



# 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**

**500 Mamaroneck Ave**



<p style="text-align: center;"><b>Health and Wellness Features</b></p> <ul style="list-style-type: none"> <li>WELL Health-Safety Rated</li> <li>Walk Score: 85</li> <li>Tenant-Only Fitness Center</li> <li>In-Building Dining</li> <li>Water Feature</li> </ul>	<p style="text-align: center;"><b>Operating Features</b></p> <ul style="list-style-type: none"> <li>ENERGY STAR Certified</li> <li>Operable Windows</li> <li>Natural Light and Views</li> <li>Recycling</li> <li>Green Cleaning and Pest Control Products</li> <li>WiredScore Certified Gold</li> </ul>
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## Portfolio Awards and Achievements

1st Portfolio with WELL Health-Safety Rating in The Americas	Fitwel Champion	2021 Energy Star Partner of the Year	Nation's Largest 100% User of Renewable Power	Empire Building Challenge Partner	Better Buildings Challenge	Green Lease Leader Platinum