



Park Tower Group's 535 Madison Avenue achieves LEED Gold certification for existing buildings; Assisted by CodeGreen

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According to Park Tower Group, the developer of 535 Madison Ave., a class A commercial building located on Madison Ave. at 54th St., the U.S. GBC has awarded the building LEED Gold certification for existing buildings.

535 Madison Ave. has met LEED standards through the integration of many of the latest sustainable building materials and systems into the building's operation, effectively minimizing the environmental impact of the building.

While pursuing LEED certification, 535 Madison also earned an Energy Star Label. According to the U.S. EPA the building is now 30% more efficient than comparable buildings without the designation. "We are thrilled to have achieved LEED Gold certification at 535 Madison Avenue," said Alfred Bradshaw, executive VP of Park Tower Group. "Park Tower believes in sustainability and in providing our tenants with a comfortable and productive work environment. LEED Gold certification for existing buildings is a unique achievement and 535 Madison is now one of only a handful of existing buildings in the city to have achieved this certification."

"Achieving LEED Gold certification at 535 Madison is a real testament to the high quality of Park Tower Group's operations and management practices. LEED Gold certification in a multi-tenant building must focus on base building operations and can only be attained by buildings performing at the highest tier of energy efficiency and sustainable operations," said Patricia Lee, director of CodeGreen, the sustainable building solutions firm that worked with Park Tower Group.

Steps in achieving LEED Gold at 535 Madison Ave. included: implementing a full recycling program thereby diverting waste from landfills; installing low-flow water closets and urinals thereby substantially reducing water consumption; establishing a building-wide Green Cleaning program; installing a heat exchanger to reuse steam condensate (that is typically disposed) as a heat resource for the building's lower levels; and implementing a Demand Response load shedding program curtailing energy usage to help prevent black-outs during critical times. Additionally, the building is situated in the city's Midtown East, a high density area, with access to public transportation, and over 95% of the building occupants travel to work with public transportation on a daily basis, as per a survey that was performed.

In addition to its sustainable upgrades, 535 Madison Avenue also features a newly re-designed grand entrance lobby and modernized elevators. Commercial tenants of the building enjoy a high level of service, security and unique amenities including the artwork in the lobby and the outdoor Christie's sculpture garden and the use of Abigail Michaels Concierge.

About 535 Madison Avenue

Defined by its pure sculptural form of glass and aluminum, 535 Madison is a signature work of art in

the New York skyline. Located on the northeast corner of Madison Avenue and 54th Street, 535 Madison has been elegantly modernized by today's most innovative designers, whose redesign of the grand entrance lobby and elevators blends seamlessly with Edward Larrabee Barnes' original architecture. At 535 Madison, classic modernism has been artfully redefined.

"This is not a building that sets out to be a monument, merely a civilized and urbane office tower. Yet it ends by being one of the most pleasing additions to Midtown in a generation." Paul Goldberger on 535 Madison, The New York Times

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