

745 Fifth Avenue

CERTIFICATIONS



LEED Gold



Fitwel 2 Stars



ENERGY STAR label



ENERGY

- Capital upgrades implemented to reduce energy consumption and operating expenses
- Systems equipped with automated control systems
- LED lighting systems 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



AIR

- ActivePure air scrubbers installed, which have proven to reduce 99.99% of airborne contaminants
- 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



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



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



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SUSTAINABLE TRANSPORTATION

- 15+ subway and bus lines within walking distance (0.1-0.2 miles) of the property
 - Subway: E, F, M, N, R
 - Bus: BxM14, BxM18, M1, M2, M3, M4, M5, M31, M57, 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

- Daily conveniences for tenants enhanced through a mobile application that facilitates:
 - Access control
 - Visitor management
 - Event management
 - Booking reservations
 - Service requests
 - Building communications



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](#)
- [2024 Corporate Responsibility Report](#)
- Building Office (212) 593-9790
- Evin Epstein, Senior Vice President, Energy and Sustainability (sustainability@pgr.com)