



DENVER

City Energy Project

A program of the City & County of Denver

Do Your Clients Know the Score? It's time to commit to ask about energy efficiency when leasing space in Denver!

You wouldn't buy a car without knowing how many miles it gets per gallon, but can your tenant clients say the same for their buildings? Through the Lease for Efficiency Challenge, proactive tenants in Denver are committing to ask one powerful little question when they rent space: What is the building's ENERGY STAR score? Asking about the ENERGY STAR score, which grades building performance on a 1-100 scale, is an easy way to start a dialogue about true building occupancy costs and energy efficiency in the leasing process.

Are Your Clients Up for the Lease for Efficiency Challenge?

The Lease for Efficiency Challenge launches October 15, 2015, and is asking Denver tenants to commit to asking about a building's ENERGY STAR score when leasing space. As of September 24, 36 companies renting 1.6 million square feet in Denver had signed up for the Lease for Efficiency Challenge, signaling their commitment to asking about energy performance during the search process and lease negotiations. Will your tenant clients join them in this important step?

Energy Efficiency Benefits Businesses' Bottom Line

Improving a building's energy efficiency is smart business. On average, 22 percent of commercial building operating expenses come from energy use and a more-efficient building means lower monthly operating costs. What kind of savings are your clients potentially missing? ENERGY STAR-certified buildings are 35 percent more energy efficient than their peers--saving about 50 cents per square foot.

Key Questions Your Clients Should Ask When Considering Leased Space

- What is the building's ENERGY STAR score?
- Are the premises metered or sub-metered in a way that allows tenants to separate their energy consumption data from adjacent tenants?
- Are any green lease provisions available? Check out the [Green Lease Library for sample clauses of how you can improve your space through the lease.](#)
- When was the last date of re-commissioning or retro-tuning? Are there control processes in place to ensure operations are consistently energy efficient?
- What system upgrades have been performed to improve energy efficiency?

Energy-Efficient Buildings = More Valuable Assets

The benefits of a more efficient building go beyond monthly energy costs. For example, ENERGY STAR buildings have 3.6 percent higher rental occupancy and sell for an average of \$61 per square foot more than their peers. Investing an estimated \$340 million in improving building energy efficiency in Denver's buildings would result in \$1.3 billion in energy savings over 10 years.

For more information on the Lease for Efficiency Challenge, contact Katrina Managan at katrina.managan@denvergov.org or 720-865-2890.

Denver Metro Chamber of Commerce
\$280,000 EE Premium During Renovation
\$ 40,000 Annual Savings
7 year Simple Payback
\$424,000 Building Value Increase
(Value increase estimated by City staff using the net present value of \$40,000 in increased operating income for 20 years at 7% interest)

