



# Wellness & Sustainability

At 1221 Avenue of the Americas, our approach to wellness and sustainability isn't just about meeting standards, it's about creating a healthier, smarter workplace for all building occupants.



## Indoor Air Quality and Comfort

- Hospital-grade HVAC system with MERV-13 filters and real-time monitoring ensures tenant spaces are supplied with air up to 10x cleaner than NYC street air.
- Over \$500,000 in ventilation upgrades since 2020, reducing airborne contaminants and improving comfort during peak weather days.
- Ongoing indoor air quality testing tracks VOCs, CO<sub>2</sub>, particulate matter, temperature, and humidity to ensure consistent wellness performance.



## Smart Building Systems

- Real-time Building Management System (BMS) ensures fast response to service requests and energy-efficient operations.
- Carbon tracking dashboard enables our team to monitor and reduce operational emissions, in line with NYC's Local Law 97 and GHG targets.



## Amenities That Support Well-Being

- 50 secure bike racks, showers, and changing rooms to encourage low-carbon commuting.
- Over 4,000 square feet of outdoor space, including a landscaped plaza for meetings, breaks, and events.
- Direct indoor access to food options and transit, with 10 subway lines and 1,000 restaurants within 5 minutes.



## Certifications and Tenant Recognition

- LEED Gold Certified for sustainability and energy efficiency.
- WiredScore Platinum for leading digital connectivity and infrastructure.
- Fitwel 1 Star for occupant wellness and satisfaction.
- ENERGY STAR Certified, placing 1221 Avenue of the Americas among the top 25% most energy-efficient office buildings in the U.S.
- Tenant satisfaction and performance insights gathered through annual surveys and quarterly engagement sessions.



## Measuring What Matters

- Since 2023, energy efficiency measures have reduced annual building electric consumption by the equivalent of 34 million smartphone charges.
- Waste diversion and recycling efforts tracked quarterly, with ongoing improvements to reduce landfill contribution.