

## Montague Pointe at 2840 Junction Avenue

BREEAM provides a foundation to guide current and future sustainability initiatives

### Case study



#### Scope

2840 Junction is a 2-story Class A commercial R&D office building located in the San Jose submarket of Silicon Valley. Originally built in 1989, it is one of five buildings in a 24-acre campus owned by MetLife Investment Management and managed by Cushman & Wakefield. These five buildings are now the first in Silicon Valley to achieve BREEAM In-Use certification. Since 2014, the building has been occupied by MediaTek USA, Inc., a global leader in the semiconductor industry.

/// Buildings like Montague Pointe are the perfect example of how an existing building can benefit from the BREEAM In-Use standard, developing a baseline and reaching for greater sustainability goals. Cushman & Wakefield looks forward to supporting the on-site team in maintaining certification, improving performance, and engaging tenants around sustainability and building performance. ///

Eric Tilden, Associate Director, Sustainability Services, Cushman & Wakefield

#### Challenges

MetLife Investment Management had two main goals: promoting the health and wellbeing of the tenant's employees, and identifying areas for energy savings and water use reduction through operational efficiencies.

Their first challenge was having a holistic framework within which to evaluate both the occupant wellbeing and environmental performance of the asset within a single standard.

The second challenge was that the control of the energy systems, security systems, and waste management is with the tenant. This meant communication and engagement between MetLife Investment Management and the tenant was important to the success of implementing sustainability strategies.

## Solution

MetLife Investment Management found that BREEAM In-Use provided the performance criteria to assess a broad range of factors, linking health and wellbeing with environmental performance in a way that offered them a pathway to improvement.

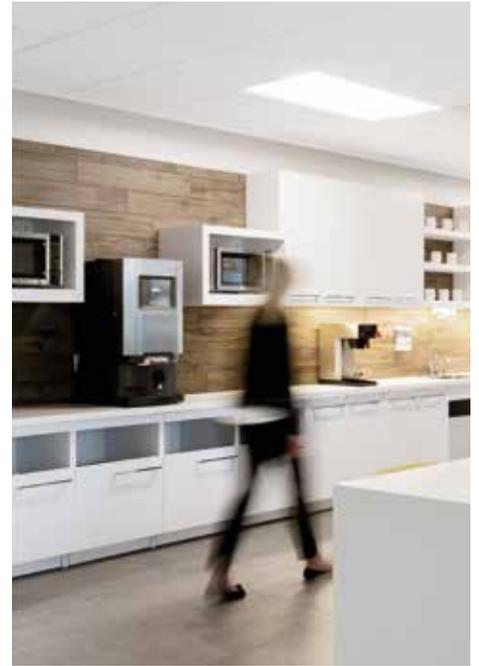
Further to this, the BREEAM In-Use evidence collection process further opened the channel of communication between MetLife Investment Management and the tenant for discussions about prioritized projects, benchmarking, compliance, and opportunities for cost savings.

MetLife Investment Management embraces its role as a responsible real estate investor and emphasizes consideration and incorporation of relevant environmental, social and governance objectives best practices in alignment with their clients' objectives. BREEAM certification acts as a solution to demonstrate this commitment to stakeholders globally.

## Benefits

In addition to certifications being a positive talking point for leasing tours and tenant meetings, certifications incorporate sustainable features into the design of the building, decrease operational costs, increase tenant comfort and satisfaction, and manage asset risks.

The process of BREEAM In-Use certification at 2840 Junction revealed that, despite being 30 years old, this building's initial design, combined with thoughtful improvement over the years, have resulted in its attributes and performance comparing favourably to a wide range of buildings. The asset team are applying the learnings from this process and the BREEAM In-Use framework to other assets to aid in documenting their current performance and shaping future goals.



### Project Team

**Client:** MetLife Investment Management

**BREEAM Assessor:** UL  
(formerly Healthy Buildings, Inc.)

**Tenant:** MediaTek USA Inc

**Management Team:** Cushman  
& Wakefield

### Key Facts

**BREEAM Scheme:** BREEAM USA In-Use 2016

**Rating achieved:**

**Asset Performance:** Good (54.4%)

**Size:** 79,748 ft<sup>2</sup> (7,408 m<sup>3</sup>)

**Certification No:** BIU00003957-1.0

## Get in touch

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