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Green Property Nets Higher Occupancy Rates, Stronger Rents and Sale Prices

A new [CoStar Group](#) study verifies that marketplace demand for sustainable property creates higher occupancy rates, rent premiums and sale prices at green structures.

LEED buildings boast 4.1 percent higher occupancy and rent premiums of \$11.33 more per square foot than comparable non-LEED buildings. Energy Star buildings claim 3.6 percent higher occupancy and rent premiums of \$2.40 more per square foot than non-Energy Star buildings. LEED buildings sell for \$171 more per square foot than non-LEED structures, while the Energy Star label tacks on \$61 more per square foot than non-Energy Star buildings.

CoStar's results show increased demand for LEED certification and Energy Star appliances by property investors and tenants, offering further validation that green building has become a financially sound investment. Click [here](#) for a full recap of the study.

Sustainable Real Estate a Robust, Risk-Adjusted Investment

A Commission for Environmental Cooperation study proclaims sustainable real estate trends are intensifying as demands for green structures increase, foretelling the industry's prosperous impact on the U.S. economy.

There are 250 billion square feet of non-sustainable U.S. property that will require retrofitting to comply with 21st Century environmental standards. Retrofitting these structures could create between 200,000 and 400,000 jobs annually, which would pump about \$200 billion into the U.S. economy each year.

Experts endorse green building investments for three reasons:
Purchasing sustainable property represents a smart niche investment capable of producing robust, risk-adjusted returns
Supply-demand ratios have pushed green property rental rates above non-green

property rental rates

A Retrofit Revolution is expected as companies comply with 21st century environmental standards while the cost of green building material declines

Learn more about the economic impact of green investments [here](#).

Three Insurance Companies Launch Green Building Coverage Enhancements

Three insurance agencies have introduced green building coverage enhancements or stand-alone policies that cover the replacement of commercial property with environmentally friendly building materials.

Travelers Green Building Coverage Enhancements for mid-sized businesses promote the use of environmentally friendly building materials following a covered loss. Lexington Insurance Company's Upgrade to Green(SM) Commercial insurance allows policyholders to rebuild an insured building and replace personal property with sustainable products. And ACE USA has introduced an endorsement and stand-alone policy for covering the repair or rebuilding of damaged, covered property to an environmentally friendly standard. Learn more about these pioneering, environmentally conscious policies [here](#).

Green Facility Improvements Boost Profits

Despite the growing popularity of green products and programs, U.S. commercial buildings still consume a significant portion of energy, using about 40 percent of total primary energy produced annually.

Corporate real estate managers, building occupants and the building industry at large can work toward reducing commercial energy consumption and promoting sustainability. Already, the most energy-efficient U.S. businesses consume 30 percent less energy than their non-sustainable peers.

The EPA reports that if every office building in the United States cut energy use by 30 percent, \$30 billion a year would be saved. Imagine what your company could do with its share of the savings. Learn more about ways to boost your company's bottom line by reducing energy consumption [here](#).

Green Building News is brought to you by Accent Construction, a full service commercial general contractor focused on providing environmentally-friendly tenant finish for office buildings and medical facilities. Their expertise in reuse/recycle efforts affords clients cost effective and innovative solutions.

Accent is the only general contractor in the state of North Carolina to be awarded the EPA Waste Wise partner status and is the only commercial general contractor in North Carolina engaged in separating building materials for recycling and reuse on a consistent basis.

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