

## Creating a Distinctive Tenant Experience



---

Differentiates this office property as premier option in the Research Triangle market

Enables greater access to daylight by avoiding use of shades 3 hours a day on south, west and east facades<sup>1</sup>

Delivers 15.7% annual energy savings<sup>2</sup>

Reduces HVAC by 20 tons, saving \$40,000 in capital expenses

---

### Churchill Hall

- 151,579 SF, 5 story Office Building
- Durham, NC
- Owner: Tri Properties
- Equity Partner: Principal Real Estate Investors
- General Contractor: Clancy & Theys Construction Co.
- Architect: Little Diversified
- LEED Gold Core & Shell (anticipated)

<sup>1</sup>Assumes blinds are down when solar radiation on the façade exceeds 175 w/m<sup>2</sup>.

Analysis is based on a typical historical weather file for Raleigh, NC and includes cloud cover.

<sup>2</sup>Compared to Solarban 60. Energy savings are projected and based on an energy model, comparing View to conventional windows. Actual building energy usage will vary.

## Churchill Hall, Durham, NC

“Churchill Hall will remain at the cutting edge of smart workplace and employee well-being trends we are seeing in office development. The introduction of View Dynamic Glass in the Triangle ensures that we remain a competitive destination for attracting top talent and the world’s best companies.”

**Greg Sanchez**  
President, Tri Properties

“We are excited to partner with Tri Properties to and employ an innovative approach to improving the tenant experience. Further demonstrating the vision that has made us a leader in the Triangle market, Principal Real Estate Investors and Tri Properties are introducing a state-of-the-art LEED® building completely void of mini-blinds and positioning ourselves as the first landlord that frees tenants from the choice between extreme glare or a wall of blinds.”

**Brenda Wadle**  
Asst. Managing Director, Principal Real Estate Investors

### Construction Team

**General contractor:**  
Clancy & Theys Construction Company

**Glazier:**  
SPS Corporation

**MEP:**  
Crenshaw Consulting Engineers, Inc

### Installation

**Project type:**  
New Construction

**Glass sq ft:**  
28,878

**System type:**  
OBE Reliance Curtainwall  
ICR 225 Ribbon Windows

### IGU makeup

**Overall thickness:**  
1"

**Outboard lite:**  
6mm tempered clear with EC on surface #2

**Spacer:**  
1/2" black warm edge spacer

**Inboard lite:**  
6mm tempered Clear

“At Little, one of our primary initiatives is designing high performance buildings. View Dynamic Glass allows us to deliver on that goal by reducing cooling loads, eliminating the additional cost of blinds, and reducing artificial lighting. View Dynamic Glass has been instrumental in helping the building achieve LEED Silver Certification and will provide substantial long-term benefits to the owner, tenants and environment for the life of the building.”

**Tim Brixey, AIA, LEED AP**  
Little Diversified Architectural Consulting

Tri Properties and Principal Real Estate partnered to develop Churchill Hall, the first Class-A spec office building in the Carolinas to use View Dynamic Glass. Imperial Center remains one of the Southeast’s largest and most successful business parks, located at the intersection of Interstates 40 and 540 between the Research Triangle Park, Raleigh, Durham, Cary, and the RDU Airport.

Tri Properties selected View Dynamic Glass for Churchill Hall in order to provide a high-tech, enjoyable work environment, which companies in the Research Triangle are increasingly seeking. In addition, the inclusion of View glass was critical in helping the building achieve LEED Gold pre-certification, decreasing energy consumption by 15.7% compared to Solarban 60, and reducing HVAC load requirements by 20 tons - saving \$40,000 in capital costs.

Based on the foundations of teamwork, results and integrity; Tri Properties has played a significant role in the Triangle commercial real estate marketplace since 1991. The Company is a full service real estate firm specializing in all facets of commercial real estate including: brokerage and leasing, construction management, consulting, development, property management, tenant corporate services and investment services.

Principal Real Estate Investors is the dedicated real estate investment group within Principal Global Investors. With six decades of experience, Principal Real Estate Investors manages or sub-advises \$74.9 billion in commercial real estate assets, including both public and private equity and debt investments.

Little Diversified Architectural Consulting, founded in 1964 and headquartered in North Carolina, is an international architecture and design firm that develops exceptional design solutions that generates business results in workplace, community, healthcare and retail industries by combining expertise in architecture, engineering, and interior architecture.