



**NORTHWOOD OFFICE'S BALLANTYNE PROPERTIES EARN EPA'S ENERGY STAR®
CERTIFICATION FOR SUPERIOR ENERGY EFFICIENCY**
*Firm's High-Performance Office Project Is Recognized with EPA's Designed to Earn the
ENERGY STAR*

CHARLOTTE, NC (November 12, 2020) – [Northwood Office](#) received U.S. Environmental Protection Agency's (EPA's) ENERGY STAR certification for 39 properties owned and/or managed in [Ballantyne](#). ENERGY STAR signifies that the buildings performs in the top 25 percent of similar facilities nationwide for energy efficiency and meets strict energy efficiency performance levels set by the EPA. In addition, the firm's latest commercial building design project, 13146 Ballantyne Corporate Place has been recognized as Designed to Earn the ENERGY STAR, meeting strict energy efficiency design targets and intended to create fewer greenhouse gas emissions and save money on energy bills over the lifetime of the building.

"Our company is delighted to help raise the bar for superior energy efficiency performance in commercial buildings across the nation," said Paul Cattieu, director of sustainability, Northwood Office. "Saving energy is just one of the ways we show our customers and community we care, and that we're committed to doing our part to protect the environment and public health, both today and for future generations."

ENERGY STAR certified buildings and plants are verified to perform in the top 25 percent of buildings nationwide, based on weather-normalized source energy use that takes into account occupancy, hours of operation, and other key metrics. ENERGY STAR is the only energy efficiency certification in the United States that is based on actual, verified energy performance.

On average, ENERGY STAR certified buildings and plants use 35 percent less energy, cause 35 percent fewer greenhouse gas emissions, and are less expensive to operate than their peers—all without sacrifices in performance or comfort.

To earn the ENERGY STAR certifications, Northwood Office took the following actions:

- Through the inputting of electric, gas and water consumptions into Portfolio Manager, Northwood has been able to identify underperforming buildings, show improvements of building performance upon completion of HVAC work, such as BAS/strategic building logic/controls and major lighting projects, as well as detect water leaks or failed meters.
- Prioritizing enrolling all North American and European assets into Portfolio Manager for monitoring energy efficiency
- Partnered with waste vendor with scales on its trucks to audit buildings' waste and recycling production better and identify areas to reduce pickup frequencies leading to cost savings.
- Adjustments to building start times via staggered starts to reduce peak demands, optimal starts, set points for reduced operating costs.

- HVAC Preventative Maintenance contracts in place for all properties – serviced by top rated mechanical contractors with well vetted, systematic and detailed criteria, that service all major equipment 3x/year. Any deficiencies or issues are promptly addressed. This ensures all equipment is running at top performance and increases longevity of systems.
- Use of VFDs to control motors to help gain more efficient use of energy; these are in place for the air handling units, pumps and other HVAC equipment.
- All LEED-certified buildings use TPO white membrane roof systems to prevent the absorption of heat, keeping each building cool during summer months to reduce cooling loads.
- Installed Tridium, an aggressive energy management system, in most of its buildings to examine the energy usage of outlets, lighting and core/shell HVAC energy using separate meters; monitoring enables us to make localized adjustments to conserve energy.
- Use of energy efficient building glass to minimize heat transfer into each building from direct sunlight while allowing maximum daylight to enter to reduce the load on lamp fixtures.
- Occupancy sensors are used to control lighting in restrooms, janitor’s closets, telephone rooms and other areas.
- Use of T8 high efficiency 28W light tubes, which have a rated life that is 50% greater than the market standard and conserve 13% in energy savings. In 2019, Northwood made the commitment to only use LED lamps, further reducing our energy consumption down to 14W by 50%.
- HVAC filtration media routinely replaced.
- Regular discussions with electric utility provider to ensure we are on the best rate schedule, contract demand as well as:
 - Energy Management Cloud Based software – MACH in 2018, Measurabl 2019
 - Critical zone resets
 - Water/Air side economizers
 - Training/Education of Northwood Energy Services Team
 - Best Practices Trips – Duke Energy Building, Cooling Tower, SWUD Units Modular Replacements

About ENERGY STAR

ENERGY STAR® is the government-backed symbol for energy efficiency, providing simple, credible, and unbiased information that consumers and businesses rely on to make well-informed decisions. Thousands of industrial, commercial, utility, state, and local organizations—including more than 40 percent of the Fortune 500®—rely on their partnership with the U.S. Environmental Protection Agency (EPA) to deliver cost-saving energy efficiency solutions. Since 1992, ENERGY STAR and its thousands of partners helped American families and businesses save more than 4 trillion kilowatt-hours of electricity and achieve over 3.5 billion metric tons of greenhouse gas reductions. In 2018 alone, ENERGY STAR and its partners helped Americans avoid nearly \$35 billion in energy costs. More background information about ENERGY STAR can be found at: energystar.gov/about and energystar.gov/numbers.

About Ballantyne

Recognized internationally as one of the most successfully designed and executed mixed-use communities, Ballantyne is a 2,000-acre community in Charlotte, North Carolina. Ballantyne features thousands of apartments, over 1,000 single family homes, highest-rated public schools, nearly 600 hotel rooms, 19 miles of walking paths, bike lanes and parks, as well as dozens of restaurants, medical and retail amenities. With a laser-sharp focus on providing the nation’s most desirable work-life balance community, Northwood Office owns and manages most of the 535-acre business park in Ballantyne, featuring 4.4 million square feet of Class A office space with additional entitlements in place. View updates on [Ballantyne Reimagined](#), the vision to create a more urban, walkable environment at Ballantyne. Visit goBallantyne.com for the latest community happenings and ballantynecorporate.com for leasing availabilities.

About Northwood Office

Charlotte-based Northwood Office was established by Northwood Investors – a privately-held, global real estate investment and management firm – to provide a complete approach to fulfilling office space needs. Offering best-in-class services in commercial development, leasing and property management, Northwood Office is committed to creating and sustaining work environments that inspire by focusing on enhancing quality of life, productivity, flexibility and community. For more information, visit northwoodoffice.com.

Media Contact:

Christina Thigpen, Northwood Office
704.496.1570 or cthigpen@northwoodoffice.com

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