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Martini Northern breaks ground on Fairchild Semiconductor Corp.'s energy efficient office on Gateway Sq. property

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Construction has begun on Fairchild Semiconductor Corp.'s new 90,000 s/f, energy efficient east coast headquarters building. A groundbreaking ceremony for the \$25 million project was held recently on the Gateway Sq. property. In attendance were representatives from Fairchild, town officials, and project team members.

Jones Lang LaSalle represented Fairchild in lease negotiations, and will provide project management services. New England Expedition - Scarborough, LLC is developing the three-story facility incorporating sustainable design strategies and state-of-the-art technologies to reduce the company's energy consumption. The building will be seeking LEED Silver Certification from the U.S. Green Building Council, making it one of the largest LEED accredited projects in Maine.

"We are pleased to be working with New England Expedition principals Gene Beaudoin and Barry Feldman, Jones Lang LaSalle, Martini Northern and the town of Scarborough on this exciting project," said Kevin London, Fairchild's senior vice president, human resources and administration.

"We deliver semiconductors that make electronic devices more energy efficient, so moving to a LEED certified building is very important to us. The entire Gateway project has become a great new destination in southern Maine, and we look forward to being a part of it."

The building will be adjacent to Haigis Parkway, across from New England Expedition's Gateway Shoppes which opened in May, and includes anchor Cabela's as well as a variety of other retail stores and restaurants. It will house 350 Fairchild employees. Occupancy is scheduled for October 2009. Fairchild will continue its manufacturing operation at the South Portland location. This facility employs two-thirds of Fairchild's Maine workforce.

The first building on the Gateway Sq. property, a Kindercare daycare center, began construction in mid-Sept. Beaudoin noted that there is significant interest among large office tenants. "In fact, if all of the tenants we are talking to actually sign up we would be oversubscribed, which is one of the reasons we are looking at other property along Haigis Parkway."

"The huge success of the Cabela's at the Gateway Shoppes has made leasing in both projects much easier," said Feldman. "This is especially gratifying in the challenging retail environment we find ourselves in today."

According to Jones Lang LaSalle managing director Brooks Murphy, "Fairchild Semiconductor is a true leader in the movement to reduce energy consumption. This new facility will not only further their effort to reduce their carbon footprint, but also provide a productive, enjoyable environment for their employees and customers. We're thrilled to be part of this important project and associated with this progressive client."

Working with Brooks on the transaction is Joel Schur of Jones Lang LaSalle's project and

development services team as well as Greg Zais of Jones Lang LaSalle's corporate solutions team. The project architect is GouldEvans & IA Architects.

Martini Northern is construction manager for the project. President Peter Middleton said, "We are very pleased to have been selected by Fairchild and the development team to construct this corporate facility. We have been very active in other Maine projects and look forward to working with this exceptional team."

Fairchild Semiconductor is a global leader delivering energy-efficient power analog and power discrete solutions. Fairchild is the power franchise, providing leading edge silicon and packaging technologies, manufacturing strength and system expertise for consumer, communications, industrial, portable, computing and automotive systems. An application-driven, solution-based semiconductor supplier, Fairchild provides online design tools and design centers worldwide as part of its comprehensive Global Power Resources.

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