

Mark IV Capital, Inc.
PRESS RELEASE

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FOR IMMEDIATE RELEASE

Mark IV Capital Headquarters Achieves LEED Platinum Certification

Newport Beach, CA – (December 18, 2017) – With countless office buildings lining the streets of the John Wayne Airport, one real estate firm, Mark IV Capital, Inc., has distinguished itself through its recent designation of LEED certified Platinum for its headquarters building in Newport Beach, California. Mark IV Capital’s building is one of only two privately owned LEED certified Platinum commercial office buildings in all of Orange County.

It was Mark IV Capital’s long-term vision and commitment to a sustainable high-performance, energy efficient building design that resulted in Mark IV’s ability to reach LEED Platinum. The building includes many green features including an energy efficient shell with rooftop solar panels, high-performance glazing, low emission building materials, water friendly landscaping and a custom-made building automation and energy management control system.

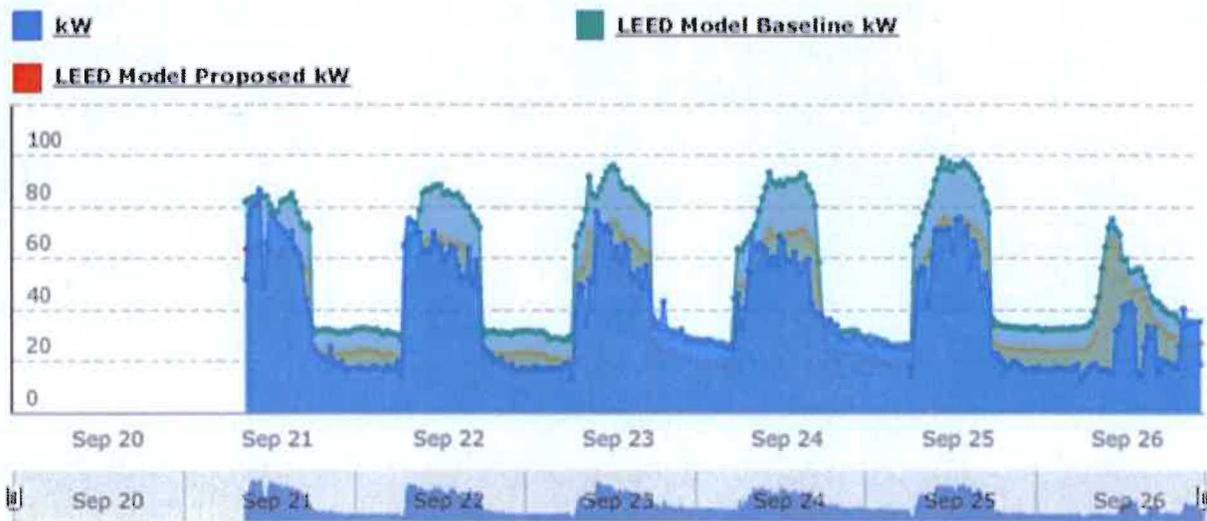
Upon receiving LEED Platinum level certification, Mark IV Capital’s Chief Executive Officer and President, Paul Cate, stated, “We are proud of our LEED Platinum level certified facility that was built for us and of our ability as an organization to live out our sustainability goal of building for quality and the long term. This “green structure” project coupled with ongoing sustainable facility management, creates a model of high-performance building, making a positive impact on the environment and supporting our fiscal responsibility.”

The two-story, 20,389 SF office building houses employees not only for Mark IV Capital, but also for TIAA-Cref (Wealth Management) and Chronos (Title Company). Mark IV Capital continued the green building ethic by incorporating high-performance interior elements such as energy efficient LED lighting, water saving plumbing fixtures and low-emitting finishes including low VOC paints, adhesives, flooring, composite wood products and furniture systems. The building also includes an operable window system to ensure the healthiest indoor environment possible for their employees and tenants. The team adhered to a strong Indoor Air Quality Management Plan throughout the construction process to keep contaminants out of the building and

enhance indoor air quality immediately upon occupancy. On the roof Mark IV Capital added a 20-kW rated photovoltaic system that boosted the project from LEED Gold to LEED Platinum level certification.

Energy efficiency is paramount for the facility, which utilizes a customized building automation and energy management system, operable windows, LED technology, and the integrated photovoltaic system. Combined onsite generation and natural ventilation technologies enabled the project to meet and exceed set energy targets by greater than 50% of the baseline projections. Through the implementation of these many high-performance building strategies, Mark IV Capital is able to provide substantial savings on their operating and maintenance costs throughout the life of the facility.

Verified through persistent commissioning and strategic energy metering, Mark IV Capital demonstrates their site far exceeds set energy goals in pursuit of Platinum. As shown below, LEED energy model results are compared in real time against actual energy performance to ensure high performance over the life of the facility.



Mr. Cate added “Upon achieving LEED Platinum level certification, Mark IV Capital and its tenants will enjoy both a sustainable business operation and a positive employee experience. This demonstrates their position as a forward-thinking, industry-leading organization. The employees and management of both will benefit from working in a LEED Platinum certified facility for years to come.”

About Green Mark IV Capital, Inc.

Mark IV Capital, Inc. is a privately held real estate firm founded in 1974. The company acquires, invests in, develops and manages commercial projects utilizing a long-term approach to deploy capital in markets where existing drivers will propel future value. Headquartered in Newport Beach, Calif., with offices in Arizona, Colorado, Nevada, Texas, and Northern California as well, Mark IV Capital's vision is to be a world class provider of working environments for businesses. For additional information, please visit www.MarkIV.com or call 949-509-1444.

Architect

Ware-Malcomb

Contractor

Driver SPG

Commissioning and Energy Management Consultant

Altura Associates