



IMT and DOE Reveal 2018 Green Lease Leaders at BOMA International Conference & Expo

IMT and the DOE Better Buildings Alliance announce innovative firms whose energy-aligned leasing practices drive shared building energy savings & sustainability

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Today, the Institute for Market Transformation (IMT) and the U.S. Department of Energy's (DOE) Better Buildings Alliance announced the 2018 [Green Lease Leaders](#) at the BOMA International Conference & Expo in San Antonio, Tx., a conference which brings together thousands of commercial real estate professionals every year and covers the latest industry trends, building innovations, and operational best practices. Green Lease Leaders recognizes leading-edge companies and real estate practitioners who break down barriers to [high-performance buildings](#) by revolutionizing leases to include [energy efficiency](#) and sustainability.

To achieve major reductions in building energy usage requires better collaboration between landlords and tenants. With this in mind, Green Lease Leaders, now in its fifth year, continues to elevate industry standards and visibility for real estate leaders who are implementing green, also known as high-performance or energy-aligned leases. Working across a diversity of real estate owners, tenants, brokers, and other stakeholders, green leasing sets terms up-front, and provides a framework for landlords and tenants to ensure building efficiency practices and investments are mutually beneficial and properly executed—helping move past historical road blocks to better building performance and return on investment caused by most standard lease structures.

IMT estimates that green leases can help reduce utility bills by up to \$0.51 per square foot (11-22 percent) in U.S. office buildings alone, and if all leased office buildings executed green leases, the market could save over \$3 billion in annual cost savings. Lease clauses that 2018's Green Lease Leaders have implemented address a range of important issues such as energy and water efficiency, health & wellness, employee engagement, indoor air quality, data center efficiency, and zero net energy buildings. Restrictions on HVAC hours, required plug load management, submetering utility data, and periodic retro-commissioning to optimize operations and equipment are just a few of the terms that are currently being fulfilled.

"With leased space representing more than half commercial building energy usage in the U.S., DOE and IMT are working side-by-side with real estate industry leaders on ways to bring building energy efficiency and affordability in leased spaces forward," said Kathleen Hogan, Deputy Assistant Secretary for Energy Efficiency at DOE. "This year's Green Lease Leaders demonstrate that by using

mutually beneficial lease language to collaboratively address building performance, landlords and tenants are achieving higher energy savings and improving tenant satisfaction.”

“As building owners, developers, tenant companies, and other real estate decision makers strive to keep up with evolving market pressures, leading-edge companies are using the lease as a powerful instrument to create higher-performing buildings that not only save energy and money but also provide healthier and more attractive work environments,” said Cliff Majersik, Executive Director for IMT. “IMT and DOE’s Green Lease Leaders program has made a significant impact over the past five years by setting the bar for green lease agreements and putting a much needed spotlight on the growing number of innovative companies that use their lease to achieve ambitious energy, sustainability, and business goals. We are thrilled to recognize this year’s impressive recipients who are pushing the envelope on building performance and energy-aligned leasing.”

“BOMA International is pleased to have once again hosted this year’s Green Lease Leaders awards ceremony,” said BOMA International Chair Rob Brierley, BOMA Fellow, managing director of Real Estate Management Services and executive vice president of Colliers Boston. “As a long-time supporter of green leasing in the commercial real estate industry, BOMA offers resources, including its recently updated Green Lease Guide, to help property professionals work together with tenants to achieve sustainable, high-performing properties. The 2018 Green Lease Leaders demonstrate the value of these efforts, and BOMA congratulates them on their achievements.”

The 2018 Green Lease Leaders are:

Landlord Gold Recognition

- Brixmor Property Group
- CommonWealth Partners
- Digital Realty
- Federal Realty Investment Trust
- Forest City
- Ivanhoe Cambridge
- JBG Smith
- Kilroy Realty Corporation
- Kimco Realty
- Prologis
- The Tower Companies

Landlord Silver Recognition

- AEW
- Jamestown
- LaSalle
- Manulife | John Hancock
- NRDC
- Triovest
- Weingarten Realty

Tenant Gold Recognition

- TD Bank

Tenant Silver Recognition

- NRDC
- Sprint
- Ulta Beauty

Team Transaction Recognition

-Rocky Mountain Institute, with Morgan Creek Ventures, Packard Dierking, Holland & Hart, Coburn

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