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## 1225 Connecticut Avenue gets LEED Platinum

Washington Business Journal - by [Tierney Plumb](#) Staff Reporter

**Brookfield Properties Corp.**'s 1225 Connecticut Ave. NW is the first redeveloped office building on the East Coast to get the **U.S. Green Building Council's** top rating.

Brookfield Properties, which owns, operates and manages 31 properties in the region, dumped \$32 million into the eight-story building after its purchase in 2006.

Its Leadership in Energy and Environmental Design platinum certification for core and shell is a result of its low-emissive glass in the curtain wall combined with chillers for energy efficiency and a solar-reflective roof with an 8,000-square-foot vegetated area to reduce heat island effect and peak storm runoff.

Those and other features will result in a 23 percent drop in energy costs at the eight story, fully-leased building.

Brookfield originally applied for LEED gold but as the redevelopment process evolved, it was able to achieve the necessary points for a platinum rating.

Louis Dreyfus Property Group's 801 17th St. NW and The Tower Cos.' flagship building at Tower Oaks in Rockville also hold the highest LEED designation.



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