

River's Edge office building wins gold for 'green' construction

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Suzanne Kreiter/Globe Staff

The first office building at River's Edge received LEED Gold certification for its proximity to open space and public transportation and energy efficient design.

By Alix Roy, Town Correspondent

The first office building at [River's Edge](#) has achieved the gold standard for environmentally friendly development, representing a significant turnaround for the former brownfield site on the Malden-Medford border.

The 115,000-square-foot office building, located at 200 River's Edge Drive, was awarded LEED Gold Certification by the [US Green Building Council](#) on Monday, according to a press release from the developer. The Leadership in Energy and Environmental Design rating system is the preeminent program for the design, construction, and operation of green buildings.

This is the first Gold certification awarded locally and one of 40 in the Greater Boston area, which has one of the highest concentrations in the nation, according to [data](#) provided by the USGBC.

The four-story structure earned points for its proximity to open space (it abuts an award-winning 10-acre park), access to public transportation (Wellington Station is .4 miles away), and sophisticated energy management system. The interior received high marks for its abundant natural light and views of the outdoors. Recycled and regional materials were used in the building's construction.

Yet the building currently has just one tenant, Marriott International Inc., which signed a seven-year lease last October. One of the hotel chain's primary reasons for selecting River's Edge was its eco-friendly design, and lead developer John Preotle hopes the Gold certification will lure other environmentally conscious companies to the building.

“Almost the first thing the [Marriott] broker asked was, 'Is this building LEED Certified?’” Preotle said on Thursday. “I really think today that if it's not the standard, it will become the standard.”

There continues to be interest in the building's office space, though the economic climate has discouraged some parties from making a final decision, Preotle said. He remains optimistic that new tenants will soon occupy the three vacant floors.

“I'm hoping we will know something soon,” he said.



The floors of the lobby are made from sandstone manufactured within 500 miles of the site.