Empire Building Challenge
Company Overview

• Founded in 1957; 400+ Employees

• Developed, owned & managed 40 million SF of office, residential, hotel, retail & mixed-use properties

• 16M+ Square Feet of Commercial, Residential, and Retail space across Manhattan, Philadelphia, and Los Angeles; 2,300 multi-family units

• 12 million+ SF of development underway

• Entire New York Commercial Portfolio Certified LEED Gold
Portfolio – 16M+ SF

1177 Ave of the Americas
120 Broadway
529 Fifth Avenue
US Bank Tower
Silver Towers + River Place

1735 Market Street
120 Wall Street
3 + 4 World Trade Center
7 World Trade Center
SPI Carbon Neutral Building Definition and Commitment

• SPI defines a carbon neutral building as:
  • An energy efficient building that drives down energy consumption and demand through tenant engagement, operational optimization, façade improvements and a beneficial level of electrification of building end uses with minimal disruption to building occupants; any remaining onsite carbon emissions are offset with the purchase of eligible renewable energy credits and carbon offsets.

• SPI will commit to carbon neutrality in two (2) existing buildings as part of the Empire Building Challenge
  • 120 Broadway (The Equitable Building)
  • 1177 Avenue of the Americas (Americas Tower)

• Each building is targeting carbon neutrality per the SPI definition by 2030
120 Broadway

- Built in 1915
- 41 Floors – 1.9M Square Feet
- Brick, terra cotta, and granite façade
- Heating – Provided by steam through perimeter hot water radiation system
- Cooling – Provided by combination of air and water cooled self contained AC units
- LEED Gold Certified
- Energy Star Rating: 81
- Current Site EUI: 52.2
1177 Avenue of the Americas

- Built in 1992
- 48 Floors – 1M Square Feet
- Granite façade
- Heating – Provided by steam through perimeter hot water radiation system
- Cooling – Provided by water cooled individual package units
- LEED Gold Certified
- Energy Star Rating: 75
- Current Site EUI: 70.2
Value of Partnership with NYSERDA