



RIVERVIEW REALTY PARTNERS

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Riverview Realty Partners' 411 East Wisconsin Attains U.S. Green Building Council's Prestigious LEED®-EB O&M Gold Certification

*-First and only multi-tenant office in Milwaukee Central Business District to achieve designation-
-Largest LEED Gold certified building in the city-*

MILWAUKEE, Wis. – December 14, 2015 – Riverview Realty Partners announced today that 411 East Wisconsin, a 30-story, Class A commercial office building, received the U.S. Green Building Council's (USGBC) LEED® Gold certification for Existing Buildings (EB) Operations and Maintenance (O&M). Built in 1985, 411 East Wisconsin is not only the first and only multi-tenant office building in the Milwaukee Central Business District to receive the LEED EB O&M Gold certification, but it is also the largest LEED Gold certified building in metropolitan Milwaukee.

LEED, or Leadership in Energy and Environmental Design, is USGBC's leading rating system for designing, constructing and operating the world's greenest, most energy efficient and high-performing buildings, homes and communities. To achieve the LEED-EB O&M designation, buildings are evaluated based on implemented practical and measurable strategies to improve energy savings, water efficiency, carbon dioxide (CO₂) emissions reduction, indoor environmental quality, stewardship of resources and sensitivity to their impacts, and occupant engagement.

“The value of embracing environmentally sustainable practices at office buildings is becoming increasingly critical to attracting and retaining quality tenants,” said CEO of Riverview Realty Partners, Jeff Patterson. “As the first and only multi-tenant office building in downtown Milwaukee to achieve this respected LEED Gold certification, 411 East Wisconsin is proving its commitment to creating a sustainable, efficient building environment for its current and future tenants. We're honored to be recognized by USGBC and thrilled to be a sustainability leader in downtown Milwaukee.”

As part of achieving LEED Gold certification, Riverview Realty Partners introduced a comprehensive sustainability plan at 411 East Wisconsin which included the following core elements:

- Incorporating state-of-the-art, energy efficient LED lighting systems with occupancy sensors throughout the building, Energy Star-rated plumbing fixtures, high efficiency building chillers and an overarching Building Automation System to curb energy consumption. Through these initiatives, the building has saved 4.3 metric tons of carbon dioxide in three months, the equivalent of driving 10,204 miles.
- Instituting two new protocols – a Shipping and Receiving Protocol and Painting Protocol – to decrease hazardous emissions from shipping and receiving vehicles at the loading dock and from paint utilized at the facility to bolster the building's overall indoor air quality.
- Establishing new waste management and recycling policies, which diverted more than 400,000 pounds of waste from the landfill in just three months (June – August 2015).

In addition to implementing new sustainability initiatives, 411 East Wisconsin encourages tenants to participate in its building-wide recycling program and promotes the use of public transportation, carpooling or bicycling as means of transportation, helping to reduce auto emission and traffic congestion in downtown Milwaukee.

These changes will not only make Wisconsin's fifth tallest building, 411 East Wisconsin, more environmentally sustainable, they will also decrease operating costs through increased building efficiencies.

"After acquiring 411 East Wisconsin, we put into place a multimillion dollar renovation plan to modernize the building's systems and amenities. Focusing on sustainability was a logical and critical component of that process," continued Patterson. "By utilizing state-of-the-art technologies and operating techniques, our tenants are working in a comfortable, healthy and green environment that is wholly focused on contributing to their success."

Because of its focus on energy efficiency and superior sustainability efforts, 411 East Wisconsin has also received the U.S. Environmental Protection Agency's ENERGY STAR certification with a score of 91, meaning that the building is more efficient than 91 percent of all other buildings in its class. The certification commends buildings and plants across the United States for meeting high energy performance standards.

Riverview Realty Partners' efforts to implement green building operations, as well as its ongoing \$15 million renovation plan to modernize and enrich 411 East Wisconsin's common areas and building systems position the building as a strong competitor among the top Class A buildings in the heart of downtown Milwaukee. A modernized lobby, state-of-the-art conference rooms, expansion of the 35,000 square foot Wisconsin Athletic Club, new elevators and HVAC systems, as well as the upgraded adjacent parking structures will further contribute to the goal of meeting the needs of current and future tenants for many years.

At more than 654,000 square feet, 411 East Wisconsin stands 408 feet above the ground and encompasses over a full city block. Its tenants include many of Milwaukee's leading firms and "Best Places to Work," including Quarles & Brady LLP, von Briesen, Northwestern Mutual, Morgan Stanley, Wisconsin Athletic Club, PNC Bank and others. For more information about leasing space at 411 East Wisconsin, please contact Matt Hunter at (414) 274-1615 or matt.hunter@cbre.com, or Jim Cavanaugh at (414) 274-1629 or jim.cavanaugh@cbre.com.

About Riverview Realty Partners

Riverview Realty Partners is a fully integrated real estate operating and development company, providing its own asset management, property management, leasing, marketing and development functions. The company is a wholly-owned affiliate of Five Mile Capital Partners LLC ("Five Mile"), a Connecticut-based commercial real estate and alternative investment firm. The company currently owns one office property containing 167,756 net rentable square feet and a joint venture interest in the 52-story AMA Plaza office building in Chicago, Illinois, comprising approximately 1.14 million net rentable square feet. The company leases and manages its properties, and also oversees (i) the asset management, leasing and management of various other properties for affiliates of Five Mile, including a portfolio of five properties containing 648,757 rentable square feet in the Cleveland, Ohio metropolitan area, a 30-story office tower containing 654,000 rentable square feet in Milwaukee, Wisconsin and a 20-story office tower containing 439,645 rentable square feet in Houston, Texas, and (ii) the asset management and property management of a 32-story office tower in Atlanta, Georgia containing 625,424 rentable square feet. The company manages and operates a total of over 3.6 million rentable square feet. For more information about Riverview Realty Partners, contact the company's Chicago headquarters at 312-917-1300, or visit its website at www.rrpchicago.com.