

# 455 Massachusetts Avenue

Washington, DC 20001

**LEED for Existing Buildings  
Platinum 2013**



## Project Overview

- The 10 story multi-tenant building is located on a 2 acre project site, features floor-to-ceiling glass curtain walls, rooftop terrace with Capitol views and a four-level underground parking structure.

## The Challenge

- Seeing an opportunity to differentiate the property in the market, ASB wanted to implement a program to drive efficiency, improve operations and maximize the occupant experience in the building.
- Cassidy Turley's challenge was to deliver a program that was cost effective, added value and pushed boundaries on operational performance.

## The Cassidy Turley Solution

- Developing a robust sustainability program that would maximize energy and water efficiency and ensure compliance with the LEED for Existing Buildings ("LEED EB") requirements, while enhancing building operations and tenant comfort
- Conducting an ASHRAE Level II Energy Audit to identify and implement energy conservation measures

- Retrofitting high performance water efficient plumbing fixtures
- Putting into place environmentally preferred operational best practices for purchasing, landscaping, waste, pest control, green cleaning, indoor environmental quality and exterior hardscape maintenance
- Implementing an ongoing tenant educational program to encourage energy and water efficiency practices
- Executing a robust recycling program designed to ensure waste is diverted from the landfill
- Instituting a landscaping program designed to minimize irrigation water use and utilize environmentally friendly landscaping practices

## Results Achieved

- LEED for Existing Buildings Platinum certification: 2013
- ENERGY STAR® certification: 2011, 2012 & 2013
- 2013 AOBA (Apartment and Office Building Association) TOBY® Award in the 100,000 – 249,000 sq ft building category, and The Grand TOBY® Award

## Client

ASB Real Estate Investment

## Location

455 Massachusetts Avenue, NW  
Washington, DC 20001

## Real Estate Type

Office

## Square Footage

247,000 sq ft

## Cassidy Turley Services

- Sustainability Services
- Property Management Services
- Leasing Services

## About Cassidy Turley

At Cassidy Turley, we are market leaders, industry leaders and community leaders. Nationwide, clients recognize us for the creative sophistication of our real estate advice as well as for the discipline and accuracy of our service delivery. We are a trusted partner and advocate, supporting our clients' overall business performance.