

ESRT: THE GREEN LEADER

Setting the Standard for Innovation and Technology



WALK SCORE

TRANSIT SCORE

BIKE SCORE



80



76



84

GOALS

- Maintain leadership in Indoor Environmental Quality
- **20% reduction** in energy use by 2024
- **5% reduction** in waste generation every year
- **2% reduction** in water use every year

HEALTH & WELLNESS FEATURES

- WELL Health-Safety Rated
- Tenant-Only Fitness Center
- In-Building Dining
- Outdoor Garden

OPERATING FEATURES

- Natural Light and Views
- ENERGY STAR Certified
- Recycling
- Green Cleaning and Pest Control Products

INDOOR ENVIRONMENTAL QUALITY

- MERV 13 filters and increased ventilation
- Active bi-polar ionization, **neutralizes 99.92%** of viruses*
- Portfolio-wide low/no VOC materials
- Annual air and water testing

TENANT ENGAGEMENT

- Custom sustainable and efficient design support
- Utility and sustainability data available
- Green Lease Provisions across 100% of portfolio
- **Save up to \$1 per square foot** on energy bill

* As shown by an independent study from Microchem Laboratory



1ST COMMERCIAL PORTFOLIO WITH WELL HEALTH-SAFETY RATING IN THE AMERICAS • FITWELL CHAMPION • ENERGY STAR PARTNER OF THE YEAR
GREAT PLACE TO WORK CERTIFIED • CARBON NEUTRAL • MOST ENERGY EFFICIENT REIT IN NYC • EMPIRE BUILDING CHALLENGE PARTNER
EPA GREEN POWER PARTNERSHIP • BETTER BUILDINGS CHALLENGE • GRESB 5-STAR RATING • GREEN LEASE LEADER PLATINUM