PARADISO MEDICAL OFFICE

Scottsdale, AZ

Paradiso is a two-story 58,459 SF multi-tenant medical office building located in Scottsdale, AZ. The building was purchased by Mark IV Capital in 2009 and since that time has undergone a complete architectural renovation. Sustainable strategies that have been implemented include replacement of the cooling tower, new climate appropriate desert landscaping, re-roofing using highly reflective roofing material, and redesign of the ventilation system to deliver more outside air to occupants. All materials and products used at Paradiso are low-emitting to improve the air quality for building occupants and building staff. Building management has committed to Green Cleaning and Recycling Programs, as well as sustainable purchasing policies for on-going consumables and low-mercury lamps. The management team also invested in retro-commissioning of the building in 2010 and 2015.

BUILDING OWNER	LEED CONSULTANT	PROPERTY MANAGER
MARK IV CAPITAL	GREEN IDEAS	ACM

SUSTAINABLE STRATEGIES

- High-performance, reflective roofing system mitigates the Urban Heat Island Effect
- Green Cleaning Program minimizes occupants' exposure to toxic chemicals and airborne particles
- Enhanced HVAC system reduces environmental and economic impacts of excessive energy use
- Low-flow plumbing fixtures reduce domestic water use
- 100% of office spaces receive daylighting
- Green Building Education Program educates the community about sustainable features of the building

PROJECT RESULTS

LEED for Existing Buildings CERTIFIED level achieved

27% energy cost savings compared to the national average

83% reduction of potable water for irrigation

23% reduction of potable water for domestic use

54% of hardscape is shaded by trees and parking canopies

LEED Facts

LEED for Existing Buildings v2
Size: 58,459 SF
Certification Date: 3/18/16

POINTS ACHIEVED	37/110
Sustainable Sites	4/12
Water Efficiency	6/10
Energy & Atmosphere	13/30
Materials & Resources	1/14
Indoor Environmental Quality	9/19
Innovation in Operations	4/7