



1400 PAGE MILL | NET ZERO, DEVELOPER-LED



PROJECT NAME
1400 Page Mill
Net Zero, Developer-led

CLIENT
Morgan, Lewis & Bockius
LLP

LOCATION
Palo Alto, California

MARKET SECTOR
Office

BUILDING SIZE
86253 sf

PROJECT COMPLETION
2015

CONSTRUCTION TYPE
New Construction

SUSTAINABILITY
Net Zero Target

**THERMA-FUSER SYSTEM
CONFIGURATION**
Option 1: Therma-Fuser
Stand Alone Diffusers

AWARDS

- Gold Nugget Awards of Merit, Zero Net Energy Design, PCBC, 2016
- Structures Awards, Green Project, 2016
- The LEAF Awards, Best Sustainable Development, Shortlist, Leading European Architecture Forum, 2016

COLLABORATORS

- Architect: Form4 Architecture
- MEP: Integral Group
- Development Advisor: Point Energy Innovations
- GC: Devcon

**ACUTHERM
MANUFACTURER'S REP**
Norman S. Wright
Mechanical Equipment, San
Francisco

Learn more about this
project at acutherm.com

PROJECT DESCRIPTION

Located in one of the greatest entrepreneurial centers in the world, Stanford Research Park, it was essential for the building design to elevate the bar: sustainably, innovatively, and technologically.

Hanover Page Mill Associates selected a team of the world's most innovative thought leaders to deliver an unparalleled sustainable environment for the tenant, Morgan, Lewis & Bockius LLP, one which embodies the values and spirit of this technology hub.

To achieve net zero electric energy on a developer-driven market rate project, the design team focused on a high performance building envelope, an optimized low-turndown HVAC system, and an aggressively sized photovoltaic system. Taken together, these strategies flipped the paradigm of PV on developer-led projects, allowing the building owner to realize an exception return on investment.

TESTIMONIAL



[1400 Page Mill] is at the forefront of innovative and sustainable building styles, re-setting expectations for dramatic improvements in tenant comfort and productivity.



JIM GAITHER JR., PRINCIPAL
HANOVER PAGE MILL ASSOCIATES