

UNDERFLOOR SERVICE DISTRIBUTION

by Tate Access Floors

EcoPlex
West Palm Beach, FL

DEVELOPER MULTI-TENANT PROJECT

EcoPlex Partners, Ltd., a Navarro
Lowrey company

100,000 gross sq. ft.
25,000 access floor sq. ft.

PRODUCTS USED:

CCN1250
Underfloor air
Modular wiring for power, voice
and data



Subject

ECOPLEX

In the 16 years since its founding, real estate service provider NavarroLowrey, Inc. has established a reputation for high-quality, value-oriented commercial real estate services. So, as the company considered plans for a new, \$28 million Class "A" office building in Centrepark West, a 28-acre mixed-use corporate park in West Palm Beach, Fla., it would have been easy to duplicate the success of proven projects in the Navarro Lowrey portfolio by constructing a building that closely resembled the design and performance of prior projects. However, the company's Managing Partner, Frank Navarro, had other plans.

The result is EcoPlex, a 100,000-square-foot, four-story office building that was recently awarded LEED® Gold certification through the U.S. Green Building Council. As NavarroLowrey set about executing their plan for EcoPlex, they did so mindful of the tenants that would eventually occupy the new space. Goals for efficiency and sustainability were established to meet owner as well as tenant expectations. The building's 25,000-square-foot floor plates are column free. The access floor is raised 16 inches above the slab to accommodate all tenant systems and wiring, including cooling and heating, electrical, data and phone systems, maximizing the flexibility of the workspace. A raised floor system eliminates the need to lease extra space to cover unanticipated growth. In buildings that feature traditional floors, tenants have a tendency to build empty offices for future growth, paying for space they may not occupy for years. In this building, tenants don't need to do that. The raised floors with movable plug and play electric, data and ventilation boxes, enable a space that holds 10 people today to be reconfigured to hold as many as 20 or 25 people tomorrow. This same flexibility is important to the building owner, who no longer has to anticipate costly renovations when one tenant leaves and a new one arrives with very different needs and requirements for the previously occupied space. One of the first multi-tenant "green" office buildings in Palm Beach County and among the largest to adopt sustainable building practices in Florida, EcoPlex demonstrates a commitment to environmentally sound building practices and to the health, comfort and security of its occupants.

"As they plan their office space, our tenants can take advantage of how easy it is to reconfigure the space with the access floors in place. At the same time, they can enjoy greater comfort, because the access floor allows us to control the air coming to an individual workspace by either removing or adding a diffuser, without having to tweak the air supply to the entire space." Rick Abedon, Executive VP, NavarroLowrey, Inc.

TATE AUTHORIZED DEALER

Irvine Access Floors
Orlando, FL

ARCHITECTURAL FIRM

Smith & Moore Architects, Inc. and
Glidden Spina and Partners
West Palm Beach, FL

GENERAL CONTRACTOR

Hedrick Brothers Construction
West Palm Beach, Florida

MECHANICAL ENGINEER

KAMM Engineers
Deerfield Beach, FL

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