



# ESRT: The Green Leader

Setting the Standard for Innovation and Technology

## Goals

- No risk of Local Law 97 fines for tenants through 2034
- 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

## Indoor Environmental Quality

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

## Tenant Engagement

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

## BUILDING SPOTLIGHT

1350 Broadway



## Emissions Reduction

**27% emissions reduction  
over the last 10 years**

GHG Emissions Avoided =  
129 Vehicles Driven for 1 Year

CO<sub>2</sub> Emissions Avoided =  
71 Homes' Energy Use for 1 Year

## Portfolio Awards and Achievements



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



Fitwel Champion



2021 Energy Star  
Partner of the Year



Empire Building  
Challenge Partner

Most  
Energy Efficient  
REIT in NYC



EPA  
Green Power  
Partnership



GRESB  
5-Star Rated

Nation's Largest  
100% User of  
Renewable  
Power



Better Buildings  
Challenge



Green Lease  
Leader Platinum

## Health and Wellness Features

WELL Health-Safety Rated

Walk Score: 99

Transit Score: 100

Bike Score: 82

Fitwel Certified

In-Building Dining

## Operating Features

ENERGY STAR  
Certified

Operable Windows

Natural Light  
and Views

Recycling

Green Cleaning and  
Pest Control Products

WiredScore  
Certified Gold