

ESRT: The Green Leader

Setting the Standard for Innovation and Technology

Goals

- Maintain leadership in Indoor Environmental Quality
- 50% reduction in energy use by 2035
- 75% waste diversion rate by 2035
- 30% reduction in water intensity by 2035

Indoor Environmental Quality


- MERV 13 filters and increased ventilation
- Active bi-polar ionization, neutralizes 99.92% of viruses (as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water quality testing

Tenant Engagement

- Save up to \$1 per SF on energy bill
- Custom sustainable and efficient design support
- Utility and sustainability data available
- Green Lease Provisions across 100% of portfolio
- Honeybee apiaries to improve local biodiversity

BUILDING SPOTLIGHT

501 Seventh Avenue



41%

Energy Reduction Across Commercial Portfolio Since 2007

Portfolio Awards and Achievements



1st Commercial Portfolio with WELL Health-Safety Rating in The Americas



Fitwel Champion

Most Energy Efficient REIT in NYC



EPA Green Power Partnership



Empire Building Challenge Partner



GRESB 5-Star Rated



Energy Star Partner of the Year Sustained Excellence



Green Lease Leader Platinum

Better Buildings Challenge

Health and Wellness Features

- WELL Health-Safety Rated
- Walk Score: 99
- Transit Score: 100
- Bike Score: 83
- In-Building Dining

Operating Features

- Operable Windows
- Natural Light and Views
- Recycling
- Green Cleaning and Pest Control Products