# Morgan Stanley

# MORGAN STANLEY, MD LUTHERVILLE, MD • LEED v4 CI: GOLD BY THE NUMBERS

### **ENERGY**



# **ENERGY SAVINGS**

over the existing building baseline



of all lighting LED and mercury free for innovation strategy



#### **MATERIALS**



of materials were made of recycled content



of construction waste diverted from landfill





Environmental Product
Declarations detailing the
environmental life cycle impacts
of the materials used (earning
LEED exemplary performance!)

# **COMMUNITY CONNECTIVITY**



Located within walking distance of numerous retail and services

#### **WATER**



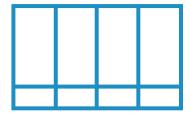
# **REDUCTION**

in potable water consumption by using low flow fixtures



## **INDOOR ENVIRONMENTAL QUALITY**

Floor to ceiling windows to improve daylight and access to quality views



Increased **lighting quality** achieved via bulbs with high color rending index (CRI) and long lamp life

Achieved LEED Exemplary Performance for implementing Enhanced Indoor Air Quality Strategies such as walk-off mats, high-efficiency filtration, VOC, and CO2 sensors

### **CERTIFICATION**

Morgan Stanley Lutherville achieved

LEED V4 ID+C: CI GOLD



#### OWNER:

Morgan Stanley & Co.

#### **ARCHITECT:**

Hengst Streff Bajko

#### **PROJECT MEP:**

Hengst Streff Bajko

#### **GENERAL CONTRACTOR:**

Mullan Contracting

#### LEED CONSULTANT, ENERGY MODELLING, COMMISSIONING AGENT:

**Emerald Built Environments** 

