

# ESRT: The Green Leader

Setting the Standard for Innovation and Technology

## Goals

- Maintain leadership in Indoor Environmental Quality
- 50% reduction in energy use by 2035
- 75% waste diversion rate by 2035
- 30% reduction in water intensity by 2035

## Indoor Environmental Quality


- MERV 13 filters and increased ventilation
- Active bi-polar ionization, neutralizes 99.92% of viruses (as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water quality testing

## Tenant Engagement

- Save up to \$1 per SF on energy bill
- Custom sustainable and efficient design support
- Utility and sustainability data available
- Green Lease Provisions across 100% of portfolio
- Honeybee apiaries to improve local biodiversity

**BUILDING SPOTLIGHT**

**One Grand Central Place**



**41%**

**Energy Reduction Across Commercial Portfolio Since 2007**

**Portfolio Awards and Achievements**



1st Commercial Portfolio with WELL Health-Safety Rating in The Americas

---



Fitwel Champion

Most Energy Efficient REIT in NYC

---



EPA Green Power Partnership



Empire Building Challenge Partner



GRESB 5-Star Rated

---



Better Buildings Challenge



Energy Star Partner of the Year Sustained Excellence



Green Lease Leader Platinum

Health and Wellness Features	Operating Features
WELL Health-Safety Rated	ENERGY STAR Certified
Walk Score: 100	Operable Windows
Transit Score: 100	Natural Light and Views
Bike Score: 79	Recycling
Fitwel Certified	Green Cleaning and Pest Control Products
In-Building Dining	