

FOR IMMEDIATE RELEASE
APRIL 27, 2010

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111 Schilling Earns Energy Star Rating

111 Schilling, a class A office building located on Schilling Circle in Hunt Valley, recently earned the coveted Energy Star label. The rating, which is given to buildings that perform in the 75th percentile of all tracked buildings in Maryland, denotes excellence in energy efficiency.

The building, which is owned by Schilling Pepper, LLC, occupied by Travelers Companies, Inc, and managed by MacKenzie Management Company, LLC underwent major renovations in December 2008 in response to rising energy costs. Walton and Company upgraded the building's HVAC system, installed conference room motion detectors, and an automated lighting system, among other energy-friendly improvements. MacKenzie then tracked the building's energy costs for 12 months to evaluate the effectiveness of the enhancements.

The result; energy expenses dropped 10% and 111 Schilling had out-performed the baseline for like buildings in Maryland, earning the building the prized Energy Star award. Only 171 buildings in Maryland have received the illustrious designation.

"With energy costs climbing, it is imperative to strictly monitor energy efficiency. We strive to develop and enhance existing properties that are environmentally responsible and resource-efficient throughout their lifecycle," said Gary T. Gill, President and CEO of the MacKenzie Companies. "We work diligently on our tenants' and clients' behalf to lower expenses and provide healthy and productive places for business," he added.

MacKenzie Management Company, LLC plans to track all of the buildings they own and manage with the Energy Star program by 2012; and is already tracking additional buildings this year.

For more information on Energy Star, please visit www.energystar.gov. To learn more about MacKenzie Management Company, LLC and their tenant retention, financial administration, and onsite maintenance programs, please visit www.mackenziemanagement.com or contact Joyce Frank, Vice President-Asset Management at 410.494.4831 or jfrank@mackenziemanagement.com.

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MacKenzie Management Company, LLC, an affiliate of the MacKenzie Companies, offers full-service, third party management of commercial real estate properties. Understanding the important role proficient management plays in an investment property, MacKenzie Management applies a comprehensive, proactive approach integrating tenant retention strategies, onsite physical maintenance, and financial support services to maximize investment revenue. MacKenzie currently manages more than 3.5 million square feet of office, retail, and flex space. For more information, please visit www.mackenziemanagement.com.

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