



CodeGreen Solutions assists 1251 Avenue of the Americas achieve LEED-EB Silver certification

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1251 Avenue of the Americas, a Mitsui Fudosan America-owned and Hines-managed property, has achieved LEED-EB Silver certification. The 2.36 million s/f building achieved its goal with guidance from LEED consultants CodeGreen Solutions, and now the space offers greener, healthier and more energy-efficient offices for its tenants.

CodeGreen managed 1251 Avenue of the Americas' path to LEED certification, which included a 15% reduction of water usage below plumbing code requirements (saving 2 million gallons of water a year) and an ongoing consumables recycling rate of over 50%. The building's new MERV14 air filtration systems filter out particulate matter for cleaner indoor air, and they will also benefit from a green cleaning program complete with cleaning products that meet Green Seal standards. Other highlights include the replacement of lobby and concourse level lighting with Toshiba LED lamps, which will help to reduce the building's overall energy consumption.

"LEED Silver Certification in a multi-tenant building of this scale requires significant dedication from both ownership and the management team. This achievement by Mitsui Fudosan America and Hines at 1251 Avenue of the Americas is a clear indicator of the important role that sustainability has in the building's management and operations. Energy-efficient base building systems and tenant involvement are both integral in maintaining a sustainable commercial building in New York City," said Rebecca Shore Schmidt, CodeGreen senior project manager for the 1251 Avenue of the Americas LEED-EB project.

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