

CERTIFICATIONS



LEED Gold



Fitwel 2 Stars



2024 ENERGY STAR label



ENERGY

- Electricity offset by renewable energy credits
- Capital upgrades implemented to reduce energy consumption and operating expenses
- Systems equipped with automated control systems for enhanced efficiency
- LED lighting systems and controls installed throughout building common areas to increase energy efficiency
- Real-time energy management platform (iES Mach) used by Paramount's Engineering Team to monitor energy use in 5-minute intervals and respond to building conditions promptly
- Building systems commissioned to ensure performance is optimized
- Ongoing staff training to ensure operations are efficient



HEALTH & SAFETY

- Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products
- Construction materials used are LEED-compliant, recycled, responsibly sourced, and non-toxic
- Training on emergency preparedness, workplace safety, and response drills coordinated periodically



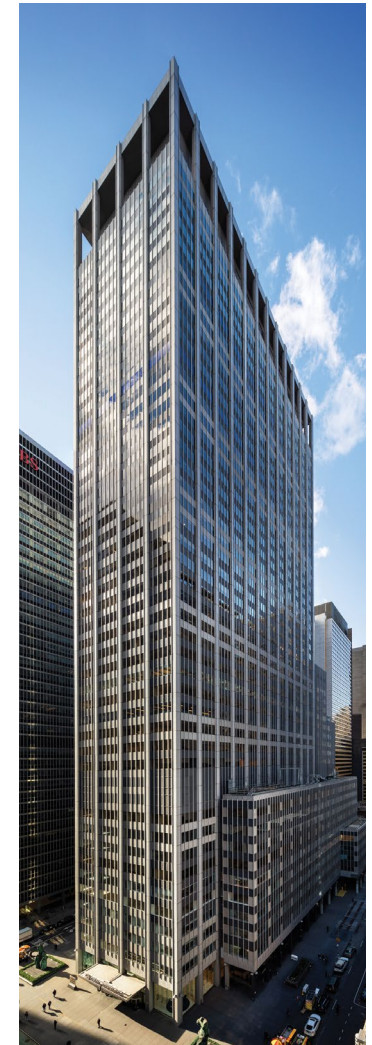
AIR

- ActivePure air scrubbers installed, which have proven to reduce 99.99% of airborne contaminants
- HVAC systems equipped with MERV-14 media filters that capture airborne particles
- Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building
- Base building air quality is assured by WellStat, a monitoring system that provides real-time air quality levels that measure indicators including carbon dioxide, particulate matter, VOCs, temperature, humidity, and more
- Building staff and contractors are required to use low VOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality



WATER

- Existing toilets, urinals, faucets, and showers upgraded with low-flow fixtures, performing above code requirements for water conservation
- Water logs reviewed by Engineering Team to compare trends and identify potential water loss
- Cooling towers disinfected twice a year and testing for legionella bacteria conducted every 90 days





SUSTAINABLE TRANSPORTATION

- Complimentary bike room with 26 spaces offered to all tenants
- 15+ subway and bus lines within walking distance (0.1-0.2 miles) of the property
- Subway: 1, 2, B, E, F, N, Q, R
- Bus: BxM2, M5, M7, QM10, QM17, QM18, QM24, etc.



RECYCLING

- Single-stream recycling implemented where metal, glass, plastic, and paper are collected as a separate recycling stream to minimize waste sent to landfills
- Color-coordinated recycling procedure enforced to avoid contamination
- Periodic waste audits conducted to identify areas for waste diversion improvement and develop corrective action plans
- Double-barrel waste bins used by janitorial staff to ensure waste streams remain separated
- Janitorial staff trained annually to maintain recycling best practices
- Complimentary e-waste pick-up offered to tenants to ensure materials are properly recycled



AMENITIES

- Constructing a 30,000 square foot amenity center that will host:
 - Lounge and wellness areas
 - Large, flexible meeting rooms capable of accommodating over 200 seats
 - Elevated food service
- Daily conveniences for tenants enhanced through a mobile application that facilitates:
 - Direct communication
 - Access control
 - Visitor management
 - Event management
 - Booking reservations



TENANT COLLABORATION

- Best practices shared with tenants to optimize sustainability through meetings, webinars, and information exchange
- Tenants engaged on energy efficiency opportunities to reduce consumption
- Pursuit of third-party designations, including LEED Commercial Interiors and ENERGY STAR Tenant Space, encouraged within tenant spaces
- Sustainability reporting of emissions, energy, water, and waste shared to support the independent targets tenants set corporately
- Energy savings opportunities within tenant spaces identified through incentive programs and engineering studies
- Recycling improvements identified and communicated to tenants through office walk throughs and waste audits



ADDITIONAL RESOURCES

- [Paramount Sustainability Website](#)
- [2023 ESG Report](#)
- Building Office
(212) 484-0291
- Evin Epstein, Senior Vice President, Energy and Sustainability
(sustainability@pgre.com)