

GREEN LEASE LEADERS



CREATING SUSTAINABLE LANDLORD-TENANT RELATIONSHIPS

WHAT IS THE GREEN LEASE LEADERS PROGRAM?

Green Lease Leaders is a three year recognition program for landlords, tenants, and teams who integrate green leasing into their standard leasing practices. The program includes three levels of recognition: Silver, Gold, and Platinum. Since 2014, Green Lease Leaders impacted over 8.1 billion square feet domestically and internationally.

GREEN LEASING 101

Green lease language breaks down the **split-incentive barrier** and fairly aligns financial and environmental benefits of sustainability initiatives to landlords and tenants. A green lease allows the landlord and tenant to save money, prioritize the ESG initiatives most important to both parties, and ensure the efficient operation of buildings for the lifetime of the lease. Green leases have the potential **to save on average 17% in utility costs**.

The **next phase of green leasing** is **performance-based leasing**, which incorporates building level utility consumption reduction targets into the lease language. Performance-based leases can be an effective tool to support compliance with emerging **building performance standards**.

LEVELS OF GREEN LEASE LEADERS RECOGNITION



SILVER

Recognizes organizations who utilize green leasing as a standard best practice.

GOLD

Recognizes organizations who utilize green leasing as a standard practice and have implemented green leases.



PLATINUM

Recognizes organizations who utilize green leasing as a standard practice, have implemented green leases, and incorporated social goals into leases and policies.



QUICK LINKS

- [Landlord Reference Guide](#)
- [Frequently Asked Questions](#)
- [Tenant Excel Workbook Tool](#)
- [Tenant Reference Guide](#)
- [Landlord Excel Workbook Tool](#)
- [Teams Excel Workbook Tool](#)
- [Application Portal](#)

APPLICATION TIMELINE



Application preparation calls, and application review calls are all optional services for applicants who are looking for more specialized support and guidance. IMT will review materials and provide feedback, giving applicants an opportunity to edit and improve their materials before the final application submission deadline. Green leasing consulting calls can be used to discuss general green leasing strategy and questions. Each call has a nonrefundable fee of \$500.