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## **Union Investment Real Estate's 440,000 s/f 101 Seaport Blvd. awarded LEED Platinum certification**

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Boston, MA According to CBRE/New England , 101 Seaport Blvd. has been awarded LEED Platinum certification, the highest LEED rating level possible. The 440,000 s/f 101 Seaport Blvd. class A office tower is located in the Seaport District and overlooks Seaport Sq. Green while offering views of Boston Harbor. The LEED rating system, developed by the U.S. Green Building Council (USGBC), is the foremost program for buildings, homes and communities that are designed, constructed, maintained and operated for improved environmental and human health performance.

“The entire team took an innovative approach to efficiency at 101 Seaport,” said John Sullivan, vice president, general manager and partner at CBRE/NE. “Owner Union Investment Real Estate GmbH invested in a cutting edge mechanical cooling system that, on top of making the building a model of efficiency, contributes to better air quality for a healthier workplace. They’ve shown their commitment to improving both environmental standards and tenants’ health.”

101 Seaport Blvd. achieved LEED certification for implementing practical and measurable strategies and solutions aimed at achieving high performance in sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. Owner Union Investment Real Estate GmbH oversaw a range of strategies and solutions put in place, from heat island reduction and stormwater quantity control to water efficient landscaping and a green cleaning policy.

“The excellent technical specification and high level of energy efficiency at 101 Seaport Boulevard deliver real benefits for our tenants,” said Volker Noack, a member of the management team at Union Investment. “The advantages of a high quality technical fit-out are tangible and measurable during daily use of a property, with efficient building management creating a pleasant working environment for tenants and their employees.”

One of the major differentiators of energy efficiency at 101 Seaport is the mechanical system designed to cool the building through use of an active chilled beam, a cutting-edge system that is the first of its kind in the city. This highly efficient system is modeled after European-style cooling systems that increase usable space and is significantly more energy efficient due to reduced operating costs. The system allows for higher ceiling heights due to less ductwork and requires less maintenance than a typical HVAC system. It is designed to be more energy conserving than a system with central air handlers and VAV boxes for air distribution and temperature control.

The mechanical system also ensures a healthier workspace by cooling with water instead of

recirculated air, and provides better control of ambient temperature.

LEED is the foremost program for the design, construction and operation of green buildings. More than 91,000 projects are currently participating in the commercial and institutional LEED rating systems, comprising more than 19 billion s/f of construction space in all 50 states and 167 countries.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540