



G.R.E.E.N.

Green Real Estate Environments Now!

ENERGY CONSUMPTION

	Baseline (2008)	Current	Change
EPA Energy Star	60	69	+9
Energy Intensity (kBtu/sq.ft.)	248.8	260.9	-12.1
Associated Carbon Dioxide Reduction (in tons)			-324.28

SUSTAINABLE IMPROVEMENTS

- Motion sensors in all restrooms, telephone and electrical closets, janitor closets and air handler rooms for energy savings.
- Retrofit of common area lighting to energy efficient fixtures
- Lighting levels in parking garage reduced during off-hours for energy savings.
- Low flow aerators in all restroom sinks, and low flow urinals and toilets for water savings.
- Variable frequency drives (“VFD’s”) on all mechanical equipment.

SUSTAINABLE OPERATIONS

- LEED-Compliant Cleaning Procedures & Cleaning Supplies.
- Recycling program which includes paper, commingled material, and cardboard.
- Electronics recycling program, which includes cell phones, batteries, and other small electronics.
- Bi-annual e-waste collection and recycling (for larger electronics).
- Annual waste audit to ensure effectiveness of recycling program.
- Sustainable Purchasing Policy for Management Office.
- Construction standards require use of low-VOC products & recycling of demolished materials.

SUSTAINABLE MEASURES

- On-line Tenant Handbook and On-line Tenant Service Request Program.
- Annual participation in Earth Hour and Earth Day.
- Bike parking provided.
- Shower facilities in fitness center.

EDUCATION

- Monthly Green Tenant Tip.
- BOMA BEEP certification for all Property Managers.
- Energy Star Training for all Property Managers.

AFFILIATIONS

- Member of United States Green Building Council (“USGBC”).
- EPA Energy Star Partner.
- BOMA’s 7 Point Challenge.

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MISSION STATEMENT:

Promote environmental stewardship through the implementation of sustainable ecological initiatives that benefit our assets, investors, customers, employees & planet.

