

What green amenity or feature is most in demand among tenants?

Source: Austin Business Journal



While there's strong consensus that commercial tenants value sustainability in the spaces they occupy, different users value different aspects of green buildings.

We find that when our clients are evaluating properties for their ability to support sustainable design, the key features are the overall energy efficiency of the building and the willingness of the landlord to allow for sub metering of equipment. Most of the cost benefits to a Leadership in Energy and Environmental Design project are gained through energy-efficient lighting and optimized mechanical systems. If we are not able to meet the prerequisites for LEED due to constraints within the shell building infrastructure, the options we can provide to our clients are much more limited. While we find that many clients are focused more on a best practices approach, there are many who still want to pursue LEED. Either way, the availability of highly efficient building systems impacts the level of success of every sustainably designed project. - Mary Bledsoe | Vice president, Lauckgroup

From a financial standpoint, most tenants favor energy conservation as the primary green initiative in a building - as it lowers operating cost pass-throughs. From a social consciousness standpoint, people tend to be excited and like to participate in recycling efforts that establish positive impact in the global community. - Troy Holme | Senior vice president, CB Richard Ellis' Austin office

Large tenants considering a space or renewing a lease are increasingly requesting that touch-free bathroom fixtures be implemented. This includes everything from occupancy sensors for controlling the lighting to touch-free faucets, soap and towel dispensers, and auto flushers. They realize these items not only make their employees feel more comfortable about sanitation but also help reduce water, electric and paper consumption. - Tammy Counts | Property manager, REIT Management & Research

Even in these leaner economic times, our commercial clients want to include green amenities. But they want emphasis on features they can market, as both visible to the general public, such as a rainwater system or pervious concrete walkways, as well as a LEED rating. Also, prioritizing amenities with a clear benefit to their employees, such as including a shower or bike rack so they can ride their bike to work or go to the gym at lunch, continue to have a strong value versus the additional cost. - Mark Vornberg | Senior associate, Dick Clark Architecture.