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## WHERE CAN LEED® GOLD CERTIFICATION TAKE YOUR BUSINESS?

The Pinnacle at Symphony Place creates a healthy, invigorating work environment by design. LEED Gold certification was achieved through careful planning and attention to detail throughout the design and construction process. Now, those moving into The Pinnacle are taking the lead in ongoing environmental sustainability.

The focal point for The Pinnacle's green features is a beautiful, one-acre expanse of green vegetation seven floors up. This green roof, designed by the award-winning landscape architecture firm, Hawkins Partners, sits atop the parking garage and provides a lush expanse of nature for use by The Pinnacle's tenants, their employees and guests. The roof terrace garden can seat up to 300 for an out-of-doors event, and a custom made tented enclosure is available for special events.

In order to receive LEED Gold certification, The Pinnacle had to meet a suite of standards for environmentally sustainable construction. In addition, The Pinnacle achieves significant local and global environmental benefits by protecting air quality, water quality, and promoting overall biodiversity and ecosystem health.

### POINTS OF DISTINCTION FOR THE PINNACLE'S LEED CERTIFICATION

- Irrigation water demand is reduced 50%+ through a combination of native and adaptive plants and a high efficiency irrigation system.
- Low-flow toilets and bathroom faucets use 30% less water than a building with standard fixtures.
- The purchase of Green-e Certified Renewable Energy Certificates offsets 35% of the core and shell building's annual electricity consumption for two years. Certificates also help fund renewable energy sources that reduce the air pollution impacts of electricity generation.
- The Pinnacle's operating expenses are among the lowest in the area. Significant building efficiencies and on-site management ensure the building runs at peak performance.
- The use of Low-Emission and Fuel-Efficient Vehicles is encouraged by charging a reduced parking rate for these vehicles.
- Outfitted with equipment to measure and record the building's energy use over time, The Pinnacle will continue measuring and verifying performance as an ongoing operational effort to help optimize energy consumption.
- Air quality is better due to low-emitting materials with reduced, or zero, harmful chemical content. The use of paints, adhesives, and carpets with low levels of volatile organic compounds (VOCs) reduces indoor air contamination and ozone pollution, and helps sustain occupant comfort and well-being.
- Modifying the construction process at The Pinnacle helped reduce indoor air quality problems associated with traditional construction.
- The design maximizes day-lighting, with 90%+ of regularly occupied areas having direct access to views of the outdoors, increasing occupant comfort and productivity.



- 90%+ of construction waste generated on-site was recycled, diverting more than 2,948 tons of debris from the landfill.
- Construction materials were selected with the intent of reducing the amount of virgin raw materials used.
- 20%+ of the building's materials contain recycled content and were extracted, processed and manufactured within a 500-mile radius.
- Over 80% of the wood products used in the building are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria. The FSC-certified wood products guarantee that the wood purchased comes from forestlands that are managed in a manner that is environmentally and socially responsible.
- The strategic location of The Pinnacle enables the use of the public transportation network and urban infrastructure, which helps reduce pollution and land development impacts from automobile use.
- The walk score of The Pinnacle's live/work/play neighborhood is 97.
- The Pinnacle was constructed on a Brownfield site that was fully remediated and inspected to verify that no hazardous materials remained on site. This process of rehabilitating a contaminated site helps to reduce the pressure on undeveloped land.
- The building uses a combination of green roofing and highly reflective roofing to reduce the heat island effect, which is the thermal gradient between developed and undeveloped areas.
- To further reduce roof temperatures and the heat island effect, 100% of the parking on site is placed under cover and uses low-emitting high-albedo pavers.
- The implementation of a green cleaning program reduces the quantity and toxicity of products used in cleaning. The Pinnacle uses products certified by Green Seal or Environmental Choice standards in order to sizably reduce or eliminate the amount of potentially hazardous cleaning substances introduced into the building.

