

Sustainable Operations

We are continuously seeking to improve the operating efficiencies of our current portfolio building by reducing energy usage.

By doing so, we provide cost savings to our tenants and reduce the environmental impact of our operations. Where appropriate, we incorporate the following sustainable design features:

Upgraded Lighting Systems The installation of energy-efficient fluorescent T5 and T8 lighting can save up to 50 percent in energy costs, and using motion sensors reduces unnecessary usage.

Natural Light Increasing natural light through skylights and clerestory windows decreases usage of electrical lighting and improves the indoor working environment, and use of reflective coatings on walls and ceilings harvests more natural lighting.

Energy-Efficient Roofs Replacement of heat-absorbing black rubber ethylene propylene diene monomer (EPDM) roofing membranes with high solar reflectivity thermoplastic polyolefin (TPO) helps keep buildings cooler in an energy-efficient manner.

Water Conservation Initiatives Low-water and drought-resistant landscaping, low-flow toilets and motion-activated faucets decrease water usage.

Energy-Efficient Systems When replacing building systems such as HVAC or installing new windows, we deploy energy-efficient models.

We encourage our tenants to consider the benefits of upgrading the lighting systems, including the potential for cash rebates and other incentives from local utilities, while they are occupying our properties. We also educate them with "Green Tips" on how to lower their carbon footprint in our quarterly tenant newsletter.