

441 NINTH AVENUE, NEW YORK

# SUSTAINABLE HUDSON COMMONS

*Sustainable attributes and amenities make CommonWealth Partners properties use less energy and water, reduce waste, increase efficiency, and improve tenant health and productivity.*



## HEALTH AND WELLNESS

Hudson Commons promotes health and wellness features by supplying secure bike rooms, showers, private outdoor terrace allowing access to nature, floor to ceiling windows to allow for daylight & views, and advanced indoor air filtration systems throughout.



## ALTERNATIVE TRANSPORTATION

Hudson Commons boasts superior walk-transit-bike scores, a secure bike room with lockers and showers, has 2 EV chargers in the parking garage, and public bike racks including electric directly outside.



## 51% RENEWABLE ELECTRICITY

A combination of RECs and the local utility, ConEdison, procurement, brings the building's renewable electrical sources to 51%.



## LEED PLATINUM AND GOLD CERTIFIED

Hudson Commons has been determined by the U.S. Green Building Council to have a LEED Core & Shell Platinum and Existing Building Operation & Maintenance Gold rating for sustainable design of the mechanical, electrical and plumbing units to ensure an efficient and healthy building environment.



WALK



TRANSIT



BIKE

# YOUR SUSTAINABLE WORKPLACE

WATER EFFICIENT | LED LIGHTING | BICYCLE ROOM |  
RECYCLING | EV CHARGING | COOL GREEN ROOFS

- **Energy** – 51% of building electricity use from renewable sources, EMS, electrification of most building mechanical systems, LED lighting and occupancy sensors, ENERGY STAR score 80
- **Transportation** – Two electric vehicle EV charging plugs, secure bicycle lockers, convenient to the train
- **Resilience** – Emergency Preparedness Guides in place, and a back-up energy system
- **Health** – Minimized elevator touch points, available showers, lockers, and outdoor terrace with expansive views
- **Enhanced Air Quality** – Increased elevator cab ventilation, HEPA filters on HVAC, fresh air intake, and bi-polar ionization for common area air purification
- **Waste** – Composting and recycling services available with waste diversion strategies used during initial construction
- **Rentbrella** - shared service available in lobby
- **Water** – Low-flow water fixtures and efficient irrigation
- **Sustainability Policies** – Energy & Water Efficiency, Green Cleaning, Sustainable Procurement, Waste Management, Integrated Pest Management, Smoke-free, Indoor Air Quality, Health & Wellbeing, Building Resilience & Climate Change Guide

## Keeping You Informed

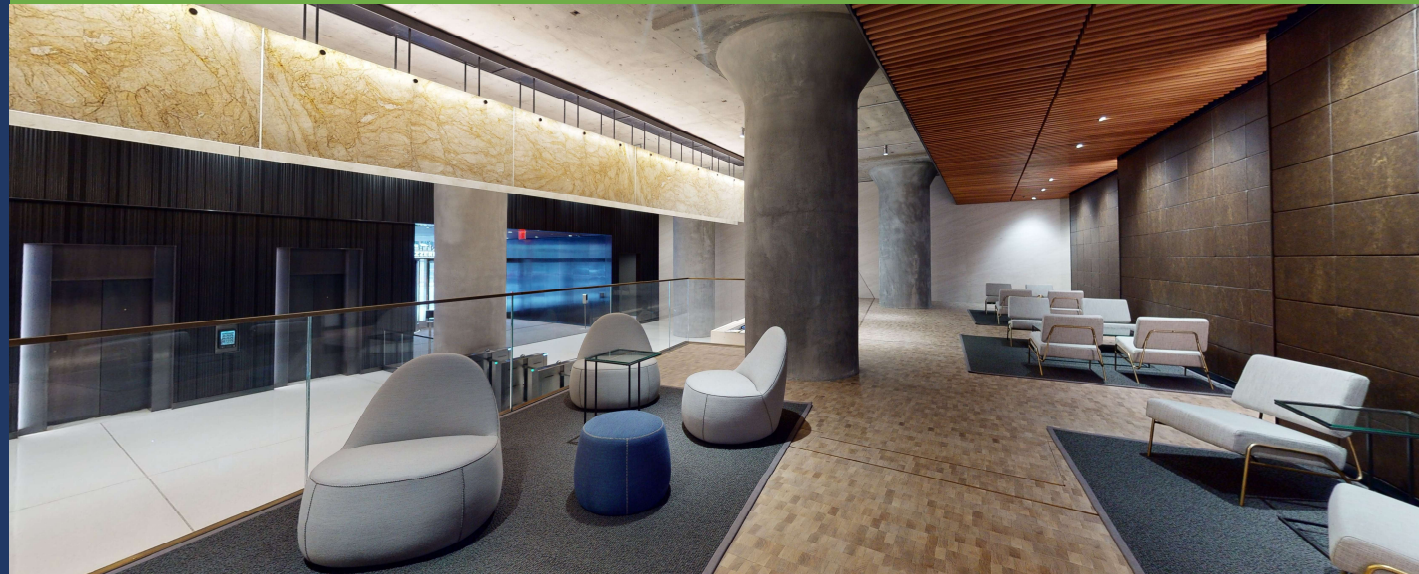
We strive to keep you informed with a **Green Office Guide** with sustainability tips, **Bi-annual Sustainability Newsletter**, and quarterly **Lobby**, **E-waste**, and **Earth Day** events. Please see the Management Office or visit our ESG website for more information.

## Hudson Commons Recognition

- LEED C&S Platinum Certification since 2020
- LEED EB Gold Certification in 2024
- Wired Platinum Certified
- Fitwel CI 3-star Tenant (Peloton) Certification in 2021 earned the Fitwel "All-Time Highest Scoring Project" achievement in 2022
- ULI New York Gala 2022 winner "Excellence in Office Development"
- Complying with all Regulatory Requirements
- UL Verified Healthy Building since 2022

## Portfolio-level Recognition

- 100% LEED Certified (directly-managed)
- 100% ENERGY STAR Benchmarked
- 100% UL Verified Healthy Buildings
- ENERGY STAR Partner of the Year since 2018 and Sustained Excellence since 2020
- GRESB maintain top Peer Group Rankings and 5-Star rating recipient since 2015
- Green Lease Leader Gold in 2018, 2021 and 2024
- Recipient of the 2019 USGBC Leadership Award



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