



OPPORTUNITY/CHALLENGE

One Washingtonian Center, located at 9801 Washingtonian Boulevard in Gaithersburg, Maryland, was the first office building in the Washington, D.C. metro area to receive LEED® certification under the new Leadership in Energy and Environmental Design for Existing Buildings: Operating & Maintenance program. Located in the North Rockville submarket, One Washingtonian Center is a 333,846 square foot, Class “A” office building built in 1990. The property is owned by LaSalle Investment Management.

SOLUTION

Through participation in the LEED certification process, the ownership and management of One Washingtonian Center have adopted many environmentally-friendly operations and maintenance practices.

Such practices include Green cleaning and building recycling programs, Green pest control, Green landscaping procedures, as well as improvements to exceed indoor air quality standards and improve water efficiency. A major percentage of One Washingtonian Center’s LEED certification points were obtained from the building’s high ENERGY STAR® score of 80.

VALUE ADDED BY TRANSWESTERN

Variable Frequency Drive Project					
Cost	Cost PSF	Annual Savings	Annual Savings PSF	Payback	Annual Energy Savings
\$30,736	\$.0973 psf	\$33,523	\$.1061 psf	.92 yrs	57%
Garage Lighting Retrofit Project					
Cost	Cost PSF	Annual Savings	Annual Savings PSF	Payback	Annual Energy Savings
\$28,142	\$.0891 psf	\$7,349	\$.0233 psf	3.83 yrs	27%