

# LEED PROJECT PROFILE



## Staples Promotional Products Overland, MO

**75%** construction waste diverted from landfill

**61%** furnishings reused

**35%** water use reduction

### LEED® Facts

#### Staples Promotional Products Overland, MO

LEED Commercial Interiors v2009  
Certification awarded Oct. 28, 2011

**Platinum 84\***

Sustainable Sites 21/21

Water Efficiency 8 / 11

Energy & Atmosphere 22/37

Materials & Resources 10/14

Indoor Environmental Quality 13/17

Innovation & Design 6/6

Regional Priority Credit 4/4

*Out of a possible 110 points*

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

STAPLES PROMOTIONAL PRODUCTS—St. Louis, MO

## St. Louis' First Green Business Park

### Staples makes green building "Easy"

#### PROJECT BACKGROUND

The property now known as the Page Business Center, located in Overland, MO, was originally developed for Dorris Gear Manufacturing in 1957. Dorris Gear was a family owned business that began as a car manufacturer in 1906 under the name Dorris Motor Car Company which transitioned into a gear manufacturing company during the 1920s. In 1957 they relocated to 8610 Page where their operations continued until 2005. In 2005 a group of real estate developers including Green Street Development Group, Treanor Architects, and GS&S Constructors, purchased the property. The site and building had strong structural elements suitable for conversion to a higher and better use.

#### STRATEGIES AND RESULTS

The majority of the existing building was reused by converting it from a manufacturing facility to a mixed use building, capable of accommodating multiple tenants. The nearly 10 acre site, which has space to build additional buildings, was subdivided. The entire building achieved certification under the LEED for Core and Shell program. More than 90 percent of the building's original shell was used in the renovation. A significant portion of the renovated building is devoted to office space with the remaining portion devoted to warehouse or light manufacturing space. The building's interior has been designed for flexibility. Tenants can use the space entirely for offices or easily divide the interior into a combination of offices and light manufacturing or warehouse areas.

Phase one incorporated recycled materials, a raised floor system, an open floor plan and exposed ceilings with skylights to allow for natural light throughout the space. All installed wood products are Forest Stewardship Council-certified and 75 percent of the furniture was reused from previous building projects. Half of the building's electricity comes from renewable sources, and 90 percent of the equipment is Energy Star rated. The entire building was re-skinned and new windows were added to give the exterior a fresh new look. The entire restoration took 18 months.

The main building within the business park, which is now occupied by Staples Promotional Products and Landis + Gyr, is certified LEED CS 2.0 Gold. The second building is a new office and warehouse structure designed for Midwest Testing. That facility is also LEED certified NC 2.2 Silver. Landis + Gyr moved into their portion of the redeveloped 8610 Page Avenue building in the spring of 2008. Their space was certified Gold under LEED for Commercial Interiors v2.0. Staples Promotional Products was certified LEED platinum under LEED-CI v2009 on 10-28-2011.

#### ABOUT Staples Promotional Products

Staples Promotional Products works with its customers to support their branding and sustainability goals. Customers can opt for environmentally preferable practices across all stages of their promotional campaigns: from product selection – spanning corn-based mugs, reusable shopping bags, organic apparel and more – to printing, packaging and delivery.

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"We're excited to have attained this certification and proud to have our associates working from a location that prioritizes health and environmental sustainability. Our LEED Platinum rating underscores Staples Promotional Products' – and Staples' overall commitment to environmentally preferable practices in all aspects of our operations".

**Rich Witaszak**  
Vice President and General Manager -  
Staples Promotional Products



**Architect:** Treanor Architects  
**Owner:** Page Business Center, LLC  
**Civil Engineer:** Stock & Associates  
**Commissioning Agent:** Solutions AEC  
**Contractor:** GS&S Constructors  
**Developer:** Green Street Development Group  
**MEP & Electrical Engineer:** Solutions AEC  
**Interior Designer:** Treanor Architects  
**Landscape Architect:** Treanor Architects  
**LEED Consultant:** Treanor Architects  
**Lighting Designer:** Treanor Architects/Solutions AEC  
**Mechanical Engineer:** Solutions AEC  
**Structural Engineer:** McNealy  
**Project Size:** 24,923 sq. ft.

**Photographs Courtesy of:** Architectural Fotografics

#### About USGBC-Missouri Gateway Chapter

USGBC is the nation's foremost coalition of leaders from across the building industry. Missouri Gateway Chapter members represent all segments of the building industry and work together to promote buildings that are environmentally responsible, profitable, and healthy places to live



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