

PILLARS OF RESPONSIBLE PROPERTY INVESTING

# Sustainability Profile

601 New Jersey

Property name: 601 New Jersey

Location: Washington, DC

Building Type: Office

Building Size: 260,650 sq. ft.

Constructed: 2002

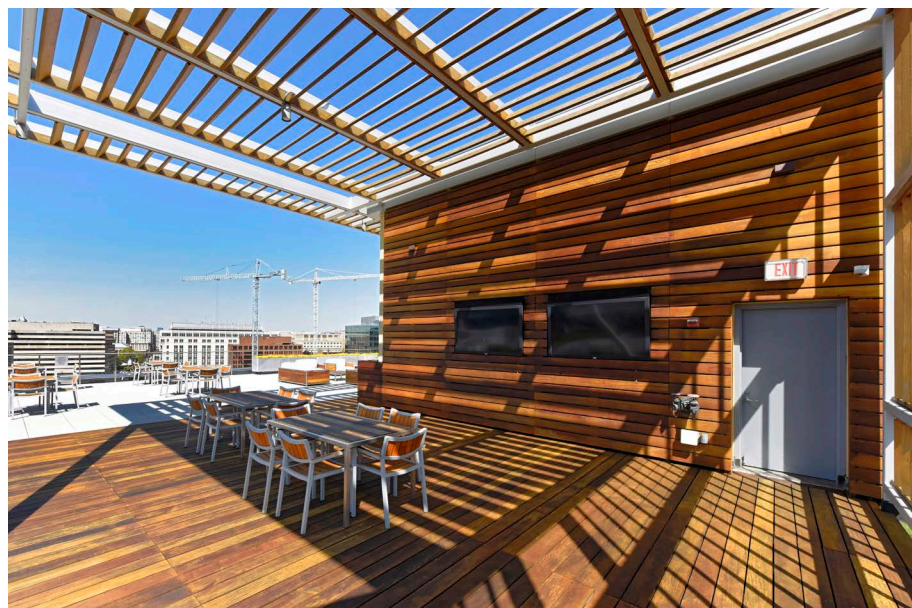
Acquired: 2015

Property Manager: Polinger Company

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## Property Overview

601 New Jersey is located in the Capitol Hill neighborhood of Washington, DC and offers 260,650 sq. ft. of Class A office space. The property features premium amenities, superb views of Capitol Hill and Union Station, open floor plates with natural light, and convenient transit access with ample parking. The property was built in 2002 and has continued to implement sustainability initiatives with regular capital upgrades. Recent renovations have included a lobby refresh and upgrades to the expansive rooftop terrace. Principal Real Estate acquired the property in 2015, which is currently managed by Polinger Company.



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## Improving Sustainability

The property management team at 601 New Jersey continually assesses methods to reduce energy consumption. The lights in the building have all been upgraded to LED, including in spec suite build-out areas. The building's Energy Management System (EMS) was reprogrammed to operate when tenants are using the space and reduce energy use during non-business hours.

To reduce the property's water usage, all bathroom sink aerators have been replaced and the toilets were upgraded to significantly reduce the gallons of water used per flush. These upgrades have contributed to the property's water use reduction of 20.0% since baseline in 2019.

Maintaining the property with top-of-the-line standards is a priority for the property management team at 601 New Jersey. The property's pest control vendor has implemented an integrated pest management program for both indoor and outdoor pest control. This approach is both effective and environmentally friendly, and develops a long-term strategy for pest prevention. 601 New Jersey's janitorial vendor is Green Seal GS-42 certified and staff are skilled in effective green cleaning practices. All air filters have also been updated to MERV 13 filters throughout the building to remove dust, pollen, and to improve indoor air quality.

Engaging tenants is important to the property team and they continuously communicate with tenants regarding

any building related events or local area updates. 601 New Jersey hosts Earth Day events, a 4th of July fireworks viewing party, ice cream social, and holiday parties every year to engage with tenants. The building also features many amenities for tenants. Tenants who commute to work on their bicycles can utilize the bike room and those that drive electric vehicles have access to the four electric vehicle charging stations in the underground parking garage. The property features a rooftop terrace where organic vegetable gardens are available for tenant use. In addition to providing green space in an urban location and producing vegetables for tenants, these gardens provide a health benefit to bees and other pollinators. Additional amenities include a fitness center with lockers and showers, a 50-seat conference center, and convenient on-site retail and restaurants.

To highlight 601 New Jersey's accomplishments, the property has received and promotes various certifications. The property was awarded LEED for Existing Buildings in 2014 and was recertified in 2020 for its outstanding building operations and maintenance. A 1-Star Fitwel certification was awarded in 2021 which recognizes buildings that are committed to building health. The property is also Silver WiredScore certified. WiredScore certification is a commercial real estate rating system that empowers landlords to understand, improve, and promote their buildings' digital infrastructure.

### KEY FACTS, AWARDS, AND RECOGNITION

- LEED Existing Buildings: Operations and Maintenance (EBOM) Platinum (2014), Gold (2020)<sup>2</sup>
- Fitwel 1-Star Certified (2021)<sup>2</sup>
- Silver WiredScore Certified<sup>2</sup>
- ENERGY STAR Certification: 2008, 2010, 2012-2014, 2018
- Current ENERGY STAR Score: 81 (ENERGY STAR certification underway)
- Energy-use reduction since baseline: 26.0%<sup>1</sup>
- Greenhouse gas reduction since baseline: 12.0%<sup>1</sup>
- Water-use reduction since baseline: 20.0%<sup>1</sup>
- Waste diversion since baseline: 28.0%<sup>1</sup>

<sup>1</sup> Baseline is 2019

<sup>2</sup> In order to receive a certification, a fee was paid to LEED, Fitwel, and WiredScore to be evaluated and for rights to use the certification. Data current as of 4Q 2023



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## Disclosures

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