



**ONE BOSTON PLACE  
BOSTON, MA**

Water savings: **12** million gallons per year

**12%** less electricity use

**70%** of waste diverted from the landfill

**LEED® Facts**

One Boston Place  
Boston, MA

LEED for Existing Buildings: Operations & Maintenance  
Certification awarded November 10, 2008

**Gold 54\***

Sustainable Sites 4/12

Water Efficiency 5/10

Energy & Atmosphere 19/30

Materials & Resources 7/14

Indoor Environmental  
Quality 12/19

Innovation & Design 7/7

\*Out of a possible 92 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



## BOSTON SKYLINE GETS A BOOST

# Breathing New Life into an Existing Multitenant Building

## PROJECT BACKGROUND

One Boston Place is a 41-story Class A office tower located in the heart of Boston's Financial District. The property offers 804,444 square feet of office and retail space and is occupied by thirty office tenants. Acquired by TIAA-CREF and SITQ in 2002, the building is a prominent feature of the Boston skyline with its distinctive diagonal bracing, rooftop penthouse and sweeping panoramic views of the Boston cityscape. The building is nestled between four subway lines, two commuter rail hubs and numerous bus stops, making it easy for tenants to commute to work daily using public transportation. The project owners pursued LEED for Existing Buildings: Operations and Maintenance certification after committing to improving the energy efficiency of 10 percent of its commercial real estate portfolio by 2010.

## CLASS A OFFICE TOWER UPDATED FOR TODAY'S TENANTS

Erected in the 1970's, One Boston Place has made it a priority to make significant upgrades to reduce its impact on the environment while maintaining a high level of service for its tenants. During initial facility alterations and additions, the project recycled, reused or donated 100 percent of durable goods, while diverting at least 70 percent of waste generated from the alterations.

In an effort to reduce water consumption, One Boston Place installed a high-efficiency drip irrigation system for the property's outdoor landscaping; a condenser water loop to provide recycled water to computer room air conditioners, and upgraded indoor plumbing fixtures. The water saving strategies reduced water consumption by approximately 50 percent or 12,000,000 gallons per year. In order to decrease energy use and improve occupant comfort, the building conducted an ASHRAE Energy Audit, a recommissioning of base building systems, and introduced Saturday HVAC (heating ventilation and air conditioning) "On Demand" service to avoid using electricity in unoccupied tenant spaces.

Given the nature of multi-tenant buildings, the management team at One Boston Place worked to make individual tenant operations that were otherwise outside the control of building management as sustainable as possible. Management also provided a green office checklist to all building tenants which provided suggestions for products that reduce the amount of materials, water and/or energy used.

## ABOUT TIAA-CREF AND SITQ IMMOBLIER

TIAA-CREF is a national financial services organization with \$363 billion in combined assets under management (as of 12/31/08) and is the leading provider of retirement services in the academic, research, medical and cultural fields. SITQ Immoblier is a real estate investment, management and development firm with a portfolio specializing primarily in office buildings and business parks in the United States, France, the United Kingdom and Germany.

"Using the LEED program is part of our continuing commitment to improve the energy efficiency of our 43 million square foot commercial real estate portfolio by ten percent by 2010."

Tom Garbutt, Managing Director and Head of TIAA-CREF Global Real Estate



**Commissioning Agent:** Engineered Solutions  
**Landscape Architect:** Halvorson Design  
**LEED Consultant:** CB Richard Ellis

**Property Manager:** CB Richard Ellis  
**Owner:** TIAA-CREF and SITQ Immoblier  
**Project Size:** 886,999 Gross Square Feet  
**Photography Courtesy of:** One Boston Place LLC

## ABOUT LEED

The LEED® green building certification system is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at [www.usgbc.org](http://www.usgbc.org) to learn more about LEED and green building.



[www.usgbc.org](http://www.usgbc.org)  
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