

CASE STUDY

2019 LEED Platinum and 2018 WiredScore Gold Certification

PROPERTY FACTS

Property Name	55 East Monroe
Location	Chicago, Illinois
Property Type	Office
# of Levels/GFA	39-storey mixed use office tower; 2,155,282 SF GFA
Year Built	1972
Awards	LEED Platinum Certification (2019) WiredScore Gold Certification (2018)



STRATEGY

55 East Monroe is a large, mixed-use office tower strategically positioned in the heart of Downtown Chicago. Located half a block west of the world-renowned Michigan Avenue and dynamic Millennium Mile, this property is at the crossroads of Chicago's government, financial, entertainment, technology and residential districts. With numerous tenant amenities and a large conference center, 55 East Monroe provides a creative working environment for growing businesses.

LEED Platinum Certification

The building is at the forefront of environmentally responsible building management. In 2019, it received the prestigious classification of LEED Platinum certification

from The U.S. Green Building Council through its Arc Platform with a score of 85. The building earned high sustainability ratings across environmental performance indicators: water use reduction, sustainable site selection and development, responsible materials selection and waste management, enhanced indoor environmental quality, energy efficient operations, and energy efficient design.

WiredScore Gold Certification

55 East Monroe is proud to be one of 23 downtown Chicago properties to achieve the 2018 WiredScore Gold certification for strong internet connectivity, representing one of the most well-connected properties in the entire central business district.

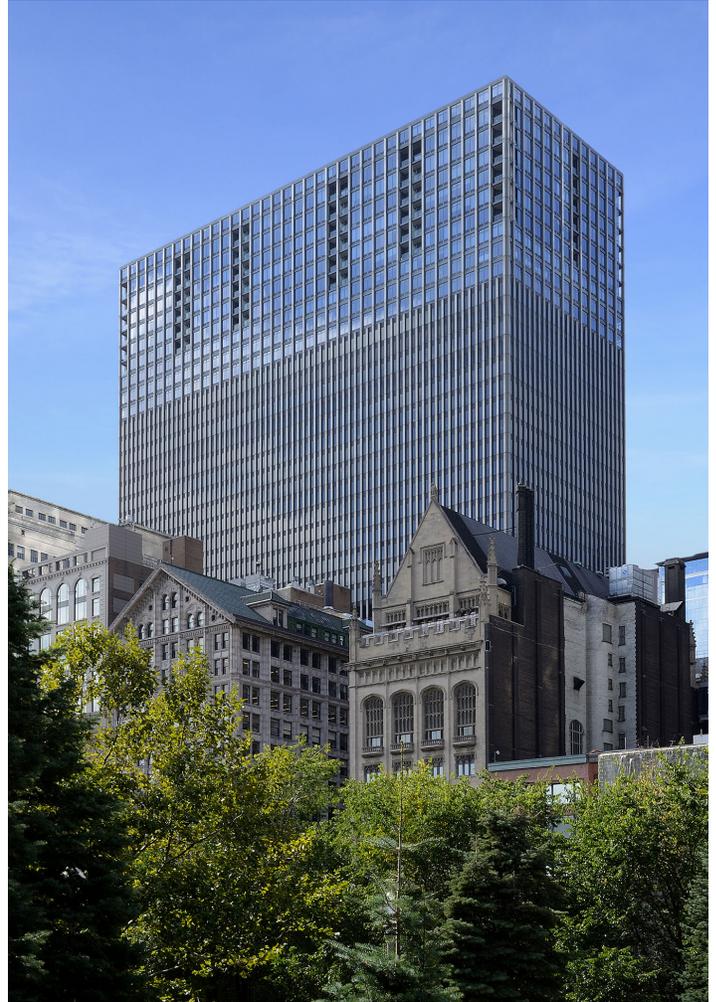
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ENERGY STAR Score

The building also achieved an ENERGY STAR score of 82—up from 76 over the past year, due to the following projects: lighting conversion of T12 fluorescents to LEDs, ongoing participation in the MCBx Energy Efficiency Program with Siemens, implementation of monitoring-based commissioning, and an upgrade of HVAC systems with wireless DDC technology. The improved score indicates that the building now outperforms 82 percent of its peers in energy efficiency.

KEY SUSTAINABILITY FEATURES

- Arc LEED Platinum Score 85/110 – 2019
- ENERGY STAR Score 82 – 2018
- WiredScore Gold – 2018
- BOMA360 Certified
- Chicago Green Roof – 2010
- Electric Vehicle Charging Stations
- Bike Storage
- Fitness Center Exclusively for Tenants
- Onsite Access to Healthy Food Options
- Stunning Views of Millennium Park, and Lake Michigan
- Walk Score: 99
- Transit Score: 100
- Bike Score: 82



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