



2000 Tower Oaks Boulevard  
Rockville, Maryland 20852  
[www.2000TowerOaks.com](http://www.2000TowerOaks.com)

## TOWER OAKS BOULEVARD

### EMPLOYEE HEALTH & PRODUCTIVITY

- The EPA estimates that we spend 90% of our time indoors, and that air pollution in buildings is often 2 to 5 times greater than outside air.
- The economic cost of Sick Building Syndrome is estimated to cost American business and workers \$180 Billion annually in respiratory illness, asthma, allergies, sick days and reduced performance due to inadequate ventilation, chemical contaminants, and the presence of mold, viruses and bacteria.
- “Sick Building Syndrome” is a recognized health hazard, caused by inadequate ventilation, chemical contamination, such as copy machines and cleaning agents, etc., plus biological contaminants like mold, bacteria and viruses. It contributes to rising healthcare costs, increase in absenteeism and decreases in worker productivity.
- Built for optimum health, 2000 Tower Oaks Boulevard delivers super-efficient mechanical systems, water and energy efficiency, low-e glass, recycled/recyclable materials, and “Green” certified low VOC paints, sealants, adhesives and carpets
- Documented studies show increases in productivity between 6-16% in buildings with improved air quality, lighting, and thermal control.
- A Green building is great for recruiting, retention, PR and corporate values. People care about their health, and when corporate and personal values align, worker satisfaction, productivity and profits increase.

### A LEED® PLATINUM CERTIFIED BUILDING

2000 Tower Oaks Boulevard is designed to achieve LEED Platinum certification from the United States Green Building Council. Some examples of its state-of-the-art green building technology include a 41% increase in energy efficiency, 48% reduction in water use, air filtration systems which replace 100% of indoor air every 55 minutes, superior acoustics, non-toxic materials, recycled and recyclable material, thermal comfort design elements, and generous access to natural daylight throughout the building. In addition, 60% of the building materials come within 500 miles to reduce pollution and support local economies.

## GREEN ENERGY

The Tower Companies and Lerner Enterprises have purchased wind energy to meet 100% of the energy needs for 2000 Tower Oaks Boulevard. This significant green power purchase will prevent the emission of 4,876,344 lbs of CO2 every year. Additionally, the energy efficient features of the building enable us to prevent an additional 2,096,706 lbs of CO2 emissions per year.

2000 Tower Oaks Boulevard is a co-development of The Tower Companies and Lerner Enterprises. The Tower Companies is the 18th largest purchaser of Green Energy in the U.S., and the largest Green developer in Washington, D.C. Lerner Enterprises is Washington, D.C.'s largest private real estate developer.

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