SPARK REALTY™

Understanding LEED Silver

Why It Matters and What It Means For This Building

160 West 900 South was designed and constructed to LEED Silver standards — one of the most rigorous green building benchmarks in the world. This document explains what that means, why it is significant, and what it means for you as a buyer or occupant.

What Is LEED?

LEED — Leadership in Energy and Environmental Design — is the world's most widely recognized green building rating and certification system. It was created by the U.S. Green Building Council (USGBC) and is used in over 180 countries to evaluate how responsibly and efficiently a building is designed, constructed, and operated.

A LEED rating is not awarded based on good intentions. It is earned through a rigorous point-based scoring system that evaluates every major building system — from the structural shell to the lighting to the plumbing — against a global benchmark for sustainable performance.

There are four certification levels:

LEED Certified	LEED Silver ★	LEED Gold	LEED Platinum
40–49 points	**50–59 points**	60–79 points	80+ points
Baseline	**This Building**	Advanced	Elite

Each point must be documented, verified, and earned. A building cannot simply claim LEED compliance — it must demonstrate it through design, engineering, and construction decisions that are measurable and auditable.

What LEED Silver Actually Means

LEED Silver is not the minimum bar. It represents a project that has exceeded baseline requirements and earned more than half of all available points across seven credit categories. Achieving this standard requires deliberate, coordinated decision-making by the architect, engineer, and contractor — from the earliest design stages through final construction.

In practical terms, a LEED Silver building is one that:

- Uses measurably less energy than a standard code-compliant building
- Consumes less water, with plumbing systems engineered to exceed the baseline by at least 20%
- Was built with materials chosen for their environmental performance, not just cost
- Provides a healthier, more comfortable interior environment for its occupants
- Was sited and designed to reduce its impact on the surrounding neighborhood and ecosystem

A Note on Certification vs. Standard

- This building was designed and built to LEED Silver standards. Formal certification through the USGBC involves registration fees, ongoing documentation, and third-party auditing - a process that adds cost without changing what was actually built.
- The owners chose to invest those resources into the building itself rather than the plaque. Every system, material, and design decision reflects LEED Silver performance. The standard was the goal. That discipline is embedded in the building.

How 160 West 900 South Earns Its Rating

The following table maps each of the seven LEED credit categories to what the building actually includes. These are not aspirational features — they are built-in elements of the structure as delivered.

Credit Category	What It Measures	How 160 W 900 S Qualifies
Sustainable Sites	Urban location, stormwater, heat & light impact on surroundings	**Urban infill site in Central 9th; tinted double-pane insulated glass reduces heat and glare impact**
Water Efficiency	Water use vs. standard buildings of similar size	**Low-flow fixtures and efficient systems designed to exceed the 20% reduction baseline**
Energy & Atmosphere	Energy performance vs. code minimum; GHG emissions	**Electric RTU HVAC system; LED lighting throughout; motorized shades reduce solar heat gain**
Materials & Resources	Sustainable, recycled, or regionally sourced materials; construction waste	**Steel, glass, and concrete construction — all highly recyclable; moment frame design minimizes material waste**
Indoor Environmental Quality	Air quality, ventilation, thermal comfort, daylight and views	**Motorized shades, tinted glass, radiant bathroom heat, high-end ventilation, abundant natural light on both floors**
Innovation	Strategies that exceed standard LEED credit requirements	**Pebble ice machine, mother's room, built-in millwork, and phone booths reflect occupant wellness beyond code**
Regional Priority	Credits specific to Utah's climate (arid, high-altitude, seismic)	**Seismic moment frame construction; water efficiency in a drought-prone region; energy performance at elevation**

What This Means for You as a Buyer

A building built to LEED Silver standards delivers tangible, measurable advantages that extend well beyond environmental responsibility:

- **Lower Operating Costs**

Energy-efficient HVAC, LED lighting, and motorized shading systems reduce utility consumption month after month. The savings compound over time. A LEED-standard building costs less to run than a code-minimum building of the same size - often significantly less.

- **Higher Occupant Productivity and Retention**

Indoor environmental quality — air, light, thermal comfort, acoustics — directly affects how people feel and perform at work. The research on this is well-established: better environments produce better outcomes. This building was engineered to provide those conditions.

- **Reduced Long-Term Maintenance Risk**

LEED buildings are built with higher-quality systems and materials. The moment frame seismic structure, TKE elevator (freshly inspected and certified), and fully maintained HVAC system (serviced April 2026) represent infrastructure that is designed to last and perform — not to be replaced in 10 years.

- **Resilience and Adaptability**

MU-5 zoning combined with LEED-standard construction creates a building that can serve a wide range of future uses. Whether the next occupant is a professional firm, a medical practice, a technology company, or a hospitality operator, this building is built to accommodate them at a level of quality that is simply not available elsewhere in the market.

- **Market Differentiation**

For businesses that care about their brand, their culture, and how they present themselves to clients and talent, a LEED-standard address is a statement. It signals that the organization values quality, sustainability, and the people who work within its walls.

In a market where distinction matters, 160 West 900 South is in a category of one.

The Bottom Line

- Most commercial buildings in Utah — including most that call themselves Class A — were built to code minimum. Code minimum means the least the law requires.
- 160 West 900 South was built to a global standard that most buildings never attempt. At 8,127 square feet, this caliber of construction is extraordinarily rare. It is almost exclusively reserved for large institutional projects with unlimited budgets.
- There is no comparable building available in the state. What exists here cannot be replicated without substantial time, cost, and commitment — and at current construction prices, it almost certainly cannot be replicated at all at this acquisition cost.