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CAPITAL ADVISORS

# RealCapitalMarkets

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## 440 South Church Awarded U.S. Green Building Council LEED Gold Certification

Charlotte, NC (March 12, 2010) – The U. S. Green Building Council (USGBC) recognized 440 South Church with its Leadership in Energy and Environmental Design (LEED) designation at the Gold Level.

The LEED Green Building Rating System is the nationally accepted benchmark for evaluating sustainable sites, water efficiency, energy and atmosphere efficiency, material and resource selection and indoor environmental quality.

Developed by Trinity Capital Advisors of Charlotte, N.C., 440 South Church is a 15-story, 365,000 square foot office tower that recently opened in downtown Charlotte. Home of Ally Bank and HDR Engineering, 440 South Church is the first Core and Shell building in the state of North Carolina to receive Gold certification.

“LEED Gold is a big step in our process of creating and maintaining a sustainable Class-A Office Building,” said Sherrie Chaffin, who directed the 440 South Church project for Trinity Capital. “Our project team worked hard to design and build a LEED Gold facility as well as put tools in place to monitor, measure and evaluate all of our building systems. These features will provide a quality environment for our tenants and ensure our building continues to operate at the Gold Level standard we have set today.”

A key factor in winning LEED Gold at 440 and an example of the team’s ongoing commitment to sustainability is the building’s Enhanced Energy Monitoring.

“The Enhanced Energy Monitoring system provides us with a better knowledge of how energy is used within our facility and helps us identify ways to improve efficiency, minimize waste and reduce energy consumption,” said Jay Coombs, Trinity’s Director of Technical Resources. “In one year, the Lighting Control System alone will save us the equivalent of 6.1 million household lamp hours and reduce the building’s overall carbon footprint.”

“We sought to build a building that is all about tenants, and tenants want to be in office buildings that are sustainable,” remarked Gary Chesson of Trinity Capital. “In that regard, we are delighted have been awarded the LEED Gold Certification by the USGBC.”

In addition to Trinity Capital Advisors, the 440 project team consisted of: Bovis Lend Lease, Inc. (General Contractor), Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. (Architect), Jordan & Skala Engineers, Inc. (MEP Engineers), ColeJenest & Stone, P.A. (Civil Engineers), The Epsten Group, Inc. (LEED Project Consultant), and System WorCx, PLLC (Building Commissioning Agent).

Trinity Capital, with offices in Charlotte and Raleigh-Durham, is a private real estate investment company focused on providing superior risk adjusted returns and capital appreciation to its high net worth and institutional investor partners through selective development, acquisition and redevelopment of office, industrial and mixed use real estate throughout North and South Carolina. To date, Trinity Capital has acquired, developed or is currently developing a portfolio of office, industrial and mixed use properties totaling 2,800,000 square feet with an aggregate cost of \$251 million.

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