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# Green Building

***by Jennifer Hayes***

The **Institute for Market Transformation** and the **U.S. Department of Energy's Better Buildings Alliance** honored the inaugural Green Lease Leaders. The new recognition program, developed with support from leading real estate practitioners, distinguishes property owners, tenants and brokers who are effectively using the lease as a tool to save energy in commercial buildings. Those selected met the requirements of the Green Lease Leader program by incorporating lease clauses that improve sustainability on many fronts, such as allowing for sharing of the costs of energy-saving improvements, ensuring tenants build out to green standards, increasing transparency by sharing access to energy consumption data and Energy Star scores between tenants and landlords, and encouraging cooperation on environmental initiatives. Selected as 2014 Green Lease Leaders were: **Akridge, Brandywine Realty Trust, The Bullitt Foundation, Empire State Realty Trust, Government Properties Income Trust, Jamestown LP, Kilroy Realty Corp., Kimco Realty Corp., Liberty Property Trust, Oxford Properties, PricewaterhouseCoopers LLP, Regency Centers, The Tower Cos.** and **Unico Properties.**

"Because of this recognition program, brokers, landlords and tenants now have a blueprint for writing leases that remove impediments to efficiency and align interests so landlords and tenants both benefit from improving building performance. IMT and the Better Buildings Alliance are proud to see that many of today's Green Lease Leaders are using the lease transaction to lay the foundation for working together to boost sustainability on a major scale," said **Cliff Majersik,** executive director for IMT.

The recognized companies own or manage 400 million square feet of combined property and have buildings on four different continents.