

Tribeca West

Fitwel Rating: ★

Kilroy Realty Corporation

Fitwel Champion

Leadership Advisory
Board member

KILROY

Kilroy Successfully Applies Fitwel to 23% of its Portfolio, and Achieves Certification for its Short-Term Production Offices in West Los Angeles

Why Kilroy Became a Fitwel Champion

With ten Fitwel certified properties in Los Angeles, San Francisco, Bellevue, and Seattle, Kilroy Realty Corporation (NYSE: KRC) has already successfully applied Fitwel to 23% of its portfolio, totaling 3.14 million square feet. Kilroy, which has a long-standing commitment to sustainability and health, saw Fitwel as an opportunity to more fully embrace health promoting strategies and further expand its impact. Specifically, through the use of Fitwel, Kilroy has been able to strategically assess potential upgrades across its portfolio, already receiving Fitwel Ratings of 1 and 2 Stars across their ten Fitwel certified buildings.

Tribeca West

Tribeca West is a Class A office building located at the heart of West Los Angeles in California, United States specializing in short-term production office leases for the city's most creative entertainment studios. Supporting more than 650 occupants, this striking campus invites a more active lifestyle featuring courtyards, a highly walkable environment, exterior stairwell pathways, and nearby markets. Kilroy's Sustainability Team led the certification process and received a 1 Star Fitwel Rating under the Multi-Tenant Building scorecard in May 2017. Building on this success, the team is currently pursuing LEED for EB O+M certification for this project.

Using Fitwel to Strategize for Future Enhancements

In addition to being a Fitwel Champion, Kilroy is also a member of the Fitwel Leadership Advisory Board and uses Fitwel as a guide to determine which improvements to prioritize across its existing portfolio. Specifically, when evaluating budgets and planned improvements, Kilroy utilizes the Fitwel Scorecard to ensure they are focusing on the enhancements that will have the largest impact and the greatest benefit on occupants. They have even been able to use Fitwel to encourage a new food vendor to provide more nutritious options and encourage healthier choices through the implementation of choice architecture strategies. In addition, through the certification process, Kilroy discovered the value simple upgrades to outdoor lighting and bathroom signage can have when it comes to supporting occupant health.

Cost

Despite being an older existing building, attaining Fitwel certification required minimal additional costs. This is largely thanks to Kilroy's diligence in ensuring that the building and site environments are well-maintained and kept up to date with health-promoting design and operational strategies in an effort to meet occupant demands.



Sara Neff

Senior Vice President of Sustainability
Kilroy Realty Corporation

"Fitwel allows us to demonstrate to our tenants that our buildings promote healthy outcomes both inside and out. Further, the system provides an accessible roadmap to allow our building teams to make positive, tangible changes that will help our health scores improve over time. The fact that the CDC and GSA created this system gives us confidence that the health measures they endorse will result in clear benefits for our tenants."

Maggi Kelly

General Manager, Tribeca West
Kilroy Realty Corporation

"The process of getting Tribeca West Fitwel certified really helped us understand all the ways that our building can positively impact the health of our tenants. We were excited to make low-cost, health-focused improvements to the building that we learned about through the certification process."









Outdoor art and seating located in Tribeca West's courtyard
Photo courtesy of Kilroy Realty Corporation

Key Milestones in the Fitwel Process

- **August 2017**
Kilroy becomes a Fitwel Champion, initially committing to certify 8 of its buildings, representing 17% of its portfolio and occupying 2.5 million square feet of office space.
- **May 2017**
After determining that Tribeca West would be one of the buildings pursuing certification, the Kilroy Sustainability Team begins working with the management team, building engineers, and security team to gather documentation.
- **June 2017**
The management team walked the sustainability team through the site, pointing out how the project was meeting certain strategies.
- **July 2017**
The Kilroy Sustainability team focuses on engaging tenants with signage, improving the food environment within Tribeca West, and expanding emergency supplies to match Fitwel standards.
- **June 2017**
Kilroy receives a Fitwel 1 Star Rating for its Tribeca West building and increases their commitment to apply Fitwel to additional properties within its portfolio.

How Tribeca West is Meeting Fitwel's Health Impact Categories

-  **57%** of selected strategies
Impacts Community Health
-  **60%** of selected strategies
Reduces Morbidity + Absenteeism
-  **34%** of selected strategies
Supports Social Equity
-  **61%** of selected strategies
Instills Feelings of Well-Being
-  **52%** of selected strategies
Provides Healthy Food Options
-  **73%** of selected strategies
Promotes Occupant Safety
-  **64%** of selected strategies
Increases Physical Activity

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