CUSHMAN & WAKEFIELD | THALHIMER

GARRETT STREET

CHARLOTTESVILLE, VA

DEVELOPMENT CONTACTS

Alan Taylor | *Riverbend Development*
John Pritzlaff | *Cushman & Wakefield | Thalhimer*
John Bahouth | *Apex Clean Energy*
Chris Craytor | *ACAC*
Joseph Marchetti | *Hourigan*

THE PROJECT

Our mass timber building is a pioneering sustainable energy efficient home for a number of Charlottesville's most effective companies and their employees. Largest mass timber building on the East Coast of the United States. Designed by world renowned sustainability designer William McDonough + Partners of Charlottesville, VA, this building defines a new standard for commercial building.

APEX CLEAN ENERGY | HOURIGAN | RIVERBEND DEVELOPMENT | acac

POSITION IN THE MARKET

PREMIUM	BUDGET
LOCAL	GLOBAL
CUSTOM	STANDARD
SUSTAINABLE	ENERGY TRADITIONAL

PROJECT MILESTONES

Q3 2015	Q2 2016	Q2 2016	Q2 2017	Q3 2017	Q3 2017	Q4 2017	Q1 2018	Q1 2019
RFP launched	Site Selected	Apex Anchor Tenant Commitment	William McDonough + Partners Named Architect	Staengl awarded MEP contract	Nordic selected for mass timber	SunTribe awarded solar contract	FORM awarded Interior architect	Hourigan awarded GC contract

Q2 2019	Q4 2019	Q2 2020	Q1 2020	Q1 2020	Q4 2021
Northmarq Capital selected as financing broker	Funding Secured: M&T Bank	70% lease benchmark	Ground Break	Building permitted	Occupancy

WHY MASS TIMBER?

- Stores carbon in wood fiber
- 80% lighter than traditional steel / concrete
- Less energy to produce / transport
- Improved insulation: 10x better than concrete; 400x better than steel
- Fire rating higher than steel
- 20% schedule savings compared with concrete
- 90% less construction traffic
- Minimizes construction impact on communities with less noise and dust
- Savings on materials, labor and improved safety for construction workers
- Unique and desirable aesthetic

GARRETT STREET BUILDING METRICS

- 187,000 sq ft - mass timber construction
- 384 total parking spaces; 125 dedicated to ACAC
- 8 floors
- Expandable 16 e-vehicle charging stations
- Solar array: 440 roof mounted panels; 435 canopy mounted bi facial panels
- Expected to produce 364,000 kWh/year = to Apex energy needs plus 10%
- Battery backup - 3 day power
- Green sedum plaza with solar pergola
- Public rooftop amenity
- Place making retail

GARRETT STREET SUSTAINABILITY FEATURES

- 809 mt CO2 avoided greenhouse gas emissions
- 2.899 mt carbon benefit
- Timber is a renewable resource grown and harvested indefinitely
- Requires less energy to produce
- Mass timber wood sequesters carbon from the atmosphere, storing that carbon for the lifetime of the structure
- Garrett Street building mass timber creates a carbon benefit equal to the amount of energy needed to power 300 homes for a year