



SUSTAINABILITY CASE STUDY

THE BLOC, LOS ANGELES, CA



The BLOC is a distinctive, 2.2 million-square-foot destination development encompassing a full city block in the heart of downtown Los Angeles. The property is registered with the goal of LEED® Gold and includes: (i) 720,000 square feet of Class “A” creative office space; (ii) a Macy’s anchored retail center containing 434,000 square feet; (iii) a parking structure with 1,977 parking spaces; (iv) a 496-key Sheraton Grand hotel; (v) and direct Metro access.

OVERVIEW

National completed a development project focused on improved building infrastructure, more efficient systems and LEED® certified sustainability attributes to improve tenant comfort. Accordingly, they have implemented a robust re-development that includes:

- Opened retail and office roof top to the sky and the entire project to the streets to create new community and contemplative private space
- Host Wellness Wednesday programs, including free CrossFit and yoga classes, as well as lectures by local doctors
- Repaired and replaced insulation to improve comfort and reduce energy loss
- Added variable frequency drives on all pumps and chillers to improve efficiency and lower operating costs

RESULTS

- Converted 350,000-square-foot shopping mall into 430,000-square-foot open air retail destination
- Fully upgraded, 496-key Sheraton Grand featuring Stay Well designed rooms
- Linked directly to Metro Center transit hub, connecting east and west Los Angeles
- Certified LEED® Silver EB-OM
- Registered with the goal of LEED® Gold for Existing Buildings upon completion, which represents a reduction in waste, improvements in efficiency and occupant comfort, and lower long-term operating costs
- Office building part of Delos Well Certification pilot program, dedicated to providing the highest quality working environments
- Generated an estimated 32,536 labor hours for members of the International Brotherhood of Electrical Workers