

411 NINTH AVENUE, NEW YORK

SUSTAINABLE

HUDSON COMMONS

Sustainable attributes and amenities make Commonwealth Partners properties use less energy and water, reduce waste, increase efficiency, and improve tenant health and productivity.



LEED PLATINUM AND GOLD CERTIFIED

Hudson Commons has been determined by the U.S. Green Building Council to have a LEED Core & Shell Platinum and Gold Existing Building Operations & Maintenance rating for sustainable design of the mechanical, electrical and plumbing units to ensure an efficient and healthy building environment.



WIRED CERTIFIED PLATINUM

Wired Certified Platinum achievement through earning at least 90 points in three main categories – Connectivity, Infrastructure, and Readiness.



REDUCED CARBON FOOTPRINT AND RENEWABLE ELECTRICITY

This building emits 1986 metric tons of GHG emissions less than the average building, which is equivalent to the emissions from 442 passenger vehicles driven in one year. Hudson Commons receives 51% of our electricity through renewable sources.



HEALTH & WELLNESS

Hudson Commons promotes health and wellness features by supplying secure bike rooms, showers, private outdoor terrace allowing access to nature, floor to ceiling windows to allow for daylight & views, and advanced indoor air filtration systems throughout.



WALK



TRANSIT



BIKE



**Sustainability for
the Common Good**



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YOUR SUSTAINABLE WORKPLACE

WATER EFFICIENT • LED LIGHTING • BICYCLE ROOM • RECYCLING • EV CHARGING • COOL AND GREEN ROOFS

- **Energy** – Optimized energy performance, EMS, electrification of most building mechanical systems, LED lighting and occupancy sensors throughout
- **Transportation** – Two electric vehicle EV charging plugs, secure bicycle lockers, and convenient to the train
- **Resilience** – Emergency Preparedness Guides and Communications in place, and a back-up energy system
- **Health** – Minimized elevator touch points, available showers, lockers, and outdoor terrace with expansive views
- **Enhanced Air Quality** - Increased elevator cab ventilation, HEPA filters on HVAC, fresh air intake, and bi-polar ionization for common area air purification
- **Waste** – Composting and recycling services available with waste diversion strategies used during initial construction.
- **Rentrella** - shared service available in lobby
- **Water** – Low-flow water fixtures and efficient irrigation
- **Sustainability Policies** –Energy & Water Efficiency, Green Cleaning, Sustainable Procurement, Waste Management, Integrated Pest Management, Smoke-free, Indoor Air Quality, Health & Wellbeing, Building Resilience & Climate Change Guide



Keeping You Informed

We strive to keep you informed with a **Green Office Guide** with sustainability tips, a **Bi-Annual Sustainability Newsletter**, and quarterly **Lobby**, **E-waste**, and **Earth Day events**. Please see the Management Office or visit our ESG website for more information.



Hudson Commons Recognition

- LEED C&S Platinum Certification since 2020
- LEED EB Gold Certification as of 2024
- Wired Platinum Certified
- Complying with all Regulatory Requirements
- ENERGY STAR score of 84 in 2023
- Fitwel CI 3-star Tenant (Peloton) Certification in 2021 earning the "All-Time Highest Scoring Project" achievement in 2022
- ULI New York Gala 2022 winner "Excellence in Office Development"
- UL Verified Healthy Building 2024

Portfolio-level Recognition

- 100% LEED Certified (directly-managed)
- 100% ENERGY STAR Benchmarked
- 100% UL Verified Healthy Buildings
- ENERGY STAR Partner of the Year since 2018 and Sustained Excellence since 2020
- GRESB maintain top Peer Group Rankings and 5-Star rating recipient since 2015
- Green Lease Leader Gold 2018, 2021 and 2024
- Recipient of the 2019 USGBC Leadership Award



Contact our Leasing Agent

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WWW.COMMONWEALTH-PARTNERS.COM

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