

A forward-thinking program for tenants in Hines-managed buildings to positively impact the built environment with small changes to work spaces.

HinesGOSM
GREEN OFFICE

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Helping Tenants and Landlords Benefit from Sustainable Practices

Hines was founded on the principle of attracting and retaining premier tenants, and has always worked closely with them to improve the quality of their office experience while being socially and environmentally responsible.

In 2008, Hines further expanded its efforts to promote sustainability by initiating HinesGOSM (Hines GREEN OFFICE), an internal program created to measure and reward sustainable practices within all 206 of its offices worldwide. Hines wanted to be sure that its own offices demonstrated the organization's commitment to sustainable real estate.

Then, on Earth Day 2009, once all of Hines' own offices had earned the designation, HinesGO was presented to the firm's tenants around the world as an opportunity to voluntarily adopt the program while reducing costs, mitigating risk and boosting productivity.



How the Program Works

Intended to complement the LEED Green Building Rating System and the ENERGY STAR® “Bring Your Green to Work” program, HinesGO draws on more than a half century of sustainable expertise acquired through the development, management and acquisition of over 1,500 properties around the world.

The program is designed to create opportunities for the on-site Hines staff to interact with tenants in a productive, mutually beneficial way. The outcome of these interactions is clear—a stronger bond between landlord and tenant that yields lower operating expenses, sustainable practices and self-help tools for the firm’s clientele.

HinesGO is promoted through an informative tenant guide distributed by Hines property managers.

Leaf Credits

When a specific strategy or improvement has been implemented, participants earn “Leaf Credits.” If an office achieves 70 Leaf Credits, it is then designated as a GREEN OFFICE. Scored on a scale of 100, offices are evaluated in six categories:

- Energy Efficiency
- People & Atmosphere
- Travel & Commuting
- Reduce, Reuse, Recycle
- Remodeling & Construction
- LEED

“Shell is continually looking for ways to improve efficiencies and protect the environment. The GREEN OFFICE tenant program highlighted areas we could improve upon. Employees feel empowered knowing that Shell has embraced this important initiative and that they are working toward a more sustainable environment.”

– Trudy Boyd, deputy site manager at One Shell Plaza

Representative list of major tenants who have achieved the GREEN OFFICE tenant designation:

Bank of America	KPMG
Deloitte & Touche	Pier 1 Imports
Facebook	Shell
GE Healthcare	Wells Fargo
JPMorgan Chase	



“What happens in the tenant space can have a huge impact on expenses, the environment and employee productivity. Encouraging occupants to make greener choices is just as important as designing healthy, productive, environmentally friendly workplaces.”

– President and CEO
Jeffrey C. Hines

Hines
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