BENCHMARKING:

KEY TO STAYING COMPETITIVE

Dexter Horton Building
Seattle, WA

CB Richard Ellis and LaSalle Investment Management are two companies that understand the value of investing in energy-efficient buildings and have set high standards for their portfolio. When the two began working together in 2006 as the asset service and management providers for the historic Dexter Horton building, there was a mutual understanding that they would invest in the upgrades needed to make the building as efficient as possible. By using the EPA's free benchmarking tool, **ENERGY STAR Portfolio Manager**, they were able to see how the building's energy performance compared to similar buildings and knew there was room for improvement.

Making energy-efficiency upgrades have paid off in big way. In just a year's time, the Dexter Horton building jumped from an energy rating of 60 to 78 and is currently holding a rating of 96.

Despite rising energy prices, the building's utility bills have dropped as a result of their investment in energy efficiency. The lower operating costs have helped to make the building highly desirable to tenants and enabled it to stay competitive in a tight real estate market.

Since 2007, per tenant electric consumption in the Dexter Horton building has been reduced by 34%.

The building has also earned:

- 2010 ENERGY STAR certification
- 2010 LEED-EB Gold certification

Dexter Horton Stats:

Address	710 Second Avenue Seattle, WA 98104
Year Built	1924
Size	15-story, 379 thousand sq. ft.
Type of Use	Office space
Major Tenants	Corbis, Hornall Anderson Design Works, Collins Woerman, AECOM
Building Ownership	La Salle Investment Management
Building Services	CB Richard Ellis

> "The more aware you are of your building's energy use and work to rein in energy waste today, the better positioned you'll be in the future as energy costs continue to rise.
>
> By benchmarking the Dexter Horton building and making energy efficiency improvements, we are able to compete with buildings that are 60 years younger."

CB Richard Ellis (Seattle)

Energy savings continued on back ▸

Let the Energy Savings Continue:

To determine what improvements made the most sense for the Dexter Horton building, CB Richard Ellis performed a full energy audit. Their approach was to first tackle the low- and no-cost measures, which would quickly begin adding dollars back to the bottom line.

They also developed a long-range plan, which took energy savings a step further by investing in measures with a higher initial cost but significant savings potential. Most improvements made to the Dexter Horton building were generating net savings within three years.

Some of the measures performed to date include:

- Stairwell lighting retrofit
- Elevator lobby retrofit
- Cooling tower variable frequency drive installation

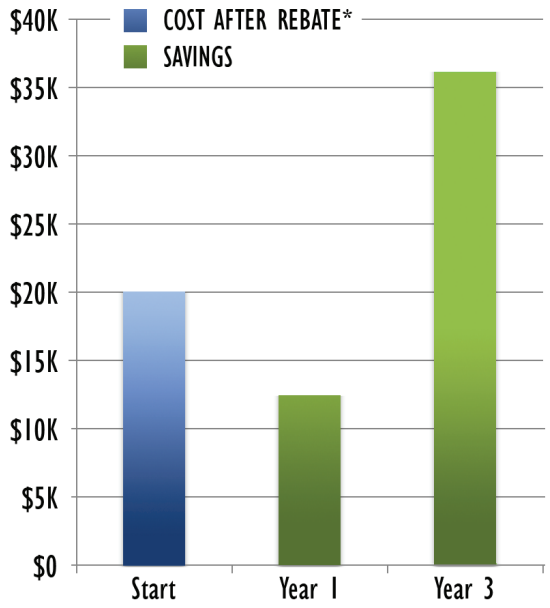
Once energy-efficiency measures are paid for, they continue to save money for years to come. Fortunately, CB Richard Ellis was able offset some of the initial cost of these measures and quicken the payback period by using utility rebates. In total, they obtained more than $30,000 from Seattle City Light for the following:

- Lighting retrofits
- Variable frequency drives

Since Dexter Horton is a historic building, CB Richard Ellis had to follow certain guidelines that do not apply to all buildings. However, that has not hindered their ability to improve energy performance. They continue to raise the energy-savings bar and are even considering making the switch to daytime cleaning to conserve energy at night. This operational change would require no initial investment and immediately begin improving the bottom line.

The building is currently competing in the Kilowatt Crackdown, a challenge put out to the real estate community to see which buildings can save the most energy in 2010 and 2011.

Energy Upgrades: Investment vs. Savings



Investment vs. savings for 3 energy-efficiency measures implemented at the Dexter Horton building.

*** Used over $30,000 in rebates from Seattle City Light**

GET STARTED SAVING TODAY:

Soon, many non-residential buildings in Seattle will start to benchmark their energy performance.

Get a leg up on the competition and benchmark your building today using the EPA's free benchmarking tool.

For more information on rebates and other financial assistance for energy upgrades to buildings, visit your local utility website:

- Seattle City Light: seattle.gov/light/conserve/business
- Seattle Steam: seattlesteam.com
- Puget Sound Energy: pse.com/savingsandenergycenter

Visit the City of Seattle website, seattle.gov/dpd/energybenchmarking, to learn more about the city's benchmarking policy and how to get started.

Questions? Email energybenchmarking@seattle.gov

city green building
Seattle Department of Planning & Development