

## PRESS RELEASE

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11/24/09, Fort Washington, PA--The Highland Office Center, owned and managed by Maguire & Partners Property Group (M&PPG), has earned the U.S. Environmental Protection Agency's (EPA's) prestigious ENERGY STAR, the national symbol for superior energy efficiency and environmental protection. Commercial buildings and industrial plants that rate in the top 25 percent in the nation for energy efficiency may qualify for the ENERGY STAR.

"This is a proud day for M&PPG," says partner Jim Watson, broker of Highland Office Center. "We are pleased to accept the EPA's ENERGY STAR in recognition of our energy efficiency efforts. Through this achievement, we have demonstrated our commitment to environmental stewardship while also lowering our energy costs and serving the needs of our tenants."

Commercial buildings that earn the ENERGY STAR use an average of 40% less energy than typical buildings and also release 35% less carbon dioxide into the atmosphere. M&PPG improved our energy performance by managing energy strategically across our entire organization and by making cost-effective improvements to our building.

To earn the ENERGY STAR, some examples of management improvements at Highland Office Center include reducing the demand factor by reprogramming automated HVAC systems to match tenant needs; replacing many occupancy light switches with timed units; and, replaced light ballasts with those reducing usage. All of these efforts are part of M&PPG's ongoing efforts to improve to the system's performance, reduce emissions, and increase efficiency at Highland Office Center.

"Whether you are running a grocery store, a school, or an office building, getting the most out of your energy dollars – while reducing your carbon footprint – just makes sense," said EPA Administrator Stephen L. Johnson.

EPA's national energy performance rating system provides a 1-100 scale that helps organizations assess how efficiently their buildings use energy relative to similar buildings nationwide. ENERGY STAR was introduced by EPA in 1992 as a voluntary, market-based partnership to reduce greenhouse gas emissions through energy efficiency. Today, the ENERGY STAR label can be found on more than 50 different kinds of products, new homes and commercial and industrial buildings. Products that have earned the ENERGY STAR designation prevent greenhouse gas emissions by meeting strict energy-efficiency specifications set by the government. In 2006, Americans, with the help of ENERGY STAR, saved about \$16 billion on their energy bills while reducing the green house gas emissions equivalent to those of 27 million vehicles.

For more information on availabilities at Highland Office Center, contact **Jim Watson at (610)668-2540 ext. 325 or email [Jim@MaguireAndPartners.com](mailto:Jim@MaguireAndPartners.com)**, or visit the Maguire & Partners Property Group website at [www.MaguireAndPartners.com](http://www.MaguireAndPartners.com).

For more information about ENERGY STAR, visit [www.energystar.gov](http://www.energystar.gov).