



For Immediate Release

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Ashland Center Banks on Sustainability



(Geneva, IL, October 13, 2016) – Ashland Center, an office building with over 20,000sf in the prestigious Third Street Historic District of Geneva, IL, is proud to be recognized as the newest IREM® Certified Sustainable Property. The building, first a grocery store in 1960 and then a community bank in 1969, was purchased by Ashland Ventures in 2014 and underwent a major renovation. The rich history of the property is still alive in the building with the interior vaults and doors and the teller drive-through window intact. Even the sustainable landscaped common area patio and new contemporary arbor is graced by the bank vault gate!

The IREM® Certified Sustainable Property is the only sustainability certification program that focuses on the role of exceptional real estate management in green building performance. Available for office, multifamily, and retail properties the certification provides properties with recognition for resource efficiency and environmental programs. To earn the certification, a property must first meet key baseline requirements, and then earn necessary points across energy, water, health, recycling, and purchasing categories. Tenants and residents increasingly associate environmental performance with quality, so the IREM® Certified Sustainable Property certification presents a prime opportunity to showcase quality, responsible real estate management.

Paul Kawalek, Chairman of Ashland Ventures LLC, states, "The restoration and renovation of Ashland Center reflects our commitment to sustainable engineering and operations, as well as exemplary design and technical amenities for our tenants. We are proud to have met IREM's stringent standards and to be recognized by IREM for our ongoing work at Ashland Center."

A sample of the energy efficient and environmentally friendly retrofits and renovations to the building include:

- Sprinklers throughout the building with both a wet and dry system, and new, fully monitored fire detection systems
- All new energy efficient HVAC systems with capability for individual tenant zoned control
- Sustainable paver patio installed for tenants' use
- Eco-friendly permeable pavers in the parking area to eliminate storm water run-off
- State-of-the-art LED interior and exterior lighting installed throughout
- Seven new and modern design ADA restrooms and shower
- Exterior signage and flag pole lighting powered by solar energy
- Fully customizable smart card key access system
- Monitored, tenant partitioned intrusion system with remote access and control

In addition to the sustainable additions, cutting edge technology was also implemented during the renovation - including the installation of a gigabit fiber optic managed network for Ethernet and Wi-Fi internet services, as well as enabling building management to provide optional advanced network / IT support on-site. This network is HVAC resilient and boasts a secure data/network operations center.

Barbara Montes, CPM® with APT Property Management Consulting, LLC, assisted Kawalek, in pursuing the IREM® Certified Sustainable Property Award. Montes states "I was the listing broker for the building back in 2014 when Ashland Ventures LLC purchased it. The building was marginally maintained, outdated and in need of significant renovation. Paul Kawalek, who is a very conscientious individual and Landlord, wanted to do what was right for the historic property and the community. He went to great lengths to make this a sustainable, energy efficient building with cutting edge technology."

Sustainability is not just about good design – it's about asset performance that results from quality property management, and Ashland Ventures is proud to embody that daily.

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About IREM® Certified Sustainable Property Certification

The [IREM® Certified Sustainable Property](#) certification assesses the sustainability performance of existing properties in five categories – energy, water, health, recycling, and purchasing. Thousands of existing office, multifamily, and retail properties in the United States are working

toward sustainability goals but cannot get LEED certification. The IREM Certified Sustainability Property certification is an attainable, affordable alternative to LEED and is available for office properties, multifamily communities, and shopping centers. Tenants and residents increasingly associate environmental performance with quality, so the certification presents a prime opportunity to demonstrate the value of exceptional real estate management. An affiliate of the National Association of REALTORS[®], [IREM](https://www.irem.org) is the home for all industry professionals connected to real estate management – and the only organization serving both the multi-family and commercial sectors. www.irem.org.

Ashland Ventures LLC is a privately held firm specializing in early stage venture finance as well as commercial real estate restoration and redevelopment. Ashland Ventures is a strategic investor with a long term view and willingness to partner with its lease-holders to enable their business success.