

Savings for Office Buildings

NIPSCO ENERGY EFFICIENCY PROGRAMS FOR BUSINESSES



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The Future of Business is Energy Efficiency: Is Your Office Space Ready?

Energy consumption in office spaces accounts for a significant portion of operational costs, with heating, cooling, lighting and office equipment use being leading contributors. In fact, properties under 50,000 square feet account for over 90% of our commercial building stock, and on average, these buildings waste 30% of the energy they consume.¹

By adopting energy-efficient practices and equipment, office tenants and owners can reduce costs, increase property value and contribute to substantial savings and a sustainable future.

Now is the perfect time to take action and transform your office space into an eco-friendly, cost-efficient environment.

Source:

¹ www.energystar.gov/buildings/resources-audience/small-medium-offices

Benefits of Improving Your Office's Energy Efficiency¹

Increase tenant attraction and retention rates.

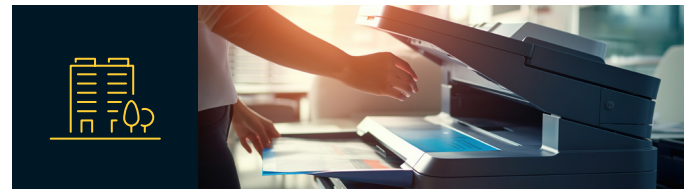
Energy-efficient buildings improve tenant experience by offering better air quality, temperature control and overall comfort. Additionally, these benefits can attract potential tenants and help demonstrate their commitment to sustainability.

Reduce energy-related costs and generate savings.

Simple, low-cost measures can reduce building energy use by up to 30%, helping lower utility expenses.

Help create a healthier community.

Office buildings are responsible for 18% of U.S. greenhouse gas emissions. Reducing your building's impact may contribute to a cleaner environment.



I Lease My Office Space. How Can I Take Action as a Renter?

Take an active role in your building's energy efficiency. Contact property management and advocate for energy-efficient upgrades such as HVAC systems, lighting and insulation. Identify and present federal or utility incentives to encourage them to begin their upgrades. Also, work with fellow tenants on outlining the collective energy usage and performance goals. Remember to celebrate your achievements.

Common Ways to Save Energy in Office Buildings

Goal	Energy-Saving Actions
Improve Lighting Efficiency	Switch to LED Lighting: Replace incandescent or fluorescent lights with energy-efficient LED bulbs.
	Install Motion Sensors: Reduce energy use by installing motion sensors in common areas, meeting rooms or restrooms to turn off lights when they aren't needed.
	Use Natural Lighting: Maximize natural light by rearranging workspaces or using light-reflective window treatments.
Optimize Heating, Ventilation and Air Conditioning (HVAC)	Smart Thermostats: Tenants can install programmable or smart thermostats to control heating and cooling efficiently.
	Regular HVAC Maintenance: Encourage the building's maintenance team to regularly clean or replace air filters and check for system efficiency.
	Zoning Systems: Implement zoning systems to avoid heating or cooling unoccupied areas of the building.
	Seal Your Ducts: Sealing and insulating ducts can improve the efficiency of your heating and cooling system.
Promote Energy-Efficient Office Equipment	ENERGY STAR® Appliances: Choose ENERGY STAR-rated office equipment, such as computers, printers, refrigerators and other appliances.
	Power Management Settings: Enable power-saving modes on computers, monitors and printers, and encourage employees to turn off devices when not in use.
	Install Advanced Power Strips: Use advanced power strips that automatically cut off the power supply to idle electronics.
Improve Water Efficiency	Low-Flow Fixtures: Install low-flow faucets and toilets to reduce water use, which also cuts down on energy costs associated with water heating.
	Fix Leaks Promptly: Even small leaks can lead to significant water and energy waste over time.
Implement Energy-Efficient Practices	Energy Audits: Conduct or request an energy audit to identify inefficiencies in the building or office space.
	Smart Office Policies: Create a culture of energy efficiency by encouraging employees to turn off lights, use stairs instead of elevators or adjust their workstation settings to conserve energy.

Financial Impacts for Office Buildings that Implement Energy Efficiency Strategies²

By implementing a combination of low- to no-cost energy efficiency strategies, properties can achieve 15%–35% energy savings. Compared to business as usual, based on a 75,000 square foot building, that can mean:

\$20k–\$46k

Reduced Operating Expenses
\$0.26–\$0.61 per square foot

1.9%–4.3%

Increased Net Operating Income
per year

\$268k–\$627k

Increased Property Value
\$4–\$8 per square foot

Sources:

²Unlocking Hidden Value in Class B and C Office Buildings (boma.org)

NIPSCO's energy efficiency programs are administered by TRC, a third-party implementation specialist that helps homes and businesses save energy.

NIPSCO.com/Business
Call TRC at 1-800-299-2501