



Leadership in Sustainable Development

As a participant in the Leadership in Energy and Environmental Design—LEED®—Green Building Rating System of the U.S. Green Building Council, Liberty's developments have earned awards for environmental sensitivity and achieved solid economic returns not only in the development phase but throughout the operating phase to benefit the tenants that inhabit these spaces. In energy savings alone, the US Green Building Council has proven that a LEED certified building saves 25% over traditional building operations; LEED Silver earns 35% savings and LEED Gold and Platinum earn as much as 45% savings.

Liberty currently has 36 LEED projects completed or under construction, more than any other commercial developer in the US.

The Plaza at PPL, Allentown, PA

This 8-story, 252,000 square foot facility earned LEED Gold certification becoming a cost effective, environmentally wise and inspiring, healthy workplace for PPL's 600 employees. It received The Urban Land Institute's 2004 Award for Excellence and the American Institute of Architect's Top Ten Green Buildings Award for 2004.



*One Independence Point, Greenville, SC
LEED-EB Certified*

One Independence Point, Greenville, SC

One Independence Point was selected as one of 65 pilot projects for LEED-EB (Existing Buildings) by the U.S. Green Building Council and in 2008 became Liberty's first LEED-EB Certified project.



*Westerre IV, Richmond, VA
LEED Gold certified*

Comcast Center, Philadelphia, PA

Designed by Robert A.M. Stern Architects, Liberty developed this 58-story, 1.25 million square foot, glass enclosed headquarters for Comcast Corporation which earned LEED Gold certification in 2009 for its ground-breaking sustainable features.

One Crescent Drive, Philadelphia, PA

Designed by Robert A. M. Stern, this 4-story building has achieved LEED Platinum certification with sustainable design innovations that reduce energy use by 50% and water use by 30% over typical office buildings its size.



*One Crescent Drive, Philadelphia, PA
LEED Platinum certified*

Three Crescent Drive, Philadelphia, PA

This new, 95,000 square foot office building is designed to meet LEED Gold certification and features light harvesting techniques such as a four-story, day-lit atrium and 10-foot ceilings for expansive daylight views.

8501 East Raintree Drive, Scottsdale, AZ

This 123,000 square foot 3-story office building, developed for The Vanguard Group, is the first LEED Gold certified commercial building in Scottsdale and utilizes photovoltaic cells to generate energy and incorporates abundant daylighting techniques.





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420 Delaware Drive, Ft. Washington, PA

Working in partnership with its tenant, McNeil Consumer Healthcare, on its new 75,000 square foot office building, Liberty achieved LEED Silver certification for Core & Shell of the building and McNeil achieved LEED Silver certification for Commercial Interior.

777 Township Line Road, Yardley, PA

This redevelopment salvaged an existing manufacturing facility, turning it into a modern, 110,000 square foot office development enabling it to achieve LEED Silver certification.

3701 Corporate Parkway, Center Valley, PA

This new 75,000 square foot office building earned LEED Silver certification under the LEED Core & Shell Pilot Rating System and is also registered under the LEED Fundamental Building Systems Commissioning designation to ensure that sustainable design systems are operating at maximum efficiency one year after move-in date.

Liberty IV at Park Place, Milwaukee, WI

A 30,000 square foot build-to-suit for the GSA-Department of Defense achieved LEED certification by reducing potable water use by 50% and recycling over 75% of construction waste among many other sustainable design features.

245 South Executive Drive, Brookfield, WI

Converting 10,000 square feet of two-story covered parking into additional office space resulted in a new 3-story, 65,000 square feet office building which earned LEED Silver certification.

330 Fellowship Drive, Mt. Laurel, NJ

Replacing an antiquated building, this 108,000 square foot office development achieved LEED Gold Core and Shell certification for responsible redevelopment and for incorporating "smart" open green space in the design.

Butler Plaza III, Jacksonville, FL

This four-story, 80,000 square foot office building earned LEED Gold certification by including such high-performance features as waterless urinals, carbon dioxide monitors and a highly reflective TPO roof membrane as well as low emission paints and carpets.

Bull Ridge Distribution Center, Greensboro, NC

This 341,000 square foot distribution center is the first speculative warehouse to be registered for LEED Core and Shell certification and the first in the nation to earn LEED Silver certification. It will reduce water consumption by 30% and by onsite recycling divert over 75% of construction waste from landfills.

4300 S. 26th Street, Philadelphia, PA

This build-to-suit for Tasty Baking Company will provide production, warehousing and distribution in a 345,500 square foot, state-of-the-art bakery facility designed to achieve LEED Silver certification when completed in late 2009.



*420 Delaware Avenue, Ft. Washington, PA
LEED Silver certified*



*8501 East Raintree Drive, Scottsdale, AZ
LEED Gold certified*



*330 Fellowship Drive, Mt. Laurel, NJ
LEED Gold certified*





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Boca Colonnade II, Boca Raton, FL

One of the first LEED registered projects in Boca Raton, this 4-story, 100,000 square foot office building earned LEED Gold certification in 2009 for its extensive water and energy saving high performance features.

JohnsonDiversey Distribution, Sturtevant, WI

A global leader in environmentally responsible cleaning products, JohnsonDiversey partnered with Liberty to develop a high performance, 550,000 square foot warehouse which is LEED Gold certified and won the national 2007 NAIOP (National Association of Industrial and Office Properties) Green Development Award.

Independence Place, Chesapeake, VA

This 75,000 square foot office building, was awarded LEED Gold certification for providing enhanced daylight views and incorporating recognized sustainable building practices including using certified renewable woods, waterless urinals, low-flow shower heads and sensor faucets, water efficient landscaping, high energy-efficient HVAC equipment, carbon dioxide monitors, a highly reflective white TPO roof membrane to enhance cooling, as well as low emission paints, carpet and adhesives.

Seven Independence Point, Greenville, SC

This 83,000 square foot, 3-story Class A office building achieved LEED Silver certification and features energy-efficient glazing, state-of-the-art telecommunications, a designated recycling room, bicycle racks, preferred parking spaces for hybrid vehicles, motion sensors for lights and low-flow water faucets and waterless urinals.

Westerre IV, Richmond, VA

A 78,000 square feet Class A office building which earned LEED Gold certification, this location encourages alternate transportation, recycling and re-use of building materials while minimizing storm water runoff and water use through extensive native landscaping.

Liberty Three, Chesapeake, VA,

Liberty Three earned LEED Silver certification and features energy-efficient glazing, waterless urinals, a designated recycling room, bicycle racks and preferred parking spaces for hybrid vehicles.

Liberty at Hunters Green II, Building 1, Hagerstown, MD

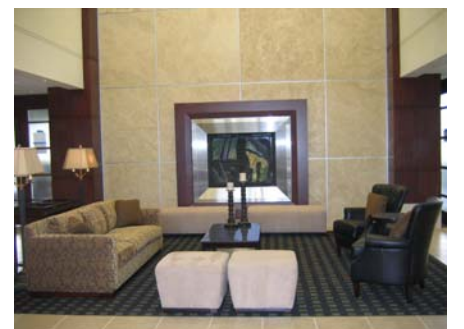
This 616,000 square foot, Class A bulk distribution facility is part of a 143-acre, 1.7 million square foot distribution center, Hunters Green II. It earned LEED Silver certification for its many green features which include native plantings that require no irrigation; high efficiency water conserving toilets, sinks and shower fixtures to reduce water consumption by over 30%; a construction waste management program diverting 75% of construction waste from landfills and choosing paints, sealants, coatings and carpeting that reduce the indoor air contaminants that are harmful to its occupants.



*Boca Colonnade II, Boca Raton, FL
LEED Gold certified*



*JohnsonDiversey Distribution, Sturtevant, WI
LEED Gold certified*



*3701 Corporate Parkway, Center Valley, PA
LEED Silver certified*





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Fallbrook Distribution Center, Houston, TX

A state-of-the-art 533,600 square foot warehouse offering cross-dock loading, 32' clear height, 53' wide column spacing and 180' truck courts which will pursue LEED certification with high performance features such as a highly reflective white TPO room membrane, low emission paints, carpets and adhesives, CO2 monitors and an ongoing green cleaning program.

1129 N. 20th Street NW, Washington, DC

Updating this existing building in downtown Washington to LEED standards and adding two, light-filled floors and an atrium is targeting this exciting renovation for LEED Gold certification.

PHH Mortgage, Jacksonville, FL

This 150,000 square foot build-to-suit office building for PHH Mortgage earned LEED certification. The building includes a white TPO roofing system to reduce cooling loads in a climate where cooling is critical.

Liberty Corporate Preserve I, Oak Creek, WI

This 44,000 square foot, Class A, single story office building featuring 11' ceilings for generous daylighting capacity and water efficient operations reducing consumption by 50% achieved LEED Silver Certification.

Liberty Corporate Preserve II, Oak Creek, WI

This 68,500 square foot speculative office/warehouse space earned LEED Silver certification for incorporating a highly efficient building envelope, abundant windows for natural daylight throughout and a reflective white TPO roof membrane all of which reduce energy consumption.

900 Bilter Road, Liberty Business Center 4, Aurora, IL

This 463,600 square foot building is the largest LEED registered speculative industrial building under construction in the Chicago market and is designed to gain LEED Gold Core and Shell certification.

Maitland Summit III, Orlando, FL

This 211,000 square foot, seven-story Class A office building is designed to achieve LEED Gold certification with green features that include abundant daylighting from higher ceilings and larger high performance, low e windows, water savings from installing waterless urinals and low flow faucets and reduced energy costs by introducing heat wheel, or Energy Recovery Ventilation, technology to its HVAC system which provides a way of recovering air conditioning energy in the Summer and heating energy in the Winter.

180 S. Warner Road, Wayne, PA

This unique, 75,000 square foot office build-to-suit for U.S. Liability Insurance Group will have a two-story, regulation size basketball court with a vegetative roof adjacent to the core three-story office space to encourage a healthy lifestyle for its employees.



*Liberty III, Chesapeake, VA
LEED Silver certified*



*Comcast Center, Philadelphia, PA
LEED Gold certified*



*Bull Ridge Distribution Center, Greensboro, NC
LEED Silver certified*





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Central Green 9, Houston, TX

This 64,000 square foot industrial building achieved LEED Silver certification by not only including numerous environmentally sensitive and high-performance features but also maintaining the building with a green cleaning program using environmentally friendly cleaning solutions.

7625 Smetana Lane, "Lake Smetana," Eden Prairie, MN

This 56,000 square foot office building was on a unique site with beautiful views of Lake Smetana and, before it was completed, was chosen as the headquarters for Compellent Technologies. It earned LEED Gold certification by including sustainable features such as native, low/no irrigation plantings, state-of-the-art HVAC systems and motion sensors on lights and water faucets.

8451 Willard Drive, Breinigsville, PA

This 920,400 square foot warehouse is the first LEED registered industrial building in the Lehigh Valley. Its sustainable design achieved LEED Silver certification by diverting 83% of all construction waste generated from landfills, using T-5 lighting which saves up to 30% in energy use, solar hot water for the shipping/receiving office and installing a reflective roof to reduce heat island effect.

4631 Woodland Corporate Boulevard, Tampa, FL

This 3-story, 90,000 square foot office building achieved LEED Gold certification for innovative design that improves water conservation, indoor air quality and tenant exposure to natural light. It also addresses recycling of building materials-concrete, glass, gypsum from dry wall-during the construction process. Native plants and turf that require little or no watering are used instead of customary commercial landscaping that requires continuous watering.

151 South Warner Road, Wayne, PA

This 88,000 square foot Class A office building is registered for LEED Silver certification and is an excellent example of reusing an existing site rather than converting new ground for development. Its many green features include extensive recycling of construction waste diverting it from landfills; energy efficiencies achieved through a high performance, glass envelope; a white, reflective roof insulated to minimize heat loss in Winter and air conditioning demand in Summer; water efficiencies achieved through waterless urinals and no irrigation plantings; providing showers and locker rooms to encourage healthy lifestyles and alternative commuting for its occupants.

3100 SW 145th Avenue, Miramar, FL

This 104,500 square foot Class A office building is designed to achieve LEED Silver certification by incorporating state-of-the-art technology to offer exceptional air quality and abundant natural light while limiting resource consumption and lowering operating costs.



*Central Green 9, Houston, TX
LEED Silver certified*



*Lake Smetana, Eden Prairie, MN
LEED Gold certified*



*4631 Woodland Corporate Boulevard, Tampa, FL
LEED Gold certified*

