1700 BROADWAY

CORPORATE RESPONSIBILITY SUMMARY

Rockhill
AN AFFILIATE OF ROCKPOINT

Rockhill believes in operating with integrity, aiming to balance economic goals with responsible stewardship and development throughout our portfolio. We strive to make a positive impact within our communities and environment by incorporating sustainability and social engagement initiatives throughout our operations.

CERTIFICATIONS

LEED SILVER

LEED certified buildings improve efficiency, reduce energy costs, lower carbon emissions, and create healthier places for people. They are a critical part of addressing climate change and meeting sustainability goals, enhancing resilience, and supporting more equitable communities.

WELL HEALTH-SAFETY RATING

The International WELL Building Institute WELL Health-Safety Rating (WELL HSR) is an evidence-based certification which was designed in response to COVID-19 and incorporates guidance to validate a building's health-safety policies/protocols.

ENERGY STAR CERTIFIED

ENERGY STAR certified buildings save energy and help protect the environment by generating fewer greenhouse gas emissions. A building must meet strict energy performance standards set by the U.S. Environmental Protection Agency (EPA).

ENERGY EFFICIENCIES & OFFSETS

Since acquisition, Rockhill has identified various projects to reduce energy use at 1700 Broadway:

- A new, 750-ton electric chiller was installed, allowing for use of electricity or steam to save on high demand days, resulting in a 50% reduction in steam demand
- Variable Frequency Drives (VFDs) were installed on two 150 HP pumps, a project which quickly broke even thanks to ConEd energy savings incentives
- A cooling tower bypass project involved the replacement of exterior sump steam heaters with electric heaters (which were further enhanced with smart control valves)
- Low efficiency and outdated electric motors on major building HVAC equipment were replaced

BIODIVERSITY INITIATIVE

- 1700 Broadway partners with Alveole to house rooftop beehives and learn about biodiversity through biomonitoring bees, pollen, and their honey.

OPERATIONAL EFFICIENCY AND SUSTAINABILITY

- 1700 Broadway offers single stream recycling for paper, cardboard, plastic, and aluminum. The property actively encourages composting, specifically for our food retail vendors.
- 1700 Broadway actively participates in a Green Cleaning program. Green Seal certified cleaning products are used exclusively throughout the building.
- Rockhill purchased renewable energy from wind farms to offset its total supply needs for its two high-rise office buildings in New York City, 1700 Broadway and One Dag, through 2025.
- 1700 Broadway offers many options for public transportation within walking distance of the building. Columbus Circle Station, a major subway hub, is approximately a 3-minute walk. The property also offers ample bike parking and has a Citibike Station directly in front of the building's entrance.

COMMUNITY AND WELLNESS

- The building hosts a variety of tenant events throughout the year, including holiday breakfasts, Earth Week celebrations, and ice cream socials.
- 1700 Broadway partners with the Times Square Alliance to work towards improving the neighborhood in various ways. The property management team volunteers with local charitable organizations and arranges various charitable drives throughout the year.
- MERV 14 air filters have been installed in HVAC systems with maximized outside air intake.

ROCKHILL HIGHLIGHTS (Office portfolio as of December, 2024)

GRESB 2024

GRESB 4 Star Rating

92% ENERGY STAR Certified Properties (100% Benchmarked)

96% LEED Certified Properties

100% WELL Health-Safety Rated