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TIAA-CREF's 99 High earns LEED Gold status

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According to TIAA-CREF and Jones Lang LaSalle, 99 High, a 730,000 s/f first class office and retail tower, has received Gold-level LEED certification from the U.S. Green Building Council (USGBC). The building, owned by TIAA-CREF, recently underwent a capital improvements program. Jones Lang LaSalle is the construction manager, property management and exclusive leasing agent for 99 High.

"Improving the environmental efficiency of our properties benefits our tenants, investors and the community. We are proud of the work completed with Jones Lang LaSalle and to earn LEED Gold status for 99 High," said Michael Farrell, director, real estate asset management for TIAA-CREF.

To achieve LEED Gold status, a series of projects were initiated to significantly increase energy efficiency. All building systems have been completely updated. Electricity costs decreased 10%, and both steam and water/sewer expenses decreased by 8%. Electricity supply was aggressively managed to significantly reduce cost. Other improvements to enhance performance include: common area lighting retrofit, Variable Frequency Drives for air handling units, high rise elevator modernization, cooling tower replacement, air handling unit upgrades, and a new gas boiler plant. The replacement of 4,000 windows and façade repair will be completed in 2011. The window project is expected to reduce energy costs by 18%.

Lobby improvements in 2010 feature a new rear lit feature wall, improved detail lighting, furniture, and custom flooring. Other exterior changes include: façade upgrades of the first two floors with Colonial Gold granite faced columns imported from India; new brass storefront finishes for ground-level retail and the second floor; new awnings highlighted by down lighting; replacement of the sidewalks along High Street; installation of up lighting around the second floor building perimeter; a new mirrored glass canopy; and iconic entrance with mirrored glass. 99 High received the Building Owners and Managers Association of Boston Office Building of the Year Renovated Building Award.

"TIAA-CREF has become a leader in environmental responsibility here in the Boston market," said Jones Lang LaSalle construction manager Barrie Ferraro. "We are honored to be part of the 99 High team and their success." Jones Lang LaSalle managing director Mark David oversees all construction activities.

The Jones Lang LaSalle management team is comprised of senior vice president Dan Ozelius and vice president Bruce Clifford. Managing director Bill Barrack and executive vice president Ben Heller represent TIAA-CREF in all leasing activities.

99 High is currently 85% leased. Other tenants include: Adams Harkness, FINRA, Marsh & McLennan, Hancock Natural Resources, Murtha Cullina LLP, Chartis, and PNC. Jones Lang LaSalle has completed over 350,000 s/f of leasing in the building in the last six years.

Located a block from the harbour and Post Office Sq. in the city's Financial District, 99 High is

adjacent to the Rose Kennedy Greenway with direct access to the Mass Pike and I-93. It is two blocks from South Station, the MBTA and commuter rail lines serving the south markets with AMTRAK connections to New York and Washington, DC.

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