

CAPELLA TOWER MINNEAPOLIS, MN GREEN SCORECARD



ACTIVE & NATURAL FEATURES

- Collaborative lobby
- On-site fitness center
- Large windows and column-free spacing allow for abundant natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants, retail, entertainment venues
- Bike parking and storage provided
- Walkability Score: 94 (www.walkscore.com)

EFFICIENCY FEATURES

- Trane Trace Summit Energy Management System
- Demand response program for peak power management
- Variable frequency drives (“VFDs”) on mechanical equipment
- Advanced lighting control system with occupancy and night sensors
- LED lighting in tenant spaces, back of house halls, restrooms and stairwells
- Low mercury, high-efficiency fluorescent lighting
- Individual metering of tenant electricity consumption
- 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 and Janitorial Supplies
- Indoor Air Quality Management Program enforced
- Green construction standards including low-VOC products & demolition waste recycling
- Online Tenant Handbook and Tenant Service Request System
- Annual Earth Hour and Earth Day events

EDUCATION

- LEED-accredited Property Manager
- 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
LEED Gold