600 Tower
600 Washington Avenue, St. Louis, MO 63101

PROJECT BACKGROUND
This 25-story office building, formerly known as One City Center, is a 375,000 ft² office building with a variety of tenants, including several large legal and accounting firms. Originally built in 1985, the tower overlooks the former St. Louis Centre mall which has since been transformed into a 750 space parking garage in 2010.

STRATEGIES AND RESULTS
DTZ, which recently merged with Cushman-Wakefield, manages the building to keep its approximately 600 occupants comfortable. They initially completed the 25 x 20 Benchmarking Challenge as a means by which to track energy consumption over time. Additionally, ongoing comparison data sets are used to identify anomalies in energy and water usage. It has also been used as a marketing tool to attract potential tenants.

The building achieved a high enough score that will allow them to apply for an Energy STAR rating in approximately 18 months. They have completed lighting retrofits in a number of common areas, as well as a portion of tenant spaces, and have encouraged tenants to implement computer power management programs and turn off non-controlled lighting. They have additional lighting and HVAC retrofits planned for the future, along with an upgrade to their building management system.

ABOUT DTZ/Cushman-Wakefield
DTZ and Cushman-Wakefield recently completed a merger to create one of the largest real estate services firms in the world. The combined company draws on the best of both legacy organizations, with a combined total of $5 billion in revenue, 43,000 employees, and more than 4.3 billion square feet under management. The company now operates in more than 60 countries around the world, and is a top-tier provider in every service line and every major geography in the world.

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