



Iskalo Development completes \$15m project at 2410 North Forest

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Iskalo Development Corp. has completed 2410 North Forest, the company's newly constructed Leadership in Energy and Environmental Design (LEED) registered, class A office building located on North Forest Rd. According to Iskalo Development, the anchor tenant, HoganWillig Attorneys at Law, has taken occupancy of the entire third floor.

Located at the entrance to the University at Buffalo North Campus, the three-story, 80,000 s/f building is one of the first multi-tenant LEED registered buildings in WNY, providing an ideal opportunity for companies that lease space to participate in the LEED program. The project cost was \$15 million. Iskalo Development used its own in-house architecture and construction departments for the project.

"We're excited to see the completion of 2410 North Forest and to welcome our first tenant to the building," said Paul Iskalo, president and CEO, Iskalo Development. "2410 represents a significant planning effort on our part and reinforces our belief that office space should be viewed as a 'tool' for business and not just a place to house one. 2410 North Forest will be of interest to those progressive businesses that understand that the quality of their corporate facilities play a critical role in maximizing the productivity of their employees."

A recent landmark study completed by the University of San Diego and commercial real estate broker, CBRE, revealed that "green" buildings like 2410 North Forest increase employee productivity while decreasing turnover and absenteeism. Additional case studies have shown examples of companies in green buildings achieving increases in productivity as high as 16%, with each 1% gain in productivity equating to about \$3 per s/f savings in occupancy costs over traditional buildings. The financial benefits from reduced absenteeism and turnover, as well as increased productivity, substantially outweigh all other fiscal considerations.

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