

NAIOP Sustainable Development Committee

Sustainable Feature

The inaugural *Sustainable Feature* chosen is **American Nevada Company's (ANC) Corporate Center VI** recently recognized at the 13th annual Spotlight Awards. The 134,400 square foot four-story Class A office building was designed by TKC Design PC and constructed by The Korte Company including the complete interiors.

Corporate Center VI is located at 2360 Corporate Circle in the prestigious 90-acre Green Valley Corporate Center at I-215 and Green Valley Parkway in Henderson. In addition to its many environmentally friendly elements, the building includes a dramatic two-story atrium at the main entry with a clear glass curtain wall, an on-site storage area and an attached parking structure that will provide 80% covered parking to the building. It is the first building in the state of Nevada to achieve a LEED Gold certification for core and shell construction.

Greenspun Media Group (a subsidiary of The Greenspun Corporation), has leased 60,000 square feet of tenant space in the Corporate Center VI building and received a Leadership in Energy and Environmental Design (LEED) Commercial Interiors (CI) Silver certification from the US Green Building Council (USGBC) for its use of sustainable materials in its interior design. It is also the first building in Nevada certified by LEED for Commercial Interiors Silver level and the first CI in Nevada certified to any level.

Construction of the building utilized more than 33% of recycled content, and more than 80% of construction waste was recycled. "We could not be happier that the newest building in our portfolio is among a very short list of projects in our state to achieve this high rating" said Bruce Deifik, president and chief operating officer of The Greenspun Corporation, and president and chief executive officer of American Nevada Company, the developer of the building. "Our commitment to develop commercial products, as well as residential master-planned communities in a responsible, environmentally-friendly manner has not wavered, and with the Gold rating of our new building, we have raised the bar not only for ourselves, but for other developers in the valley, as well".

The building's solar photovoltaic panels on the parking garage roof generate enough electricity to illuminate the lights in the parking garage. Additionally, American Nevada Company has purchased green E-certified energy credits for the building which helps reduce dependency on fossil fuels, promotes clean air and fights global climate change.

Water and energy efficiency measures in place include the building's landscaping which requires 94% less water due to an efficient drip irrigation system, and the use of drought tolerant plants that require less water. The restrooms use 43% less water due to low-flow fixtures and faucets. These strategies will save approximately 1,474,000 gallons of water a year. On the roof of the building and parking garage, the 'heat island effect' reflects sunlight, rather than absorbing it. In all, the building is expected to use almost 17% less energy than a typical new code compliant building.

The Corporate Center VI interior was also constructed using specialized materials including low-emitting adhesives, sealants, paints and carpet systems. The interior provides a warm, welcoming and tranquil environment for all tenants and visitors to utilize and enjoy. The center is an outstanding example of how sustainable development, architecture and environmental responsibility can work in harmony to produce a truly unique and environmentally sound building.

Leasing information for American Nevada's commercial properties can be obtained by calling Charles Van Geel, vice president of commercial leasing, at 702-458-8855.

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