This unique tenant-landlord collaboration created a transformative sustainability program that optimizes operational efficiency, results in substantial energy savings, and fosters meaningful employee engagement.

The Clinton Climate Initiative
Jones Lang LaSalle
The Rocky Mountain Institute
Johnson Controls, Inc.
Empire State Building Operations

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Public incentives

- Annual cost savings (est.): $1,893,740
- Utility cost savings (est.): 25%

Building type

Very Large Commercial

- Built: 1972
- Retrofit: 2012 - 2016
- Heating fuel: Gas
- Cooling fuel: Electric

Systems upgraded

- Lighting
- Heating
- Cooling
- Envelope
- Domestic hot water

Other controls

- Passive house

NYCHA Portfolio

Multiple properties from the New York Housing Authority portfolio

This retrofit of one of the most iconic buildings in New York City was driven by rising energy costs in a volatile market, coupled with widespread interest in reducing carbon emissions and building energy use.

The New York Housing Authority utilizes NY Green Bank financing and Con Edison incentives to complete a massive efficiency update to buildings within peak demand pockets and buildings impacted by Hurricane Sandy.

Empire State Building

350 5th Avenue · Manhattan

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SL Green

project team

SL Green

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Building type

Large Residential

- Built: 1950
- Retrofit: 2017 - present
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1515 Broadway

Manhattan

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