

# Market at Colonnade

Tenant Sustainability / Green Building / LEED Benefits

1. **First LEED Certified Retail Project in City of Raleigh**
2. **Lower CAM Charges** due to energy efficient parking lot lighting and irrigation supplied by harvested rainwater
3. **Lower Direct Utility Expenses**
  - a. Energy efficient building reduces tenant electricity expenses by approximately 20% (compared to conventional buildings)
  - b. Significantly lower water and sewer bills due to water efficient / low-flow plumbing fixtures
4. **Lower Total Occupancy Costs** - due to lower CAM charges (#1) and lower direct utility expenses (#2)
5. **Potential for Higher Sales** - Eco-Conscious customers attracted to green buildings
6. **More Accessible to More Customers** - Site serviced by CAT (Capital Area Transit) bus route
7. **Attract and Retain More Productive Employees**
  - a. Employees, especially younger ones, attracted to employers that care about the environment
  - b. Happy employees are more productive employees
8. **Be one of the first LEED-Retail Commercial Interiors projects in the state of NC**
  - a. The site and shell building contribute over half the points needed for LEED Commercial Interiors (CI) certification
  - b. Owner will provide tenant assistance with LEED-CI certification efforts
9. **Contribute to a Healthier Planet** – Project will:
  - a. Generate fewer greenhouse gas emissions
  - b. Conserve precious natural resources
  - c. Improve air and water quality
  - d. Reduce waste sent to landfill
  - e. Reduce carbon footprint



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> moving quality forward