



SJP Properties' Eleven Times Square achieves LEED Gold certification from USGBC; Features advanced air filtration/ventilation

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Eleven Times Sq., SJP Properties' 1.1 million s/f, high-performance office and retail tower, has achieved Leadership in Energy and Environmental Design (LEED) Gold certification from the U.S. Green Building Council (USGBC).

From its advanced air filtration system that optimizes indoor air quality, to its efficient glass curtain wall that affords benefits in reducing heat gain, minimizing thermal loss and decreasing heating, cooling and overall utility costs, 11 Times Sq. features the latest green technology incorporated into every aspect of its design, delivering an office and retail environment that maximizes operational efficiency and health benefits for tenants.

In order to achieve LEED certification, SJP had to meet the industry's highest standards for the use of sustainable and renewable resources, minimizing environmental waste and pollution, optimizing indoor air quality, and seeking to reduce or eliminate contact with toxic or hazardous conditions.

One of the most important features for tenants is the incorporation of advanced air filtration and ventilation technology. This technology brings in air 600 feet above street level, which is then filtered 30% above standards set by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) to allow personnel to breathe cleaner air.

The site of 11 Times Sq. was purchased by SJP in a joint venture with long-time investment partner Prudential Real Estate Investors.

In 2010, the global law firm of Proskauer LLP signed an office lease for more than 400,000 s/f at the building, resulting in 11 Times Sq. being 40% leased prior to completion. Proskauer is taking occupancy of floors 17 to 30 within the building in January 2011.

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