



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.

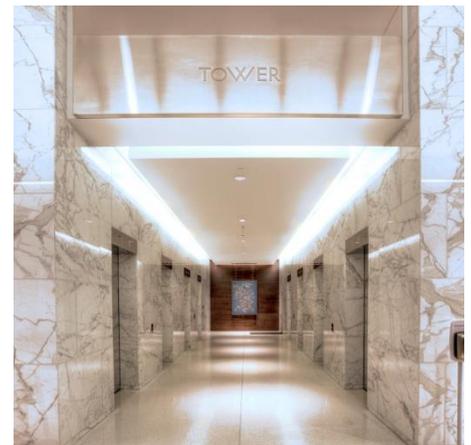
ABOUT DTZ/Cushman-Wakefield

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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Owner: Tower 600 LLC
Owner's Representative: DTZ/Cushman Wakefield
Year Built: 1985
Building Size: 375,000 sq. ft.
Building Use: Office space
Number of Occupants: ~600



About USGBC-Missouri Gateway Chapter

USGBC is the nation's foremost coalition of leaders from across the building industry. Missouri Gateway Chapter members represent all segments of the building industry and work together to promote buildings that are environmentally responsible, profitable, and healthy places to live and work.



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