the first quarter of 2008. Pending final documentation and review, it will become the third Hines LEED-CS certified, high-rise office building on the west coast.

“This prestigious milestone is an exciting recognition on our path to developing environmentally sensitive office product that services client needs in sustainable design and optimal work-place productivity,” said Doug Holte, western regional partner and senior vice president of Hines’ Orange County and San Diego investment and development activities. “Along with our partner, TIAA-CREF, we believe progressive tenants will attribute value to LEED-certified efficiency measures that translate into increased productivity, reduced absenteeism and turnover, and reduced operating costs, as well as environmental benefits such as improving air and water quality, which minimizes strain on local infrastructure. We feel the move towards more sustainable or ‘green’ building design is inevitable, and we plan to play a significant part in this movement on the west coast.”

Renowned architect Paul Danna, a principal of DMJM Design, designed the world-class architectural tower to blend local San Diego sensibilities with contemporary sophistication. Standout green features included in the building design are: maximum daylight penetration into

interior spaces; innovative wastewater and irrigation technologies; efficient electricity and water systems; low-emission materials and construction waste minimization and stringent recycling programs.

The building's exterior will be a predominately glass curtainwall system incorporating highly efficient, insulated, double-paned glass with a clear, low-emissive coating. La Jolla Commons Office Tower will be an architectural landmark of crisp modernism with highly efficient floorplates, state-of-the-art operating systems, extensive campus amenities, panoramic office views, and excellent visibility from La Jolla Village Drive and Interstate 805.

The LEED Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. LEED-CS is a USGBC-sponsored program for designers, builders, developers and new building owners who address sustainable design for new core and shell construction. The USGBC is the nation's leading coalition of corporations, builders, universities, government agencies, and nonprofit organizations working together to promote buildings that are environmentally responsible, profitable and healthy places to live and work. For more information visit [www.usgbc.org](http://www.usgbc.org).

TIAA-CREF is a national financial services organization with more than \$380 billion in combined assets under management (3/31/06) and the leading provider of retirement services in the academic, research, medical and cultural fields. It is also one of the largest institutional real estate investors with a \$67 billion global real estate portfolio, including \$18 billion in real estate equities. Further information can be found at [www.tiaa-cref.org](http://www.tiaa-cref.org).

Hines entered the California market in San Francisco in the late 1970s and opened its Southern California office nearly two decades ago. More recently the firm opened offices in San Diego and Orange County to coincide with recent developments including: PETCO Park in San Diego; 2211 Michelson in Irvine; and office building acquisitions including Golden Eagle Plaza and Pacific Plaza, both in San Diego.

Hines is a privately owned real estate firm involved in real estate investment, development and property management worldwide. The Hines portfolio of projects completed, underway, acquired and managed for third parties includes almost 900 properties representing more than 345 million square feet of office, mixed-use, industrial, hotel, medical, sports facilities and residential properties, as well as large, master-planned communities and land developments. With offices in 68 U.S. cities and 14 foreign countries, and controlled assets valued at

approximately \$12.5 billion, Hines is one of the largest real estate organizations in the world.  
Access [www.hines.com](http://www.hines.com) for more information.