



G.R.E.E.N.

Green Real Estate Environments Now!

ENERGY CONSUMPTION

	Baseline (2007)	Current	Change
EPA Energy Star	73	75	+2.0
Energy Intensity (kBtu/sq.ft.)	247.8	243.3	-4.4
Associated Carbon Dioxide Reduction (in tons)			-48.53

SUSTAINABLE IMPROVEMENTS

- Retrofit of lighting in main lobby, restrooms, and parking garage with more efficient fixtures.
- LED lighting for exit signage.
- Low flow fixtures in restrooms sinks for water savings.
- Motion sensors on parking garage and restroom lighting for energy savings.

SUSTAINABLE OPERATIONS

- LEED-Compliant Cleaning Procedures & Cleaning Supplies.
- Recycling program which includes mixed paper, glass, aluminum, plastic, and cardboard.
- Annual e-waste collection and recycling (for larger electronics).
- Annual waste audit to ensure effectiveness of recycling program.
- Sustainable Purchasing Policy for Management Office.
- Construction standards require use of low-VOC products & recycling of demolished materials.

SUSTAINABLE MEASURES

- On-line Tenant Handbook and On-line Tenant Service Request Program.
- Annual participation in Earth Hour and Earth Day.
- Bike parking provided.
- Shower facilities in fitness center.

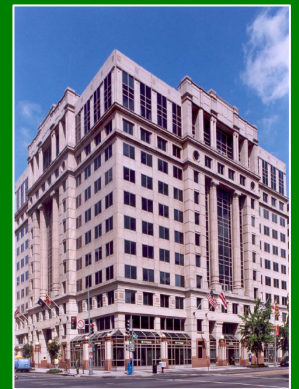
EDUCATION

- Monthly Green Tenant Tip.
- BOMA BEEP certification for all Property Managers.
- Energy Star Training for all Property Managers.

AFFILIATIONS

- Member of United States Green Building Council ("USGBC").
- EPA Energy Star Partner.
- BOMA's 7 Point Challenge.

Franklin Tower
1401 Eye Street N.W.
Washington, D.C.



MISSION STATEMENT:

Promote environmental stewardship through the implementation of sustainable ecological initiatives that benefit our assets, investors, customers, employees & planet.

