

2401 CEDAR SPRINGS



ESG BUILDING HEALTH

AIR QUALITY

The outside air/exhaust air (OSA/EA) system quantities surpass the required Ashrea 62.1 standard for indoor air quality. CO2 quenching systems are installed on each floor to monitor CO2 levels, air handling unit (AHU) mechanical rooms are painted with antimicrobial paint, have epoxy coated floors, and have piped hot water to clean and sterilize the AHUs coils and the equipment rooms.

GREEN BUILDING ENVIRONMENT

The building provides a green building environment to demonstrate our commitment to becoming better stewards of the environment through the use of water-wise landscaping to conserve water and energy, integrated pest management, and extensive recycling programs. All cleaning products used meet the relevant LEED environmental standard.

URBAN BEEKEEPING

Our urban apiaries (beehives) will be a desirable building amenity contributing to customer engagement. The honey produced will be distributed annually to our customers, and they will learn about the apiaries through building sponsored workshops. Our building will stand out from our competitors with this unique amenity.

ACCESS TO WATER

The building provides access to water bottle filling stations filtered by reverse osmosis. Readily accessible drinking water is available and improves regular hydration and may decrease the consumption of sugar-sweetened beverages.

BREAK ROOMS AND OUTDOOR AREAS

The building will offer break and outdoor areas to allow customers to take a break away from the workstation, which can improve well-being, increase the likelihood of eating healthier foods, and increase productivity.

LOW EMITTING MATERIALS

Our building standards prohibit the use of high VOC adhesives, sealants, paints, and coatings as well as products containing added urea-formaldehyde.

HEALTHY SNACKS

Our social lounge will offer healthy snacks, food, and beverages, which can increase wellbeing, as well as decrease obesity and related diseases.

MERV FILTERS

The building has at least Minimum Efficiency Reporting Value (MERV) 11 filters for indoor AHUs and MERV 13 filters and UV air purification for outside AHUs.

LEAK DETECTION

Our leak detection procedures help prevent mold growth in our buildings.

ACTIVE STAIRWELLS

We have one open stairwell in the building for customer use. Taking two flights of stairs a day can help prevent most typical adult weight gain.

FITNESS CENTER

Our building will have a fitness center with a personal trainer, fitness classes, and a multisport/golf simulator. Fitness activity can increase employee well-being and decrease absenteeism due to sickness.

WELLNESS ROOM

Our wellness room is used for nursing mothers, a rest station, or a place for single person yoga and meditation. A dedicated wellness room can increase productivity, decrease health claims, and absenteeism to care for sick children.

COMMUNITY WELLNESS

Crescent managed properties regularly host wellness events such as shot clinics, blood drives, and mobile mammogram services for building customers and the neighboring community.

COMMUNITY INVOLVEMENT

The building provides customers with outreach and volunteering opportunities in the local community, the opportunity to learn about sustainability, and provide customers with information about local community events.

COMMUNITY WORKSTATIONS

Workstations are available on our concourse level. Workstations may decrease sedentary time and increase physical activity, contributing to improved health and weight control.

CAR CHARGING STATION

The building offers multiple electric vehicle, EV, charging stations for customer and public use. Supporting the use of electric cars reduces or eliminates fuel costs and reduces car emissions to help the environment.

PUBLIC TRANSIT

The building is located in a walkable environment with easy access to public transportation. Easy access to transit improves health via increased walking.

BIKE STORAGE

Bicycle storage and shower facilities are available at the building. Offering bike storage and shower facilities may increase the appeal of cycling to work, which can increase levels of physical activity.

EMERGENCY PREPAREDNESS PROGRAMS

Our emergency preparedness programs increase employee and customer safety during emergencies.

AEDS

Readily accessible and tested AEDs are installed in the building to increase response time for negative cardiac events. The building staff will be AED and CPR trained.