



Capital Center is committed to fully integrating ESG initiatives into the overall property management strategy. We strive to provide an environmentally responsible building, understanding the impact on our tenants, the surrounding community and the environment.

PROPERTY CERTIFICATIONS



ENVIRONMENTAL

- Perform annual property energy, water, and waste audits
- Run an annual Zeller Energy Challenge to optimize and modernize building systems
- Evaluate and implement energy and water property enhancement projects and capital improvements, and continue to assess new technologies to achieve sustainability goals
 - Converting parking garage lights to LED's with occupancy sensors
 - Converting building standard lighting from fluorescent bulbs to LED
- Annual audits and inspections of building systems to ensure efficiency and proper performance
- Sustainable office supplies & equipment usage, including moving to cloud data storage and reduction of printers
- Recycling provided for all tenants
- Additional sustainability features;
 - Annual electronic recycling drive- 2022 drive collected 3,324 pounds of electronic waste
 - Providing bike rooms for bike storage and promoting active commuting
 - Herb and vegetable community gardens tended by tenant volunteers
 - On site electric car charging stations
 - Green Cleaning and Integrated Pest Management Policies



SOCIAL

- Address the information needs of our key stakeholders and tenants, and communicate with them on information including environmental, social, governance and resilience issues
- Encourage our tenants to participate in our Tenant Engagement Program, that often focuses on ESG issues, while providing them educational materials and hosting events, such as:

- Earth Day park cleanup
- Food/Clothing/School Supply Drives
- Tenant Lunch-and-Learn series- Topics include: Addressing Generational Differences in the Workplace and Effective Verbal De-escalation Strategies
- Quarterly blood drives
- Promote tenant wellbeing by providing mental health resources, such as annual Flu vaccines, and wellness screenings
- Human rights and Non-discrimination policies
- Integration of biophilia, maximization of natural light, water quality management plan, and cleaning protocols in our building controlled areas to promote wellbeing for our tenants and employees
 - Glass atrium connecting both towers adjacent to the plaza
 - Outdoor plaza and green space
 - Community garden
 - Outdoor yoga



GOVERNANCE

- Seek to use governance structures that provide appropriate levels of oversight in the areas of audit, risk management, and potential conflicts of interest
- Provide frequent and transparent disclosure to tenants, including ESG objectives, strategies, performance, and building level updates
- Monitor and manage compliance with local jurisdiction benchmarking requirements and any additional policy or regulatory changes
- Regularly updated Emergency Response and Business Continuity Plan
- Leveraging innovative Project Management and Accounting software to track vendor and tenant finances more accurately
- Regular assessment and audit of technology and digital security, including transitioning to cloud data storage, to ensure data resiliency
- Development of Zeller Tenant and Employee Reengagement Plan in response to COVID, which was communicated digitally and updated as public health guidelines and governing ordinances changed
- Frequent communications to Tenants and building occupants regarding health and safety events
- Participation in BOMA and CREN to ensure implementation of best practices and contributing to the Real Estate industry