



# CSC to Break Ground for New Global Headquarters in Wilmington

*Planning a 148,000-square-foot facility*

**WILMINGTON, Del.**—Corporation Service Company® (CSC®), a global provider of business, legal, and financial services, today announced it will break ground on its new global headquarters in Wilmington, Delaware. The ceremony will be held on Tuesday, October 27, at 9:30 a.m., rain or shine, at 301 Little Falls Drive, near the intersection of Del. 48 and Centerville Road.

Founded in 1899, CSC has grown to 2,200 employees globally, with 948 located in Delaware. Today, CSC has offices in 11 countries throughout North America, Europe, and the Asia-Pacific region. As CSC continues to grow, this new headquarters will provide the world-class campus needed to recruit talent and expand business in Delaware.

"I'm proud that founders Josiah Marvel and Christopher Ward started their businesses in Delaware over 115 years ago," said Rod Ward, CSC president and CEO. "Delaware is our home, and by establishing our global headquarters, we look forward to continued growth here and globally."

The planned 148,000-square-foot facility will house the majority of CSC's Delaware employees—currently spread out in several locations within a 10-mile radius—and incorporate state-of-the-art design and sustainability features, including a green roof, sit/stand workstations, collaborative workspaces, and technology upgrades. The new headquarters will foster the vibrant, positive, and team-based work environment CSC promotes.

"As we break ground, our vision for the site is to establish a superior, sustainable campus that our employees and our neighbors can be proud of," said Ward. "We've worked hard over the past year with county officials to ensure that we create an environment that is both suitable for our growth and compatible with the surrounding landscape."

For years to come, this new global headquarters will enhance CSC's brand and help to attract the best and brightest talent in Delaware and around the world.

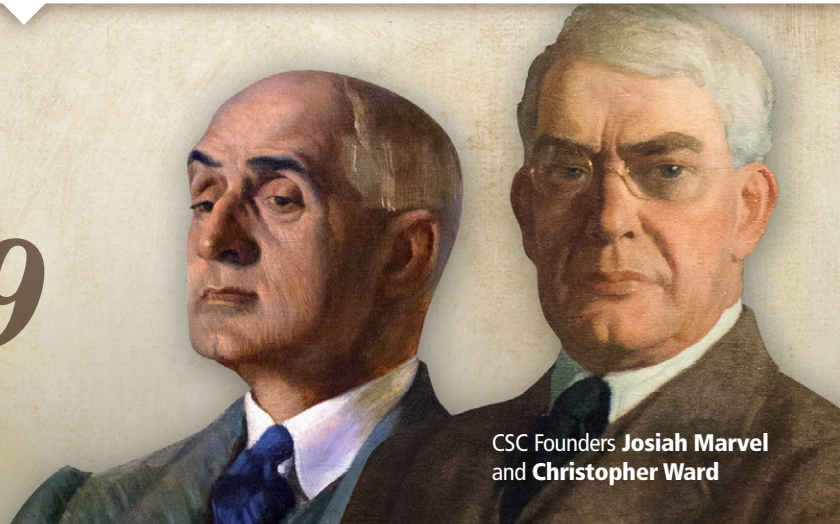
Access the full press kit at [cscglobal.com/hqpr](http://cscglobal.com/hqpr).

## About CSC

Corporation Service Company® (CSC®) is a dynamic, high-growth company headquartered in Wilmington, Delaware. We provide matter management, corporate compliance, and trustee services for companies and law firms worldwide; digital brand services for top global brands; and due diligence and transactional services for the world's largest financial institutions. Founded more than a century ago, our company is dedicated to making your business easier, less risky, and more profitable, wherever it's done. To learn more about CSC, visit [cscglobal.com](http://cscglobal.com).



# Delaware Resident Since 1899



CSC Founders **Josiah Marvel** and **Christopher Ward**

OFFICES IN  
**11**  
COUNTRIES



## Employee Growth



# 500

**90%**  
OF THE FORTUNE 500®  
ARE CSC CUSTOMERS

## AWARD-WINNING *Employees* AND *Services*

**RANKED AS A TOP WORKPLACE** '07 '08 '09 '10 '11 '12 '13 '14 '15  
Workplace Dynamics and News Journal

**BEST ENTITY MANAGEMENT SYSTEM** '11 '12 '13 '14 '15  
New York Law Journal

**BEST MATTER MANAGEMENT SYSTEM** '13 '14 '15  
New York Law Journal

**BEST PROVIDER OF INCORPORATION SERVICES** '12 '13 '14  
New Jersey Law Journal

**BEST ENTITY MANAGEMENT SYSTEM** '15  
Connecticut Law Tribune

**BEST BUSINESS FORMATION SERVICES** '15  
Connecticut Law Tribune

**TOP 50 SERVICE PROVIDER** '14  
Mortgage Technology Magazine

**#1 FOR CUSTOMER APPROVAL FOR DOMAIN NAME AND ONLINE SERVICES** '11  
World Trademark Review

**GOLD MEDAL FOR TRADEMARK SEARCHING AND WATCHING SERVICES** '11  
World Trademark Review





The future home of the new CSC headquarters.



Architectural rendering of the new CSC headquarters.



CSC CEO Rod Ward reviews blueprints for the new headquarters with Headquarters Project Leader Scott Malfitano.



CSC CEO Rod Ward visits the future home of the new headquarters.



Headquarters Project Leader Scott Malfitano walks CEO Rod Ward through headquarters blueprints.



CSC CEO Rod Ward inspects construction equipment at the future home of the new headquarters.



# CSC Headquarters Fact Sheet



Corporation Service Company®(CSC®) is building a new company headquarters on a 26-acre property at the southeast corner of Lancaster Pike (DE Rt. 48) and Centerville Road in Wilmington, Delaware. As we break ground, our vision for the site is to establish a world-class, sustainable campus that our employees, and our neighbors, can be proud of.

## Here are some frequently asked questions about the project:



### Size

#### What is the square footage of the proposed CSC plan?

- » Building: 148,437 sq. feet
- » Garage: 219,763 sq. feet (55,000 sq. ft. +/- per floor)

#### What is the height of the main office building?

- » The height of the main office is 63 feet around the majority of the perimeter.

#### What is the height of the planned parking facility?

- » The top deck is approximately 33 feet above ground level. A few architectural elements will extend above this height to add visual interest to the garage and to tie its architecture to the main office building.



### Trees/Landscaping

#### How many trees are on the property?

- » There are approximately 277 trees on the property.

#### How many of these trees will be retained?

- » Approximately 199 (including eight trees that will be transplanted). Over 70% of the existing trees will remain.

#### How many additional trees will CSC plant?

- » CSC intends to plant 336 additional trees for a 121% increase in the amount of trees at the site.

#### What types of trees will CSC plant?

- » We will plant a variety of trees, including many hardwoods. Our preliminary list includes: Red Maple, Princeton Elm, Sweetgum, River Birch, Shingle Oak, Fastigiata English Oak, Willow Oak, American Holly, Serviceberry, Hackberry, Redbud, Sweetbay Magnolia, Flowering Crabapple, Bald Cypress, Arborvitae, and Silver Linden.



### Meadow/Open Space

#### How big will the meadow be?

- » Approximately four contiguous acres.

#### Who is the landscape architect?

- » Jonathan Alderson: Mr. Alderson designed and directed the installation of the critically acclaimed Longwood Meadow at Longwood Gardens. He holds a Master of Landscape Architecture with a certificate in urban design from the University of Pennsylvania.

#### Isn't it already a "meadow"?

- » No. As of today it is an unimproved lot and has been so for

more than 20 years. It has poor ecological diversity and many invasive, non-native species.

#### What is involved in creating the meadow?

- » It is an extensive, three- to four-year process requiring soil preparation, invasive species control, and the establishment of a variety of native grasses and wildflowers.

#### What are some of the practical benefits of the meadow?

- » Once established it will aid in storm water control and will require less mowing, fewer chemicals, and less fertilizer than turf. It will also serve the community by providing an extension of the existing walking trails so our neighbors can enjoy the beautiful campus.

#### What kind of native species will be attracted to the meadow?

- » Many pollinator insects and resident/migratory birds will find the meadow welcoming, including Monarch Butterflies, Eastern Tiger Swallowtail Butterflies, Red-winged Blackbirds, Goldfinches, White-throated Sparrows, Red-tailed Hawks, and Northern Harriers.



### Walking Trail

#### How long are the trails?

- » Two-thirds of a mile (4,300 ft.) of paved trail
- » Approximately a quarter mile of mowed paths through the interior of the meadow
- » Walking trails and enhancements are open to the public



### Green Initiatives

#### What are the "green" aspects of the project?

- » Retained water-permeable surfaces: The four-acre meadow, and an additional 10 acres of open space
- » Partial green roof (9,500 sq. ft.): In lieu of a rubber roof, we will add soil and grow sedum, a succulent plant adapted to hot, dry environments
- » Passive-solar techniques including installation of cantilevered shades that block light in summer and let in light during winter
- » Addition of "light shelves" inside windows to bounce daylight deeper into the building and reduce the need for artificial lighting
- » Daylight sensors to reduce electrical use during the day
- » High-performance glazing to minimize heat gain and reduce cooling loads
- » Energy efficient, underfloor air supply system to reduce heating and cooling loads
- » High-efficiency LED lighting throughout the building

# Construction Affiliates



Founded in 1980, **Aegis Property Group** is a Philadelphia-based real estate company that provides project management, transaction management, and real estate advisory services. The unique synergy created by our team's in-depth technical, financial, and market knowledge enables us to manage complex projects and provide unparalleled service to our clients. Aegis Property Group maintains a commitment to sustainability of the built environment through design, construction, operation, education, and professional involvement. We exceed our clients' expectations by providing services and support through all aspects of real estate development. Our comprehensive process translates goals and objectives into extraordinary results.



**Environetics** is a full-service architecture, interior design, engineering, and planning firm specializing in the corporate, academic, healthcare, industrial, hospitality, and retail markets. Our research-based approach challenges norms and seeks to exploit synergies among people, technology, and the physical environment. With a focus on sustainable design, our team employs intelligent building information modeling to realize effective, high-performing buildings which reflect company values and positively impact the community. At Environetics, we strive to create places of work that align with a client's business goals, reflect brand and culture, and provide people with a supportive, inspiring, multi-venue environment to succeed.



**Jonathan Alderson Landscape Architects, Inc.** is a design practice in Wayne, Pennsylvania focused on innovative approaches to shaping land. Founded by Jonathan Alderson in 1998, the firm's aim is to create environments that are indicative of client needs and goals, while providing attractive places to live, work, and visit. Committed to protecting the environment, we strive to produce the best of sustainable designs through storm water management, resource conservation, and habitat creation. Many of our designs develop out of an interpretation of local vernacular which comes from an intimate understanding of the region, its landscape, and its history.



**Landmark Science & Engineering** is a full service civil engineering, environmental sciences, and land surveying consulting firm that is committed to providing high quality services with a comprehensive focus on sustainable design practices. In 1987, Landmark Engineering, Inc. was started in Delaware by five civil engineers specializing in surveying, land planning, and site/civil engineering for public and private clients. In 2009, a corporate merger brought 40 professional engineers, land surveyors, environmental scientists, designers, CAD operators, and GIS specialists in house between Delaware and Maryland.



TREFOIL PROPERTIES, LP

**Trefoil Properties, LP** is an experienced commercial real estate developer, asset manager, and property manager. Through its private real estate fund, Spectrum Alliance, Trefoil develops, owns, and operates Class A office and retail properties located throughout the Mid-Atlantic Region, including 38 acres which comprise the Commons at Little Falls. Our goal is to provide innovative real estate solutions in our targeted markets and communities. Trefoil is pleased to partner with Corporation Service Company to develop their new, global, state-of-the-art headquarters.



**Wohlsen Construction** was founded in 1890 and has since grown to provide construction management, general contracting, design/build, and green build services across the Mid-Atlantic States. We partner with building owners and design professionals and have the industry know-how to achieve success in the construction of corporate, senior living, healthcare, education, and industrial facilities. Our team of 275 employees combines the benefits of technical expertise, passion for performance, and outstanding attention to client satisfaction to deliver a full-range of construction services, successfully meeting the evolving demands of our clients, from tech-centered to environmentally-conscious builds.