



Monday Properties' 230 Park Avenue earns LEED Gold certification by USGBC; Completed \$100 million in renovations/upgrades

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According to Monday Properties, the U.S. Green Building Council (USGBC) has certified 230 Park Ave. as LEED Gold for Existing Buildings. This certification is a milestone that follows \$100 million in upgrades to the building's infrastructure and operating systems.

230 Park Ave. is one of the first pre-war office buildings in the city to be certified LEED Gold, and the property's certification underscores Monday Properties' ongoing efforts to improve the energy efficiency of its portfolio. Led by Monday Properties' senior VP Hani Salama, the project team began the USGBC application process in 2009. Salama and the company's entire New York property management team are each accredited LEED AP professionals.

As part of the renovations and upgrades at 230 Park Ave., Monday Properties implemented new energy management systems that reduce energy costs and equipment use without interfering with tenant operations. They also installed energy-efficient lights, thermo-pane windows, extensive load shedding systems and equipment upgrades.

These upgrades resulted in reduced energy consumption by an estimated 200 kBtu/s/f and reduced carbon emissions by 7,000 tons per year. In addition, 230 Park Ave.'s Energy Usage Index (EUI) and estimated Greenhouse Gas Emissions are now 30% lower than the national average. CodeGreen Solutions was instrumental in defining and substantiating the initiatives that achieved LEED certification for the building.

In addition to the upgrades Monday Properties completed, major tenant ING recently received LEED Gold certification for the renovation of its chairman's suite and has applied for LEED Gold certification for its three-floor headquarters at 230 Park Ave. ING's new green office space reduced its energy consumption by an estimated 30%.

Across its portfolio, Monday Properties invests in systems upgrades to increase energy efficiency, reduce carbon footprints and improve the environment. In recognition of these efforts, five of Monday Properties' buildings have earned the ENERGY STAR Label administered by the U.S. Environmental Protection Agency and the Department of Energy: 230 Park Ave. in New York and 1000 Wilson Blvd., 1100 Wilson Blvd., 1101 Wilson Blvd., and 1701 N. Fort Myer D. in Rosslyn, Virginia.

Also in Monday Properties' metropolitan Washington, D.C. portfolio, 1812 North Moore St. is a fully approved 580,000 s/f tower designed to LEED Platinum for Core & Shell, the first commercial building in Virginia to meet that standard. The development will be dual certified, as it recently achieved Gold certification for Neighborhood Development. The USGBC National Capital Region recognized 1812 North Moore as its first LEED ND "Project of the Year" recipient. Located above the Rosslyn Metro station, the 35-story building will be the highest office tower in the region.

Developed by USGBC, LEED has become one of the most recognized and prestigious environmental certification systems in the world. For certification, the buildings are rated on a series of metrics including: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. The LEED for Existing Buildings program also addresses whole-building cleaning and maintenance issues (including chemical use), recycling programs, exterior maintenance programs, and systems upgrades.

"Throughout our portfolio, we are committed to reinvesting in our properties to provide a working environment that helps our tenants thrive while being innovative in our operations. We pursue opportunities through technology as well as low-tech adjustments to how we work. Many of the rewards of sustainability come from collaborating with our tenants. We see firsthand how these efforts produce tangible benefits to improve the working experience in our buildings and respect the environment. That is good policy for everyone's bottom line. We are pleased to earn the honor as New York's first landmark LEED Gold office building, affirming our core practice of reinvesting in our buildings to provide superior opportunities for our tenants," said Anthony Westreich, president & CEO of Monday Properties.

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