MorganStanley

MORGAN STANLEY • MORRISTOWN MORRISTOWN, NEW JERSEY LEED v4 ID+C (Gold) + Fitwel (1 Star)



BY THE NUMBERS

SUSTAINABLE SITES: LOCATION & TRANSPORTATION

The location has:



A **shuttle service** into the city, promoting easy access to downtown Morristown. Employees and visitors have access to restaurants, farmer's markets, libraries, and museums.



Access to a water feature, outdoor seating, and **green** walking paths along the building site.



A **café and fitness facility** are available for employees inside the base building.



gallons

of water will be saved per year.

Showers and lockers are available for commuters who bike or utilize the fitness facility.

WATER EFFICIENCY

The building is projected to use

38.5% less water because of low-flow fixtures.

This is equal to **2,107** filled bathtubs.



are available for employees on all floors

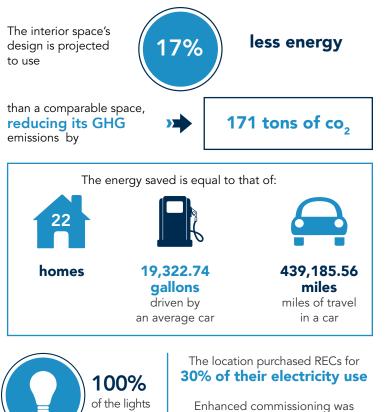
MATERIALS AND RESOURCES



from the landfill to recycling stations. That is comparable to the weight of **13 elephants!**

- Over 45.3% of the materials used to fit out the built environment had sustainable value including recycled content, certifications, or transparency declarations.
- The building's primary staircase was designed to encourage employees to walk through visibility, safety, and access.

ENERGY & ATMOSPHERE



Enhanced commissioning was utilized to verify proper system function

INDOOR ENVIRONMENTAL QUALITY

are LED

- Low-emitting adhesives, sealants, flooring, and insulation were used throughout the project.
- Air testing was completed to ensure the air quality was safe and healthy before move in.
- Occupant spaces were designed with comfort including operable shading, active workstations, and thermal controls.
- Sustainable policies were implemented to ensure continued quality through operations.
- Healthy snacks and vending machines were implemented for employees' well-being.

