

1407 BROADWAY NEW YORK, NY GREEN SCORECARD



ACTIVE & NATURAL FEATURES EFFICIENCY FEATURES OPERATING FEATURES

- Large windows allow for abundant natural light
- Newly renovated lobby
- Close to amenities including public transportation, dining including nine restaurants, newly renovated on-site retail and many other services within blocks
- Upgraded façade and entrances to enhance pedestrian experience
- Walkability Score: 99 (www.walkscore.com)

- Building Automation System and extensive HVAC system upgrades
- Variable frequency drives (“VFDs”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in exterior and some restrooms and hallways
- Low mercury, high-efficiency fluorescent lighting
- Some individual metering of tenant electricity consumption
- Low-flow restroom fixtures and faucet aerators
- Motion-controlled restroom faucets, fixtures, and dispensers

- Green cleaning program
- Recycling program including paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Online Tenant Handbook and Tenant Service Request System
- Annual Earth Hour and Earth Day events

ENERGY CONSUMPTION EDUCATION AFFILIATIONS

	BASELINE (2015)	CURRENT	CHANGE
EPA ENERGY STAR® Score	68	78	10
Associated Annual Carbon Dioxide Reduction (in tons)			-1,523.1

- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

- Platinum Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
- U.S. Department of Energy’s Better Buildings Challenge
- Green Lease Leader™



It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein