



ULI Tenant Energy Optimization Program

What It Is

The Tenant Energy Optimization Process is a proven, replicable approach that integrates energy efficiency into tenant space design and construction and delivers excellent financial returns through energy conservation.

The Benefits



It generates an attractive return on investment (ROI)

Tenants using the step-by-step design and construction process typically have experienced:

- Energy savings of 30 to 50 percent;
- Payback in as little as three to five years; and
- An average annual internal return rate of 25 percent.



It provides a competitive edge

Companies with more sustainable, energy-efficient workplaces enhance their ability to attract, retain, and motivate workers who are healthier, happier, and more productive.



It is scalable and replicable

The process can provide energy and financial savings whether the tenant leases 2,500 or 250,000 square feet. There is high potential for transferability beyond tenant office space to other property sectors.



It is proven

Through measurement and verification, tenants are able to demonstrate and communicate energy and financial savings.



It is environmentally critical

Energy use in buildings is the largest source of climate-changing carbon pollution, and tenant spaces generally account for more than half of a building's total energy consumption, making this process essential to improving the environmental performance of buildings and addressing global climate change.