

EXECUTIVE SUMMARY

1101 New York Avenue, a 380,000 sq. ft. tower, stands as a testament to the late, influential architect Kevin Roche. Located downtown, it commands attention with its height, visibility, and floor-to-ceiling glass façade. The absence of perimeter columns allows for abundant natural light, offering unobstructed 180-degree panoramic views of the DC skyline.



SUSTAINABLE DESIGN



SOLAR ENERGY

In partnership with New Partners Community Solar 183 solar panels were installed, producing over 69,000 kilowatts per year on the roof and façade of the building.



GREEN ROOF

The rooftop solar array lies in a bed of live vegetation that promotes stormwater management, removes CO2 from the atmosphere, and combats the urban heat island effect.



WINDOWS

The triple-glazed, signature-glass curtain wall façade was designed in accordance with the latest energy and environmental requirements.



AIR QUALITY

The building boasts incredibly low levels of Total Volatile Organic Compounds (TVOC) - an important indicator for indoor hygiene and indoor air quality.



ONGOING INITIATIVES



ENERGY

Oxford and Norges have prioritized operational changes and capital investments to boost energy performance at the building. These efforts led to annual savings of over \$200k and a reduction of about 1,500,000 kWh per year compared to the 2017 baseline. Notably, the Energy Star score improved by more than 19 points!



WASTE

Since the Property Team began monitoring and ensuring in 2018 that recycling and trash are being separated properly, we have reported a meaningful reduction in landfill waste. We also hold a free electronics recycling event each year for Earth Day.

AWARDS FOR WELLNESS & SUSTAINABILITY

2020

- USGBC Community Leader People's Choice Award winner

2022

- Downtown BID's Momentum Award winner for sustainability

2023

- International Plantscape Major Renovation Gold winner
- USGBC Community Leader Award finalist

EMPLOYEE WELL-BEING



24/7 FITNESS

State-of-the-art fitness facility equipped with fitness classes, water bottle refilling station and spa-quality shower & locker rooms with daily towel service



ROOFTOP

A fully serviced indoor/outdoor rooftop terrace and lounge



BICYCLE STORAGE

Complimentary bicycle storage located in the Building's garage and including fix-it tools and lockers.

OXFORD

Oxford Properties Group is a global real estate leader with a C\$82 billion portfolio across four continents. Established in 1960, it invests in diverse sectors and emphasizes sustainability and ESG initiatives. Oxford, owned by OMERS, is actively involved in over 100 global projects, focusing on creating economic and social value through real estate while driving long-term impact.

NORGES BANK INVESTMENT MANAGEMENT

Norges Bank Investment Management oversees the Norwegian Government Pension Fund Global, worth 1.4 trillion dollars, invested globally in equity, fixed-income, and real estate. Focused on ESG, NBIM urges companies to set net zero targets, aiming for net zero emissions in its real estate portfolio by 2050. Transparent reporting aligns with a 1.5-degree de-carbonisation pathway developed by the Carbon Risk Real Estate Monitor (CRREM).