
This certification recognizes that 901 New York Avenue has implemented continuous sustainability improvement measures guided by the Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED-EB: O&M) v2009, a rating system developed by the U.S. Green Building Council. Leonardo Academy was the LEED consultant supporting the successful achievement of Gold Certification.

LEED-EB Gold Certification is a prestigious rating given to existing buildings for maximizing operational efficiency and minimizing environmental impacts. Nine-hundred-one New York Avenue implemented many sustainability actions to achieve Gold Certification, including:

- Diverted 100% of the electronic equipment solid waste from the landfill as part of a comprehensive recycling program.
- 901 New York Avenue recycles over 50% of the daily ongoing waste stream.
- Achieved an ENERGY STAR Label with a rating of 85 out of a possible 100 points. 901 New York Avenue has earned the ENERGY STAR Label for the past four years.
- Documented annual emissions reduction of 15,788 tons of CO2 equivalents through Leonardo Academy’s Cleaner & Greener® Program. This is the equivalent of removing 2,984
LEED-EB Gold Certification is awarded to 901 New York Avenue

cars from the road annually.
  - Implemented water efficiency measures to all possible credits points for water efficient plumbing fixtures. The building saves almost ½ a million gallons of water annually over a code minimum building.
  - Developed multiple outreach efforts to educate and motivate building occupants to adopt sustainable practices.
  - Documented a 77% reduction in conventional commuting trips.

Jeff Garner, Director of Engineering for Boston Properties, Washington, DC Region, said, “We are very proud to achieve LEED EB O&M Gold Certification for 901 New York Avenue. This initial certification was an especially rewarding process for the entire 901 New York Avenue property management team that ultimately made this effort a reality. Although we enjoyed a good start from our favorable sustainable site base and existing efficiency/conservation programs, actually obtaining certification required a tremendous amount of research, investigation, implementation, improvements and documentation, not to mention the commitment and support from our tenants. We are extremely pleased of what was accomplished and look forward to the continued privilege of operating the building as a LEED Gold facility.”

About Boston Properties
Boston Properties is a fully integrated, self-administered and self-managed real estate investment trust that develops, redevelops, acquires, manages, operates and owns a diverse portfolio of Class A office space, one hotel, three residential properties and three retail properties. The company is one of the largest owners and developers of Class A office properties in the United States, concentrated in five markets – Boston, New York, Princeton, San Francisco and Washington, DC.

For more information visit the company’s web site at http://www.bostonproperties.com.

About J.P. Morgan Asset Management – Global Real Assets
J.P. Morgan Asset Management – Global Real Assets has approximately $64.5 billion in assets under management and more than 400 professionals in the U.S., Europe and Asia, as of September 30, 2012. With a 40-plus-year history of successful investing, J.P. Morgan Asset Management – Global Real Assets’ broad capabilities provide many of the world’s most sophisticated investors with a global platform of real estate, infrastructure, maritime/transport and energy strategies driven by local investment talent with disciplined investment processes consistently implemented across asset types and regions.
About Leonardo Academy
Leonardo Academy is a charitable 501(c)(3) nonprofit organization dedicated to advancing sustainability by leveraging innovative tools and information to motivate the competitive market. Leonardo Academy works on a broad range of sustainability issues. Our programs and services include: organizational sustainability assessments and implementation; emissions footprints and reduction and offset strategies; sustainable event certification through our Cleaner and Greener® Program; LEED® assessments, implementation and certification application preparation; sustainable land management; sustainability training; and sustainability standards development.