

PILLARS OF RESPONSIBLE PROPERTY INVESTING

Sustainability Profile

1290 Broadway

Property name: 1290 Broadway

Location: Denver, Colorado

Building Type: Office

Building Size: 252,230 sq. ft.

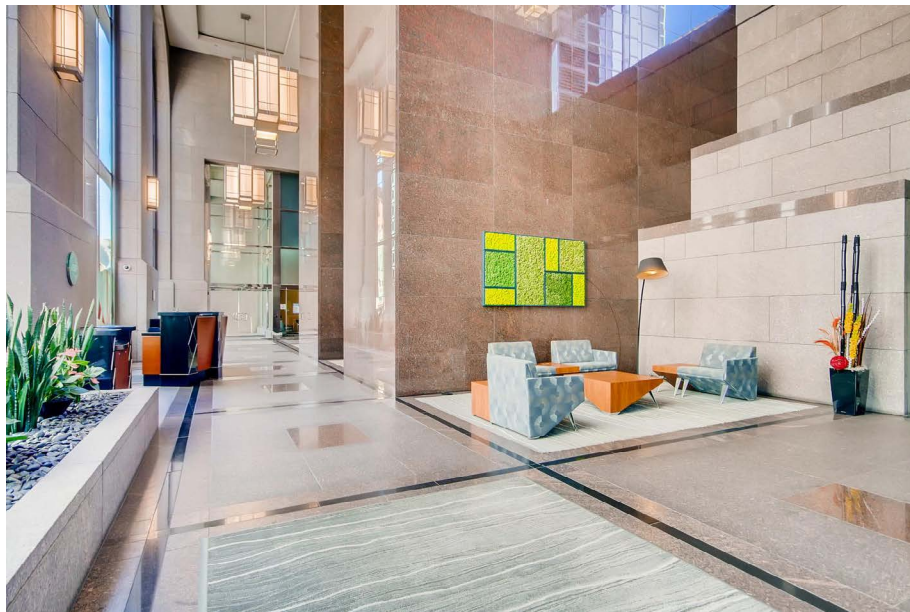
Constructed: 1986

Acquired: 2007

Property Manager: CBRE

Property Overview

1290 Broadway is located in the Capital Hill submarket of Denver, Colorado with excellent city and mountain views. Standing 17 stories high, the building includes 252,230 square feet of office space. The property's stepped design provides up to 22 corner offices per floor, which appeals to a broad array of private office and open floor plan uses with significant natural light. In 2007, Principal Real Estate acquired the property, which is currently managed by CBRE. The property has recently completed capital upgrades to maintain tenant standards while reducing energy consumption and limiting costs.



Improving Sustainability

Waste Management

The team at 1290 Broadway has significantly reduced their waste production by utilizing e-waste recycling and composting. The property's focus on recycling is highlighted for tenants through ample signage around the building promoting positive waste management practices.

Energy Upgrades

The property continues to implement capital upgrades to reduce energy consumption and limit costs. Energy upgrades completed include a lighting upgrade, installation of programmable thermostats, and energy-saving retrofits. For tenant, visitor, and employee electric vehicles, there are charging stations available for use.

Tenant Engagement

The success of 1290 Broadway's sustainability initiatives can be attributed to the property management team and their tenant engagement practices. They engage tenants by hosting events focused on creating sustainability awareness and providing sustainability trainings.

Building certifications and achievements are communicated and displayed for the tenants. These show the property's commitment to sustainable operations on a building level through certifications including ENERGY STAR® and LEED®.

Health & Wellness

Health and wellness are a high priority for the 1290 Broadway team. Tenants can benefit from a variety of health and wellness amenities including a spa quality fitness facility with weights and aerobic equipment, and bicycle storage for tenants that take advantage of the prime location and ride a bike to the property.

The property also provides tenants with filtered drinking water in a variety of water fountains around the building and the building is a smoke-free property.

Community Connection

1290 Broadway continues to attract high quality tenants through its connection to the Denver community. The property is conveniently located near public transportation with adequate options via light rail and bus. Ample on-street parking is available along with 1,290 visitor parking spaces at the property. 1290 Broadway is located within a Colorado Enterprise Zone and is in close proximity to a strong workforce.

The property has a transit score of 76 (Excellent Transit), a bike score of 92 (Biker's Paradise), and a walk score of 97 (Walker's Paradise) making it easily accessible for any mode of transportation.

KEY FACTS, AWARDS, AND RECOGNITION

- LEED for Existing Buildings: Operations and Maintenance (EBOM) Gold (2009), Platinum (2014), Certified (2022)¹
- ENERGY STAR Certification: 2008-2020, 2022-2023
- Current ENERGY STAR Score: 79
- Greenhouse gas reduction since baseline: 13.0%²
- Water-use reduction since baseline: 42.0%²
- Waste diversion since baseline: 32.0%²

¹ In order to receive a certification, a fee was paid to LEED to be evaluated and for rights to use the certification.

² Baseline is 2019

Data current as of 4Q 2023



About PRPI: The Pillars of Responsible Property Investing (PRPI) initiative is a unique sustainable investment platform developed to drive asset management and fiduciary governance. For more information on how PRPI is delivering positive financial and environmental results for Principal Real Estate, please visit <https://www.principalam.com/us/investment-strategies/real-estate/responsible-property-investing>

Disclosures

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