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## As LEED Grows, So Does U.S. Green Building Council

### *Sustainable Real Estate Nonprofit Triples its Office Space in Nation's Capital*

Reflecting the tremendous growth of its green building certification platform, the U.S. Green Building Council (USGBC) is more than tripling its office space in Washington, DC, the nonprofit organization said Monday.

USGBC, the creator of the LEED rating system for sustainable buildings, will occupy 75,446 square feet at 2101 L St. NW beginning in March 2009. Owned by Vornado Realty Trust, the 10-story property was fully renovated last year but did not pursue LEED certification or an EPA Energy rating, the two most common "green building" tags.

So before any deal was signed, USGBC sent in project teams to analyze the space for green retrofit potential. Based on a favorable evaluation, the organization plans to build the space for Platinum certification, the highest level of sustainability offered by LEED.

The move underscores the exponential growth of the green building industry and the LEED program, the nation's most popular green building rating system. Since 2000, when LEED was introduced, USGBC's membership has increased ten-fold to nearly 15,000 organizations. The firm now has separate LEED programs for many building sectors, such as residential, commercial, retail and schools, and multiple platforms within some of those sectors.

More than 10,000 projects are now awaiting LEED certification, compared to just 1,330 that have achieved the coveted designation, showing just how quickly -- and recently -- LEED exploded in popularity.

In fact, USGBC's need for additional space was so great, the organization leased an additional 15,000 square feet at 1919 M St. (also owned by Vornado) where it can overflow until it moves to L St. next year. It currently occupies less than 25,000 square feet at 1800 Massachusetts Ave. NW, its headquarters since 2006.

"With no expansion options in that building and a need to hire more staff to keep up with escalating demand, USGBC found it necessary to look for new space," said Sally Wilson, CBRE's global director of environmental strategy. "The U.S. Green Building Council experienced extreme growth that outpaced all expectations."

Wilson, Pat Marr and Chau Leung of CBRE represented USGBC in its new leases. Chris Brown and Dale Martin of CBRE's Project Management team provided assistance on site selection and pre-construction planning, and will serve as USGBC's representative for the construction phase of the project.