

## LaPour Office Project Gains LEED Silver Nod

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Project rendering

LAS VEGAS-The US Green Building Council has pre-certified the core and shell of a new office project here as a LEED Silver project. The three-story, 70,000-sf development was pre-certified based on the developer's submission of documented plans that meet the green performance and systems requirements for the Silver level of certification. The core and shell of the building cannot be fully certified until it is inspected upon completion, which is slated for mid-2008.

The USGBC's pre-certification programs recognize projects that incorporate eco-friendly materials and systems into the design of the building in the beginning stages of construction. The pre-certification covers base building elements such as structure, envelope and the HVAC system. LaPour has said previously that some of the projects green elements will include the use of recycled materials & resources, low VOC-emitting materials, waterless urinals and superior indoor air quality.

The developer, locally based LaPour received building permits for the project [in September](#). The building is now under construction on four acres adjacent to the Interstate 205 southbound off ramp to Russell Road (Exit 19), which is in the southwest submarket. The total development cost is estimated at \$19 million.

Dubbed LaPour Corporate Center, the multi-tenant, for-lease project will have 22,000-sf floor plates divisible to 3,000 sf. As of September, the building was approximately 15% preleased, with LaPour itself having committed to lease 5,500 sf for its corporate headquarters and a title company signed up for another 4,000 sf.

The asking rent is \$2.60 per sf, modified gross, which assumes a tenant improvement allowance of \$35-per-sf tenant improvement allowance. Colliers International's Michael DeLew and Greg Pancirov are the leasing agents for the building. Howard F. Thompson of KKE designed the building. Henderson-based TWC Construction is the general contractor.