

GREEN BUILDING

When you combine happy, productive employees with leaner, lower energy costs, the potential for higher revenue and greater work output is made kinetic. At 1050 K Street, you're ahead of the curve, ready for the next challenge with an optimized workforce.

RETURN ON RENT IN A GREEN OFFICE BUILDING

It's not how much you pay for rent, it's what you rent that makes the difference in your business.

1050 K Street LEED Gold Certified

- Cost to operate your business = \$544/sf
- Rent = \$45 NNN
- Green Building Return on Rent = \$36.72
- Effective Rent = \$8.28 NNN

Class A "Typical" Office Building

- Cost to operate your business = \$544/sf
- Rent = \$45 NNN
- Additional Operating Expense = \$36.72
- Effective Rent = \$81.72 NNN

Return On Rent Calculations

Your Lease:

- 13,000 sq. ft. x \$45/ft = \$585,000/yr

Your Business:

- 1 employee/250 sq. ft. = 52 employees
- Average salary = \$80,000
- Factor 0.4 health insurance, 0.3 overhead
- Cost/employee = \$136,000

Your Potential Savings:

- Sick Days: \$2.22/sq. ft.
- Productivity: \$27.20/sq. ft.
- Retention: \$4.80/sq. ft.
- Utility/CAM: \$2.50/sq. ft.
- **TOTAL: \$36.72/sq. ft.**

Employees consume 88.4% of company expenses vs. rent at 7.1%. 1050 K Street is designed to reduce your overall operating expenses by creating a healthy environment that maximizes the output of your workers. Deciding to locate your business at 1050 K Street can significantly reduce your net effective rents, and transition your rent from an obligation to an investment that pays dividends in real dollars and human capital.

