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February 25, 2015

Inside SV's Most Sustainable Development

The most **sustainable project to hit Silicon Valley yet** is teed up to deliver this summer at 1400 Page Mill Rd, and *Bisnow* took a walk around the development with the point man behind the family-owned project.



Hanover Page Mill Associates' **James Gaither** tells us the 87k SF project in Palo Alto's **Stanford Research Park** will set a new standard for quality and sustainability in commercial office buildings (here's James with his dad, Jim, who also is involved). James and Jim believe energy efficiency and **Net Zero Electric** are valuable building attributes in today's market, but will become essential in the future. The project is designed to meet the standards of **LEED Platinum** and Net Zero Electric from solar.

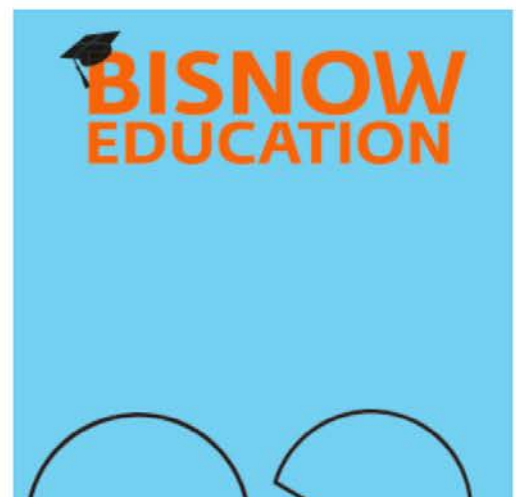


Here's an updated **pic of the construction** underway. James' grandfather, **Stanley Wells Good Jr.**, leased the land from Stanford in 1959. His mom remembers going to the job site in 1960 and 1961 to watch the original construction.



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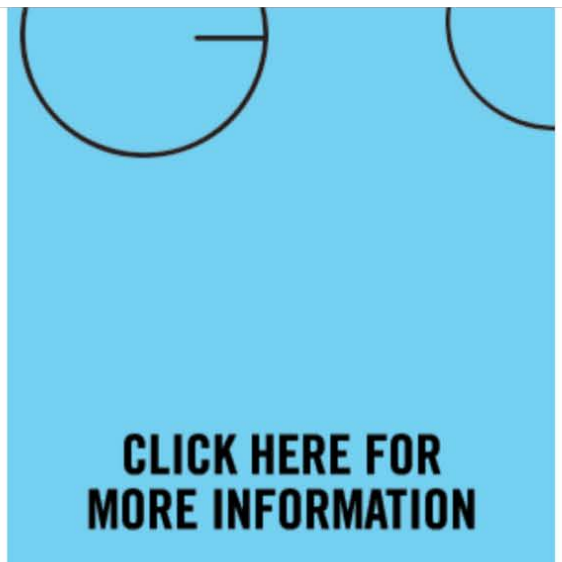


The goal is to blur the boundary between indoor and outdoor, with two courtyards and California-adapted landscaping to envelop the building. In late 2013, law firm **Morgan, Lewis & Bockius** pre-leased 60k SF inside. Delivery of the core and shell is expected by July 1, and 29k SF is still available. CBRE's **Doug Beck** and **Jim Fletcher** are marketing it. James tells us he's got nothing else in the pipeline, as this is "his baby."




The team also includes Point Energy Innovations CEO **Peter Rumsey** (right), being interviewed by EBS' **Matt Macko** at *Bisnow's* recent **Construction and Development** event (Form 4 Architecture and Devcon Construction rounded out the team). Peter says the Page Mill Road project is a preview of what the norm will be come 2030, when all new commercial construction will be net zero. Tenants are already clued into the performance of a building these days and want to be in green ones—which can lead to **premium rates** for landlords.

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