

2 MIAMI CENTRAL

MIAMI, FL

GREEN SCORECARD



ACTIVE & NATURAL FEATURES

- Collaborative lobby
- Large windows allow for abundant natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants, and retail
- Walkability Score: 91 (www.walkscore.com)

EFFICIENCY FEATURES

- Energy Management System/Building Automation System (bms)
- Demand response program for peak power management
- Variable frequency drives (“VFDs”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in building exterior, lobby, and restrooms
- Low mercury, high-efficiency fluorescent lighting – mechanical room, parking,
- Individual metering of tenant electricity consumption (supplemental units)
- Window film to reduce solar load
- Low-flow restroom fixtures and faucet aerators
- Motion-controlled restroom faucets, fixtures, and dispensers

OPERATING FEATURES

- Green cleaning program
- Recycling program including paper, glass, aluminum, plastic, and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request System
- Annual Earth Hour and Earth Day events
- Electric Vehicle (EV) charging available

EDUCATION

- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

AFFILIATIONS

- Platinum Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
- U.S. Department of Energy’s Better Buildings Challenge
- Green Lease Leader™



SHORENSTEIN
SUSTAINABILITY

It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein



This Building is pending LEED Silver Certification

3 MIAMI CENTRAL

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ACTIVE & NATURAL FEATURES

- Collaborative lobby
- Large windows allow for abundant natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants, and retail
- Bike parking provided
- Walkability Score: 91 (www.walkscore.com)

EFFICIENCY FEATURES

- Energy Management System/Building Automation System
- Demand response program for peak power management
- Variable frequency drives (“VFDs”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in building exterior and lobby
- Low mercury, high-efficiency fluorescent lighting in parking garage, mechanical rooms and restrooms
- Individual metering of tenant electricity consumption (supplemental units)
- Window film to reduce solar load
- Low-flow restroom fixtures and faucet aerators
- Motion-controlled restroom faucets, fixtures, and dispensers

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