



10 Lloyds Avenue, London

A sustainability case study: tenant space

10 Lloyds Avenue is an eight-story office building located in the heart of the City of London's insurance district. The 2,400 sqm building is an ideal location for businesses since it enjoys excellent transportation links and is in one of the City's most vibrant and important submarkets.

At 10 Lloyds Avenue, GE Capital Real Estate is undertaking an upgrade that will reduce the energy consumption profile of the asset as well as offer tenants greater visibility and control over energy expenditures in their individual spaces.



The floor-by-floor renovation, includes:

- Solar control film on windows to reduce heat gain while maintaining maximum daylight
- Substantial refurbishment of and upgrades to the HVAC;
- GE Wattmiser T5 lamps with dimmable controls and daylight sensing
- Upgrade of the building management system;
- Installation of GE's Habiteq system - which allows tenants, via a user-friendly console, to control HVAC and lighting in their space any time day or night; and
- Installation of shower facilities for cyclists and other athletes.

Upon completion, the building's energy consumption is expected to decline by more than 15%. Equally important, the operational improvements will empower tenants to reduce their cost of occupancy and improve their comfort-level. GE Capital Real Estate's commitment to improving 10 Lloyds Avenue is a win-win for our tenants and the environment.

An approach to sustainability that works for you

- **Operations Expertise:** Our asset managers are willing to share best practices from their efforts, saving you time and money as you evaluate operating strategies and analyze the cost/benefit ratio
- **Technology Pilots:** Where we test emerging concepts, and share with you what we learn
- **Awareness Programs:** To help your team and your tenants understand the financial and societal benefits of sustainable practices
- **Spirit of Collaboration:** Our team will be available for consultation on an ongoing basis, after the initial work, so you feel supported in your investments

Want to learn more? Contact us...

Lisa B. Coca
VP, Sustainability International
GE Capital Real Estate Europe
lisab.coca@ge.com

GECapitalRealEstate.com/eco



GE imagination at work