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U.S. Green Building Council Recognizes Westlake/Terry Building for Sustainable Excellence

SEATTLE — February 25, 2008 — Characterized by its innovative environmental and sustainable features, the Westlake/Terry Building in South Lake Union now represents Seattle's first private sector new construction office building to earn prestigious LEED (Leadership in Energy and Environmental Design) Gold Core & Shell certification from the U.S. Green Building Council.

Co-owned by Vulcan Inc. and Group Health Cooperative, the Westlake/Terry Building was designed and constructed from the ground up using sustainable development practices. As a LEED Gold-certified project, the Westlake/Terry Building exemplifies sustainable innovations that promote energy efficiency, indoor environmental quality, water savings and eco-friendly materials selection as part of a healthy work environment.

"For years, Seattle has been at the forefront of embracing sustainable development in every sector of the building industry, and the Westlake/Terry Building is another great example of how the city is truly setting the bar for green building on a national scale," said Rick Fedrizzi, President, CEO, Founding Chair, U.S. Green Building Council. "Achieving LEED certification is an impressive accomplishment limited to only those projects that meet stringent sustainability requirements, and I'm pleased to recognize the Westlake/Terry Building among this elite group of industry trailblazers."

Designed by Callison, the 318,000-square-foot, two-building complex in South Lake Union opened in August 2007 and serves as Group Health's new headquarters, housing nearly 700 administrative staff. As the anchor tenant, Group Health occupies 149,000 square feet of the Westlake/Terry Building, which spans a full city block bordered by Westlake Avenue North, Terry Avenue North, Harrison Street and Thomas Street in the heart of South Lake Union along the Seattle Streetcar line. Microsoft is also leasing approximately 126,000 square feet of office space in the development, with about 400 Microsoft employees expected to move into the building by March 2008.

"The LEED Gold certification of this building represents an important milestone in Vulcan's efforts to create a truly vibrant and sustainable neighborhood in South Lake Union, and the building's success also validates the business case for sustainable developments," said Ada M. Healey, vice president of real estate at Vulcan Inc. "As a state-of-the-art sustainable, transit-oriented development, the Westlake/Terry Building is not only enhancing the quality of life for its tenants but also adding lasting value to the greater community."

The Westlake/Terry Building also features 43,000 square feet of street-level retail that provide additional amenities for the neighborhood's growing number of employees and residents. Project retailers include Rain Fitness, Starbucks, Portage Bay Café, Great Northwest Soup Company and Group Health Credit Union. Callison is the architect of the project, and GLY is the general contractor.

Examples of the Westlake/Terry Building's sustainable features include:

- Unparalleled proximity to public transit – bordered along three sides by the Seattle Streetcar line
- Shower facilities and bike storage rooms to encourage alternative transit
- Over 84 percent of demolition and 95 percent of new construction waste was recycled
- More natural daylight than traditional office buildings
- Non-ozone-depleting HVAC system to protect local eco-system
- Water system designed to reduce potable water use by more than 40 percent
- Native, drought-resistant landscaping
- Reflective roofing material to decrease “urban heat” output
- High performance building envelope and building systems expected to reduce energy costs by at least 30 percent
- Use of local building materials helped reduce energy consumption and pollution associated with transportation
- Utilizes an innovative energy model that combines the resources of both Seattle City Light and Puget Sound Energy

“The Westlake/Terry Building exemplifies the benefits of mixed-use design for urban revitalization and sustainable development,” said Callison Principal, Michael Scott, LEED AP.

A cornerstone of Vulcan's South Lake Union redevelopment efforts is to foster an entire neighborhood that embraces sustainability on all fronts – from buildings and parks to public transportation and green streetscapes. As one of the first developers to spearhead several green initiatives in the greater Seattle area, Vulcan is creating a new model for sustainability by demonstrating that green development can be cost-effective and positively impact the community.

Vulcan is working with the City of Seattle to create one of the first certified green neighborhoods in the nation in South Lake Union, which is one of 238 communities in the country that has recently been accepted into the U.S. Green Building Council's LEED Neighborhood Development (ND) pilot program. The LEED ND program promotes the location and design of neighborhoods that reduce reliance on cars, provide convenient access to jobs and services by walking or public transit, and promote more efficient energy and water use.

The majority of Vulcan's projects have achieved or are expected to earn LEED certification at minimum – adhering to strict industry guidelines established by the U.S. Green Building Council that help maximize energy conservation and promote the use of recycled materials. They include Seattle's first multi-family LEED certified project (Alcyone Apartments), Seattle's first LEED Silver Core and Shell laboratory building (Seattle Biomedical Research Institute Building) and one of Seattle's first LEED certified mixed-use projects (Alley24), among others.

About Vulcan Real Estate

Vulcan Real Estate directs all real estate activities for Vulcan Inc., a Paul G. Allen company. The company's experienced, talented team of real estate professionals offers a full range of development services from site selection to build-to-suit construction. Its real estate model is based on quality, sustainable development that builds new value across the entire community. To date, Vulcan has delivered 1.7 million square feet in nine new commercial/biotech, residential and mixed-use projects in South Lake Union, bringing Vulcan's entire real estate portfolio to 2.6 million square feet. The company has nearly 2.8 million square feet currently under construction and/or planned for delivery through 2011. For more information, visit www.vulcanrealestate.com.

About the U.S. Green Building Council

The U.S. Green Building Council is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities,

government agencies, and other nonprofit organizations. Since UGSBC's founding in 1993, the Council has grown to more than 13,000 member companies and organizations, a comprehensive family of LEED® green building rating systems, an expansive educational offering, the industry's popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 72 local chapters, affiliates, and organizing groups. For more information, visit www.usgbc.org.

About LEED®

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented rating system that awards buildings points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design. Certified, Silver, Gold, and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities. LEED for Healthcare is currently under development and is expected to be released in early 2008.

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