Sustainability
at Vornado Realty Trust

AT VORNADO, we believe that sustainability is based on the synergy of the built environment and the community. Using this approach, we work to improve efficiency and implement environmentally aware best practices at each property, maximizing the positive impact on our occupants, our community, and our business. For further programming details, please see Vornado Environmental Sustainability Policies and Procedures.

Building Highlights

GOLD
LEED Certification

98
Walk Score

94
Bike Score

100
Transit Score



Tenant Benefits

Vornado is focused on tenant engagement: to support our tenants as they return to the office and to achieve their sustainability goals.

Stakeholder Priorities

- Annual Stakeholder Engagement through Roundtables, Building-Specific App, Events, and other programming
- Collaboration with tenants on the ENERGY STAR Tenant Space to track performance improvements
- LEED Credits available to tenants
- Fitwel Credits available to tenants

USGBC MEMBER
ENERGY STAR AWARD 2024 PARTNER OF THE YEAR Sustained Excellence
ENERGY STAR
GRESB REAL ESTATE member
WELL
BUSINESS AMBITION FOR 1.5°C

Vornado Portfolio Programs

VISION 2030 is Vornado's commitment to reach carbon neutrality. We are relying on both existing and future technology, as well as meaningful stakeholder collaboration with our tenants, our employees, and our communities. In 2021, we made a SBTi commitment to reduce our Scope 1 and 2 emission intensity by 64% per SF by 2030 below a 2019 base year. Our commitment is 1.5°C-aligned, the most ambitious designation offered.

Energy

Vornado submeters tenant electricity and delivers real-time monitoring and invoices through our interactive Energy Information Portal. Energy management is embedded in annual operations and capital planning, guided by a Building Decarbonization Tool that models building-level performance and prioritizes the highest-payback investments. Since 2009, operational optimization and efficiency initiatives have cut energy use by 42% across Vornado's in-service office portfolio, advancing our target of a 50% reduction by 2030 and our commitment to carbon neutrality. Vornado also procures Renewable Energy Certificates (RECs) to further reduce the carbon impact of purchased electricity. Tenants benefit from data-driven energy management and decarbonization planning that lower operating costs and indirect carbon emissions.

Waste Management

Vornado is committed to responsible waste diversion through robust recycling and reuse programs, supported by progressive goals and optimized building waste infrastructure. Our multi-pronged zero-waste strategy centers on tenant engagement, with particular emphasis on diverting food waste. Year-round zero-waste and circularity education—including structured tenant roundtables, hands-on waste-sorting demonstrations, and dedicated onboarding support—helps build lasting engagement. Annual waste audits and comprehensive data tracking inform targeted tenant education, surface improvement opportunities, and enable us to develop customized strategies for both internal operations and tenant practices.

Cleaning

Our industry-leading green cleaning program has maintained prestigious CIMS-GB with honors and GS-42 certifications since 2014. We create healthy workplaces using standards that pair low-environmental-impact products with a focus on occupant health and indoor air quality. Vornado's subsidiary, Building Maintenance Service (BMS), cleans and maintains our buildings to LEED, WELL, and Fitwel green cleaning standards. We use products and equipment that meet recognized certifications, such as Green Seal, EcoLogo, EPA's Safer Choice, the Forest Stewardship Council, and the Carpet and Rug Institute (CRI). In addition, BMS has prioritized the procurement and use of hydrogen-peroxide-based disinfectants in accordance with Green Seal's Guidelines for Safer Cleaning and Disinfecting.

Embodied Carbon

Vornado has recently set a target to reduce embodied carbon intensity for our new development projects by 10%. We will continue to evaluate every initiative for additional targets and lower-carbon opportunities, depending upon the development's scope, type, and construction approach.

Air & Water

We are committed to providing clean air through a proactive indoor air quality (IAQ) program that tests twice a year for a range of IAQ indicators including carbon monoxide, carbon dioxide, Volatile Organic Compounds (VOCs), and airborne particulates, in addition to temperature and relative humidity. Our building filtration media meet a Minimum Efficiency Reporting Value (MERV) of 13 or higher wherever possible, to reduce any particulates from supply air sources entering our buildings. Through our 100% portfolio-wide WELL Health-Safety certification, we uphold our commitment to safe water and efficient resource management for tenants. Our water program pairs continuous leak detection with ongoing plumbing fixture retrofits across the portfolio. Having already exceeded our original 10% water-reduction target well ahead of schedule, we raised our 2030 goal to a 30% reduction below our 2020 baseline, and reached a 35% reduction by 2025 — achieving the goal five years early.

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