

111 SW Columbia, Suite 1380  
Portland, Oregon 97201  
(503) 223-4777  
www.melvinmark.com



**NEWS**  
January 21, 2010

**CONTACT**  
Todd Schur  
(503) 546-4535  
[tschur@melvinmark.com](mailto:tschur@melvinmark.com)

## **Investments In High Performance Building Systems Take Columbia Square Office Space To 100 Percent Occupancy**

PORTLAND, Ore. — January 19, 2010 — Columbia Square, a downtown Portland office building located at 111 SW Columbia owned and managed by Melvin Mark Companies, has achieved a rare milestone in today's office market — 100 percent occupancy.

"In today's office market, buildings that are well-managed and well-maintained are leasing well," said Jim Mark, chief executive officer. "Our investments in upgraded building systems and improved environmental sustainability provide our tenants with a healthy, comfortable place to work, which helps them be more productive and successful. More businesses looking for a high quality office environment are finding it at Columbia Square."

As the flagship property in the Melvin Mark Companies' real estate portfolio, the 30-year-old Columbia Square offers 260,000 square feet of office space. Recent lease renewals and new leases, negotiated by Melvin Mark broker Tom Becic, have absorbed the building's available space bringing the office tenant total to 27. New tenants Ticor Title and Entrix join a prestigious list of companies including Mercer-Marsh, URS Corporation, Christenson Electric and Provident Life.

Over the past ten years, Melvin Mark has invested more than \$1 million in the property's performance by upgrading systems to use energy efficiently, conserve natural resources and reduce pollution. In June 2009, Columbia Square was awarded a 4 Globes Award, the highest rating by the Green Building Initiative for achievements in green design and sustainable operations. Columbia Square is the first existing building in the nation to receive this prestigious award, and the first existing building in Portland to receive any Green Globes designation. The building has also earned ENERGY STAR® certification, which means it is 31 percent more efficient than buildings of a similar size.

Improvements at the building include a projected increased energy savings of up to 40 percent and a reduction in ozone-depleting refrigerants through the installation of a high-efficiency chiller. A strong recycling program to reduce building waste allows tenants to recycle paper, metal, glass, food waste, e-waste and construction waste. And a comprehensive Environmental Management Policy guides all areas of sustainability including energy use, water efficiency, waste and pollution reduction, and improved indoor air quality.

### **About Melvin Mark Companies**

The Melvin Mark Companies have developed, owned and managed property in Portland since 1945. They currently own or manage more than 2.8 million square feet of commercial space in the metro area, and provide a full range of commercial real estate services for landlords and tenants. The companies include Melvin Mark Brokerage

Company, Melvin Mark Development Company, Melvin Mark Properties and Melvin Mark Construction Company. Melvin Mark Brokerage Company is Oregon's only member of The CORE Network, a global alliance of commercial real estate providers with affiliations in the United States, Canada, Mexico, Asia and Europe.

###