Washington, DC, March 26, 2012

Market Square North, located at 401 9th Street NW in Washington, DC, has earned LEED-EB Gold Certification. Market Square North is owned and managed by Boston Properties and was designed and built in 1999 by Gould Property Company and Boston Properties.

This certification recognizes that Market Square North has implemented continuous sustainability improvements and is a testament to the building’s commitment to reducing its environmental impact. Leonardo Academy was the LEED consultant supporting the successful achievement of Gold Certification.

LEED-EB Gold Certification is a prestigious rating given to existing buildings for maximizing operational efficiency and minimizing environmental impacts. Market Square North implemented many green actions to achieve Gold Certification, including:

- Implemented water efficiency measures that are expected to reduce water consumption by 1,268,665 gallons annually.
- Diverted 100% of the electronic equipment solid waste from the landfill as part of a comprehensive recycling program.
- Achieved an Energy Star Label with a rating of 85 out of a possible 100 points. Market Square North has earned the Energy Star Label for the past three years.
- Documented annual emissions reduction of 11,218 tons of CO2 equivalents through Leonardo Academy’s Cleaner & Greener® Program. This is the equivalent of removing 2,200 cars from the road annually.
- Implemented a Green Cleaning Policy mandating the use of 100% green cleaning products in the building and on the grounds.
- Developed multiple outreach efforts to educate and motivate building occupants to adopt sustainable practices.
- Documented a 44% reduction in conventional commuting trips.
- Achieved a construction debris recycling rate of 82%.
- Market Square North recycles 55% of the daily ongoing waste stream.

Jeff Garner, Director of Engineering for Boston Properties, Washington, DC Region, said, “We are very proud to achieve LEED® EB Gold Certification for Market Square North. It is one thing to build a building that meets LEED requirements – while certainly not easy – it is a very different process to update an existing building to become more sustainable and energy efficient. Fortunately, in the case of Market Square North we started from a good position as the building was designed as a very energy-efficient building, as evidenced by it’s Energy Star rating (before LEED implementation) of 85.

We were able to build on our energy base, but obtaining LEED certification also required a tremendous amount of research, investigation, implementation, improvements and
documentation, not to mention the commitment of the property team and our tenants. We are extremely proud of what we have accomplished and look forward to the continued privilege of operating the building as a LEED Gold facility."

**About Boston Properties**

Boston Properties is a fully integrated, self-administered and self-managed real estate investment trust that develops, redevelops, acquires, manages, operates and owns a diverse portfolio of Class A office space, one hotel, three residential properties and three retail properties. The company is one of the largest owners and developers of Class A office properties in the United States, concentrated in five markets – Boston, New York, Princeton, San Francisco and Washington, DC.

Market Square North is the fourth Boston Properties owned-and-managed building to receive LEED-EB O&M certification. The others are Waltham Weston Corporate Center (Silver) in Waltham, MA; 111 Huntington Avenue (Gold) in Boston, MA; and Four Embarcadero Center (Gold) in San Francisco, CA.

For more information visit the company’s web site at [http://www.bostonproperties.com](http://www.bostonproperties.com).

**About Gould Property Company**

Since 1952, Gould Property Company has quietly built a diverse real estate portfolio, as well as one of the Washington, DC’s largest parking companies. Family owned and operated since inception, the firm’s success is founded on a traditional, detailed approach to first-class development, management and investment. Gould's longstanding relationships are paramount to its success. For more than half a century, Gould has delivered value to its tenants, residents, partners and the communities it serves.

Other recent properties that Gould has developed to LEED standards include The Fitzgerald, a 275-unit apartment building (LEED Silver), and Annapolis Junction Business Park (LEED Gold). Gould has committed to develop all of its future properties to LEED Gold or Platinum.
For more information about Gould visit http://www.gouldproperty.com

About Leonardo Academy

Leonardo Academy is a charitable 501(c)(3) nonprofit organization dedicated to advancing sustainability by leveraging innovative tools and information to motivate the competitive market. Leonardo Academy works on a broad range of sustainability issues. Our programs and services include: organizational sustainability assessments and implementation; emissions footprints and reduction and offset strategies; sustainable event certification through our Cleaner and Greener® Program; LEED® assessments, implementation and certification application preparation; sustainable land management; sustainability training; and sustainability standards development.

Leonardo Academy has provided LEED for Existing Building certification consulting services for over 23 million square feet of property worldwide. For More Information about Leonardo Academy visit http://www.leonardoacademy.org/.

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