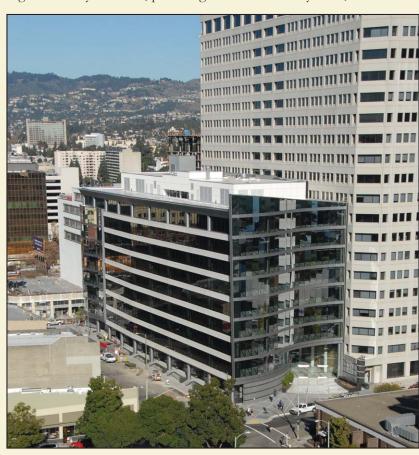


CENTER 21 2100 FRANKLIN STREET

Project Summary

2100 Franklin is a nine-story office tower that adjoins a 20-story building at 2101 Webster St. to form Center Twenty One, a complex featuring Class A office space, ground-level retail space, and one level of below-grade parking. The existing building and the new tower are linked by an elegant 10-story sky-lit atrium.

Center Twenty One is Oakland's first new commercial office building in over five years and is one of Oakland's largest commercial complexes. The 2100 Franklin building is designed with multiple energy-conscious features, including abundant natural light, high-efficiency electrical, plumbing and mechanical systems, and water-efficiency technology.



The project was awarded 36 out of a possible 60 points under USGBC's Core & Shell program. One of the management team's goals is to encourage and assist tenants in developing green TI build-outs. The management team is also in the process of making 2101 Webster LEED EB certified as well.

Commercial New Construction

2100 Franklin St. Oakland 94612

LEED -Core & Shell Gold Certified

Recognition per City Council Resolution 81831

Green Building Case Study

CENTER 21

Environmental Savings At A Glance

- Water-consumption was reduced by 20 percent
- Renewable sources generate 70% of the building's energy







Project Team

Owner

CIM Group

Developer

Brandywine Realty Trust 2101 Webster Street, Suite 1600

Oakland, CA 94612

Dan Cushing Senior Vice President &

Managing Director*

Chris Donohoe Vice President

John Sutton Vice President of Development* Development Associate* Kaki Coleman

Hank Dagenais Construction Manager

Assistant Development Manager* Pedro Sanchez

Don Rogers General Manager

* No longer with the company

Architect

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General Contractor

Pankow

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Oakland, CA 94612

Kim Lum Regional Manager Scott Anderon Project Manager Frank Murphy Field Superintendent Aaron Morris Project Engineer

LEED Consultant

Simon & Associates

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Green Consultant



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