

GREEN BUILDING *for tenants*



TURNING GREEN TO GOLD*

- ▶ One study found that a 1 percent increase in productivity (about five minutes per working day) is equal to \$600 to \$700 per employee, or \$3 per square foot, per year.
- ▶ Higher retention rate savings range from \$10,000 to \$50,000 per employee for businesses in green spaces.
- ▶ The annual churn rate for commercial spaces is typically 25 percent. Design features common to green buildings can cut churn costs by 90 percent.
- ▶ Sustainable buildings can realize, on average, the following:
 - 30% energy savings
 - 35% carbon savings
 - 30-50% water use savings
 - 50-90% waste cost savings

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*Sources: Environmental Protection Agency, Turner Construction Survey, 2004; Making the Business Case for High Performance Green Buildings, U.S. Green Building Council, Urban Land Institute; The Greening of Corporate America, McGraw-Hill; Green Building Costs and Financial Benefits, Massachusetts Technology Collaborative; New Buildings Institute.

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To be competitive in today's business market, many companies are looking to sustainable or green buildings to fulfill their real estate needs.

Colliers International is a global leader in providing knowledge to clients on high performance buildings and space.

Our Tenant Services professionals work with you to evaluate the benefits of locating your business in a high performance building or greening your existing space to potentially reduce operating costs, enhance your corporate image, and provide a healthier more productive workplace environment.

POTENTIAL BENEFITS OF SUSTAINABLE BUILDINGS

- ▶ Reduce absenteeism and increase productivity
- ▶ Decrease employee turnover
- ▶ Improve corporate brand, image and goodwill
- ▶ Attract and retain quality employees
- ▶ Increase functional space
- ▶ Lower utility costs

Colliers can help you evaluate your space options and determine what works best for your business. Some things to consider when going green:

LOOK FOR GREEN-CERTIFIED BUILDINGS

Look for green certified buildings. There are several standards for sustainability accreditation, but the most widely accepted is LEED® (Leadership in Energy and Environmental Design) green building rating system.

If a building is not green certified, ask the developer or landlord if certification is being sought as part of the management plan.

FUTURE-PROOF YOUR SPACE

Work with your building's management to find out what changes can be made to the property related to sustainability.

Building and tenant improvements such as increased natural lighting, relamping, automatic lighting, zoned temperature and ventilation controls, and environmentally friendly materials can create a more pleasant working environment and potentially increase the efficiency of your space.

DESIGN AN OFFICE WITH IMPACT

Sustainable building materials are no longer cost prohibitive or difficult to obtain. In fact, most are attractive, durable, and affordable. Low-VOC (volatile organic compound) paint, carpet and blinds release fewer toxic fumes and can provide a healthier office environment.

Flooring, furniture and office products made from recycled or sustainable materials promote reuse of natural resources and lessen the strain on the environment. A green office also sends a positive message to your customers that you are a responsible business.

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