



Mack-Cali's 125 Broad Street achieves LEED Silver

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According to Mack-Cali Realty Corp., 125 Broad St. has been awarded Leadership in Energy & Environmental Design - Existing Buildings: Operation & Maintenance (LEED-EB:OM) Silver certification from the U.S. Green Building Council (USGBC). To date, 125 Broad St. is one of the only downtown office buildings that has achieved LEED Silver certification.

The LEED-EB:OM certification recognizes maximized operational efficiency with minimized environmental impact. It addresses cleaning and maintenance issues - including chemical use - recycling programs, exterior maintenance programs, and system upgrades. It is the only LEED rating system under which projects can demonstrate actual energy efficiency and sustainable operations performance metrics.

Highlights of 125 Broad St.'s sustainability achievements include:

- * Energy Star designation, which places the building in the top 15% of similar buildings in terms of energy efficiency
- * Implementation of an enhanced metering program, which helps to maintain optimum design efficiencies in the total expected annual energy consumption for the building
- * Recycling efforts resulting in an over 50% diversion rate of recyclables from landfill of ongoing consumable waste and a 100% diversion rate of the durables entering the waste stream
- * Implementation of an extensive green cleaning program
- * Plumbing fixture upgrades
- * Use of high efficiency air filters, resulting in enhanced indoor air quality

CodeGreen provided consulting services on the project.

Mitchell Hersh, Mack-Cali president and chief executive officer, said, "We are very proud to have achieved this important designation at 125 Broad St., which enhances the institutional quality of this class A building. Today, businesses and government agencies are more environmentally conscious and are looking specifically for office properties that are energy efficient and more sustainable, with a goal of reducing their overall carbon footprint."

Mack-Cali Realty Corp. is a fully integrated, self-administered, self-managed real estate investment trust (REIT) providing management, leasing, development, construction and other tenant-related services for its class A real estate portfolio. Mack-Cali owns or has interests in 278 properties, primarily office and office/flex buildings located in the Northeast, totaling approximately 32.4 million s/f. The properties enable the company to provide a full complement of real estate opportunities to its diverse base of over 2,000 tenants.

Additional information on Mack-Cali Realty Corporation is available on the Company's website at www.mack-cali.com.