

## **Lakeshore Plaza building in Corona recognized for green elements**

**GREEN AWARD:** Lakeshore Plaza is recognized for its environmentally friendly design elements.

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By **JOSEPH ASCENZI**  
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A Class-A office building in Corona has received recognition from the U.S Green Building Council's Leadership in Energy and Environmental Design program.

Lakeshore Plaza, a six-story structure that is part of the Dos Lagos master-planned community, received a LEED core and shell certification from the council in Washington, D.C., said Bonnie Montoya-May, chairwoman of the council's Inland Empire chapter.

The core and shell certification recognizes environmentally friendly design elements in several of the project's components, including its building shell, landscaping and parking lots, said David Mudgett, managing member of Dos Lagos Office LLC in Irvine, the project's developer.

SE Corp. in Corona, developer of the 542-acre Dos Lagos project, is a partner with Dos Lagos Office LLC.

The 150,000-square-foot building can be seen from Interstate 15.

It was completed in March 2008 and received its LEED core and shell designation in late December, Mudgett said.

"A lot of (potential) tenants that we're talking to are interested in locating in a green building, and there are definitely some advantages to going green," Mudgett said. "A green building is more energy efficient, so you save energy costs. Overall it's a better use of resources and a healthier work environment. A business probably will have fewer sick days if they're in a green building."

Despite the potential benefits of going green, the weak economy is making it difficult for Lakeshore Plaza to attract tenants. GoAmerica, a New Jersey-based software and telecommunications company, occupies 5,000 square feet, and two other tenants combined take up 2,500 square feet.. The rest of the building is unoccupied.

Lakeshore Plaza is still scheduled to be a three-building project, but the remaining two structures are on hold until the first building is fully leased. That's not likely to happen until the first quarter of 2010 at the earliest.

"By then we should be in pretty good shape, but right now no one is making a decision about leasing," Mudgett said. "Everyone says they're waiting until the next quarter before they make a decision. That's all we ever hear."

There are currently 122 projects in Riverside and San Bernardino counties registered with the building council, but only eight of those have received a LEED designation of one form or another, said Montoya-May, former planning director and senior project manager on the Dos Lagos development.

Of those eight LEED certified projects, Lakeshore Plaza is the only building to receive a core and shell certification, Montoya-May said.

Working inside a green building can cut a business's energy costs by as much as 30 percent, said Vindar Batoosingh, senior vice president with CB Richard Ellis Ontario and a specialist in office projects.

"I think on the overall a green building probably gives you a better work environment," Batoosingh said. "The office market is slow now but a lot of people want to get into a green building if they can."