



SUSTAINABILITY PROGRAM

St. Charles Town Company's renovation of 1800 Glenarm calls for reusing the majority of the existing building structure, greatly reducing the project's overall environmental impact. If 1800 Glenarm were constructed new it would release into the atmosphere the same amount of carbon dioxide as driving a car 3.4 million miles, which is 136-times around the planet. What's more, demolishing 1800 Glenarm would create nearly 4,800 tons of waste. That's enough debris to fill 33 railroad boxcars spanning an area one-third of a mile long.

In order to vastly improve 1800 Glenarm's energy efficiency, St. Charles Town Company will be performing an extensive overhaul on the building's systems. There will be two new high-efficiency cooling towers on the roof, as well as a new high-efficiency boiler in the basement. All new windows will be Low-E, which reduces solar heat gain and saves on cooling costs. To that end the building will receive a new high-albedo (reflective) TPO roof membrane, which also lowers the absorption of solar energy. Conference rooms will have Energy Star-rated appliances. Restrooms will have occupancy sensors, as well as highly-efficient water closets and fixtures to lower water use. The core & shell building is being engineered to exceed the IBC-2003 Energy Code.

The interior finishes in 1800 Glenarm's common areas will include materials such as Eucalyptus wood paneling, Terrazzo flooring with recycled content, and other renewable materials. To shrink our carbon footprint, many of these materials will be sourced within 500 miles of the building. Common areas will receive low-VOC paints to improve indoor air quality. 1800 Glenarm is also providing buyers with the option of a sustainable tenant finish package that features materials such as concrete kitchen countertops, bamboo woodwork, and natural fiber flooring.

During construction our general contractor, W.E. O'Neil, will offset their landfill waste through a recycling program. St. Charles Town Company will be offsetting a portion of the electrical requirement during construction by purchasing renewable energy from Xcel. Once 1800 Glenarm is complete, the St. Charles Town Company property management team will use eco-friendly cleaning products, recycling programs, and other green practices to maintain the building. And smoking will be prohibited inside of the building to maintain a quality indoor air environment.

The building has direct walking access to multiple modes of alternative transportation. 1800 Glenarm is 1.5 blocks from the 20th & Welton RTD Light Rail Station, and two blocks from the numerous local and regional bus lines at Civic Center Station. Additionally, the building is two blocks from the free 16th Street Mall Shuttle, which provides a direct connection to Union Station - the hub our entire regional transportation network. 1800 Glenarm will also have bicycle storage, showers, and changing facilities in the lower level of the building, making it convenient for owners and their employees to take advantage of this free transportation option.

Buying in a "green building" means your company will be housed in a healthy work environment, which in turn leads to increased productivity. In a world that's increasingly focused on minimizing environmental impact, companies that purchase office space in 1800 Glenarm will be well-positioned to improve both their corporate identity and return on investment. Owning and occupying green real estate is yet another way today's best-run companies are achieving the triple bottom line (people, planet, profit) – the notion of doing well by doing good.