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MADISON

ENVIRONMENTAL
& WELLNESS INITIATIVES

COMMUTATION, ACCESS & WELLNESS

WALK SCORE

95 – Walker's Paradise

- Close proximity to public transit hubs, residential neighborhoods, and retail.

TRANSIT SCORE

100 – Rider's Paradise

- Excellent connectivity to different types of public transit (subway, bus, commuter rail) and private garage for tenant parking.

BIKE SCORE

80 – Very Bikeable

- New fitness center amenity includes a secure bike room as well as locker rooms and showers.

FITNESS CENTER, CONFERENCE CENTER, TENANT LOUNGE

- New **Fitness Facility** includes:
 - Cardio and weight-lifting equipment,
 - Yoga / Pilates / HIIT studio with classes,
 - Golf simulator
 - Locker rooms & private showers
- **Conference Center** with board room, conference rooms, and training room or various sizes all feature A/V equipment to support use
- **Tenant Lounge** with breakout rooms, recreations activities (ping pong, foosball) and TV lounge
- **Triple-height Glass Atrium** offers:
 - Grab 'n' Go Café / F&B service
 - Full-service restaurant with seating
 - Public seating amongst landscaped environment with biophilic elements

BUILDING OPERATIONS

GREEN CLEANING PROGRAM

- Modern recycling program that addresses all materials: paper, glass, aluminum, plastic, cardboard and electronics
- Use of "green" cleaning products

CONSTRUCTION STANDARDS & FIXTURES

- Green construction standards, including low-VOC products, and Energy Star rated appliances
- Filtered drinking water fountains with filling stations are installed in all tenant build-outs
- All restrooms with low-flow fixtures (water closets, urinals and faucets) and hands-free faucets, fixtures, and dispenser.
- Advanced lighting control systems with occupancy sensors in all tenant build-outs
- LED lighting upgrade / installation in all common areas of the building
- All windows on tenant floors allow for natural daylight and are paired with usable blinds/shades for energy savings
- All construction standards are in accordance with all city-mandated local laws and energy codes.

TENANT EXPERIENCE

- Annual Tenant Comfort and Satisfaction surveys performed by Kingsley Associates
- Integrated online tenant portal to request service and register visitors

EDUCATION PROGRAMS

- ENERGY STAR training for all property managers
- Recycling training for all tenants and facilities managers

BUILDING INFRASTRUCTURE

HEATING, VENTILATION, AND AIR CONDITIONING

- Base building fan systems with MERV 13 and MERV 15 filtration as well as minimum 25% outside air
- Automated peak load reduction, chilled water temperature reset, fan discharge temperature reset, and chill optimization through upgraded Building Automation System
- Variable frequency drive installation to serve base building HVAC infrastructure

ELECTRICITY & TELECOM

- Wired Score Platinum – Multiple point-of-entry telecom rooms with a variety of telecom and fiber providers

ELEVATORS

- Elevator modernization was recently completed with a destination dispatch system that provides efficiencies across disciplines: energy, usage, traffic, and operations.

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