



G.R.E.E.N.

Green Real Estate Environments Now!

ENERGY CONSUMPTION

	Baseline (2008)	Current	Change
EPA Energy Star	78	78	0.0
Energy Intensity (kBtu/sq.ft.)	262.1	260.7	-1.4
Associated Carbon Dioxide Reduction (in tons)			-24.33

SUSTAINABLE IMPROVEMENTS

- Energy Management System/Building Automated System for energy savings.
- Variable frequency drive (“VFD”) on mechanical equipment for energy savings.
- Window film to reduce solar load.
- Lighting controlled by the Energy Management System for energy savings.

SUSTAINABLE OPERATIONS

- LEED-Compliant Cleaning Procedures & Cleaning Supplies.
- Recycling program which includes paper, glass, cardboard and aluminum.
- Electronics recycling program, which includes collection of batteries, cell phones, & other small electronics.
- Annual e-waste collection and recycling (for larger electronics) for tenants.
- 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.

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.

