

STORIES OF SUCCESS  
SUSTAINABILITY



ARTIS

360 MAIN

SUSTAINABILITY STARTS AT HOME



ARTIS

REIT



# OUR COMMITMENT

AT ARTIS REIT, ENVIRONMENTAL RESPONSIBILITY IS A CORE VALUE, AS WELL AS A SOUND BUSINESS PROPOSITION. WE ARE COMMITTED TO CONDUCTING BUSINESS IN A RESPONSIBLE MANNER, MINIMIZING OUR CARBON FOOTPRINT, WASTE GENERATION, WATER AND ENERGY CONSUMPTION.

AS WITH ALL KEY BUSINESS METRICS, ARTIS IS COMMITTED TO THE PATH OF CONTINUOUS IMPROVEMENT IN THE FIELD OF SUSTAINABILITY.



Armin Martens, P.Eng., MBA  
President & C.E.O.



### IT ALL STARTS AT HOME

We are committed to minimizing potential adverse effects on the environment and promoting the use of energy efficient tenant practices in our buildings. This starts at home, at 360 MAIN in Winnipeg Manitoba, the location of our head office and an excellent example of our values in practice.

360 Main Street has always been one of the premier business addresses in Winnipeg and houses the most prominent business firms in the city. The building operates at high standards in all areas, which has been acknowledged by multiple awards including the 2012 BOMA Earth Award, in recognition of our commitment to environmental best practices. 360 MAIN received the award in the category of 500,000 to 1,000,000 square foot office tower for scoring the highest in the BOMA Best assessment with a Level 3.

### PROCESS OF LEED CERTIFICATION

360 MAIN is currently seeking LEED EB, or Leadership in Energy & Environmental Design, Existing Building, certification. LEED and LEED EB are internationally recognized marks of excellence for the real estate community. Through the creation and management of environmental programs and protection policies, we are striving to minimize potential negative environmental impacts such as excess waste generation, and seeking to use energy efficient and environmentally friendly products in our buildings. We continue to create goals and practices around the reduction in the use of water, energy and waste by-products, while also ensuring more efficient use of resources. We are firmly committed to the continuous improvement of energy performance in our portfolio.

# 360 MAIN

HEAD OFFICE OF ARTIS REAL ESTATE INVESTMENT TRUST



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TARGETING LEED GOLD  
CERTIFICATION IN 2014

# STORIES OF SUCCESS

## SUSTAINABILITY

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**Microsoft**

11TH FLOOR, 360 MAIN

*Established in 1985, Microsoft Canada Inc. is the Canadian subsidiary of Microsoft Corp. (Nasdaq "MSFT"), the worldwide leader in software, services and solutions that help people and businesses realize their full potential.*

Artis enthusiastically shares in Microsoft's goal of promoting values that encourage environmentally safe practices in the workplace. This is a progressive example of a company surging forward by taking a few

simple steps. These steps are changing our mindsets, breaking old habits and reshaping our surroundings. Microsoft has a growing list of environmentally conscious activities that encourage us to continue our support in providing opportunity for our tenants to implement programs that advocate for environmentally sustainable activity in all of our buildings.

Artis supports Microsoft's initiative toward composting in order to reduce waste. Currently Microsoft provides their staff with

compostable cups, plates, and cutlery. Artis and 360 MAIN have supplied composting receptacles to be placed in their lunch rooms as an alternative to waste bins. 360 Main's custodial staff empties the tenant's containers nightly into a larger bin where a local garden centre picks up the composted material. With a staff of close to 100 persons, this small step of incorporating a

composting program has allowed the company to eliminate the need for a dishwasher, significantly reducing their water and energy consumption.

Microsoft hasn't left their efforts there; taking advantage of 360 Main's building wide co-mingled recycling program, they offer plastic, paper and battery recycling programs to their employees as well. In tandem with their recycling program, Microsoft has taken steps toward operating a paperless office. Currently operating at approximately 90% paperless, they are moving toward replacing traditionally printed documents with digital representations. This is radically reflected in their staff meetings, where paper handouts are substituted by PowerPoint presentations displayed on energy efficient LCD monitors. Taking this all one step further, Microsoft also implements automated, motion sensitive lighting, in which the overhead lights turn on and off



"We encourage automation as much as possible, which is an easy step in helping reduce our environmental impact."

Lydie Toupin-Mulvihill  
Office Manager  
Microsoft, MB

# STORIES OF SUCCESS

## SUSTAINABILITY

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based on current room activity. From a community perspective, Microsoft has recently donated it's newly replaced furnishings to local organizations in need of support. Norshel, Green Action Centre and the West End Cultural Centre have each received donations this past year.

Artis has a commitment to providing environmentally sustainable initiatives, resources and infrastructure in our properties. We look for partnerships with our tenants who share our goals, by taking advantage of available programs along with their commitment to energy efficiency and community betterment. Artis is excited to share this story of success with Microsoft Canada Inc.!



“Giving back to the environment is the right thing to do, and at Microsoft Canada, we are proud to be able to do our part.”

Kelly Porath,  
Assistant Facility Manager, CBRE

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# OUR PORTFOLIO

MANITOBA	CITY	DESIGNATION
MTS Call Centre Building, 365 Osborne Street	Winnipeg	BOMA BEST Level 1
360 Main Street	Winnipeg	BOMA BEST Level 3, LEED Registered, Target: LEED EB:O&M Gold
MTS Place, 333 Main Street	Winnipeg	BOMA BEST Level 3, LEED Registered, Target: LEED EB:O&M Silver
MTS Place, 191 Pioneer	Winnipeg	BOMA BEST Level 2, LEED Registered, Target: LEED EB:O&M Silver
RBC Building, 220 Portage Avenue	Winnipeg	BOMA BEST Level 3, LEED Registered, Target: LEED EB:O&M Platinum
Centrepont, 311 Portage Avenue (Under Construction)	Winnipeg	Target: LEED C&S Silver
ALBERTA	CITY	DESIGNATION
Delta Centre, 16515-116 Avenue	Edmonton	BOMA BEST Level 1
North City Centre, 13150-137 Avenue	Edmonton	BOMA BEST Level 1
Centre 15, 1509 Centre Street SW	Calgary	BOMA BEST Level 1
Birchcliff Energy Building, 630 4th Avenue SW	Calgary	BOMA BEST Level 1 Target: BOMA BEST Level 2
Maynard Technology Centre, 1930 Maynard Rd. SE	Calgary	Target: LEED Level 1
800 5th Avenue SW	Calgary	BOMA BEST Level 3
Millennium Centre, 4909-49 Street & 4902-48 Street	Red Deer	BOMA BEST Level 3
Sunridge Home Outfitters, 3333 Sunridge Way NE	Calgary	Target: LEED Level 1
Visions, 2930-32 Avenue NE	Calgary	Target: LEED Level 1

ALBERTA (CONTINUED)	CITY	DESIGNATION
Heritage Square, 8500 MacLeod Trail SE	Calgary	Target: LEED Silver
Campana Place, 609-14th Street NW	Calgary	BOMA BEST Level 1
Hillhurst Building, 301-14th Street NW	Calgary	BOMA BEST Level 1
Stampede Station, 1331 MacLeod Trail SE	Calgary	Target: LEED Silver
Northwest Centre I & II, 4500 & 420 16th Avenue NW	Calgary	Target: BOMA Certification
Centre 70, 7015 Macleod Trail SW	Calgary	Target: BOMA BEST
109 Quarry Park Blvd. SE	Calgary	Target: LEED Certified
49 Quarry Park Blvd. SE	Calgary	LEED Certified (C&S) Target: LEED Certified
37 Quarry Park Blvd. SE,	Calgary	LEED Certified (C&S) Target: LEED Certified
TransAlta Place, 110-12th Ave. SW	Calgary	Target: BOMA BEST
ONTARIO	CITY	DESIGNATION
Cara Foods Building, 199 Four Valley Drive	Vaughan	LEED Gold Certified
3M Distribution Facility, 2751 Peddie Road	Milton	Certified LEED: New Construction & MR
Meadowvale Office, 6750 Century Avenue	Mississauga	Certified LEED: C&S
495 Richmond Road	Ottawa	Target: BOMA BEST
Concorde Corporate Centre, 1 & 3 Concorde Gate, 12 Concorde Place	Toronto	BOMA BEST Level 3

## OUR PORTFOLIO (Continued)

BRITISH COLUMBIA	CITY	DESIGNATION
1045 Howe Street	Vancouver	BOMA BEST Level 2
Willingdon Green, 3175-3185 Willingdon Green	Burnaby	BOMA BEST Level 1
Production Court I, 8525 Baxter Place	Vancouver	BOMA BEST Level 2
Production Court II, 8555 Baxter Place	Vancouver	BOMA BEST Level 1
Production Court III, 2700 Production Way	Vancouver	BOMA BEST Level 2
488 Albert Street	Nanaimo	Target: LEED Certification
6475 Metral Drive	Nanaimo	Target: LEED Certification
ARIZONA	CITY	DESIGNATION
MAX at Kierland, 16220 North Scottsdale Road	Phoenix	Energy Star Rating 99, Certified LEED - BD&C: Core & Shell, LEED Gold - EB: O&M
GSA Professional Office Bldg., 7th Street & Deer Valley Road	Phoenix	LEED Gold: New Construction
North Scottsdale Corporate Center, 6811 East Mayo Boulevard	Phoenix	Energy Star Rating 77
Humana Building, 8990 West Glendale Avenue	Glendale	Energy Star Rating 78 LEED Registered Target: LEED Silver
MINNESOTA	CITY	DESIGNATION
Two MarketPointe, 4400 West 78th Street	Minneapolis	Energy Star Rating 94, LEED Gold - ID & C: Com- mercial Interiors, LEED Gold - BD & C, LEED Gold - O&M, Triple LEED Certified
605 Waterford, 605 North Highway 169	Plymouth	Energy Star Rating 94

OTHER U.S.	CITY	DESIGNATION
Mosaic Office Building, 13830 Circa Crossing Drive	Tampa	Energy Star Rating 88 LEED Gold: New Construction Target: LEED EB: O&M
1700 Broadway	Denver	Energy Star Rating 82
Hartford Corporate Plaza, 301 Woods Park Drive	New Hartford	Energy Star Rating 84 Target: LEED Silver

## LEED RATINGS LEGEND

### EB: O&M

Existing Buildings: Operations and Maintenance

### C&S

Core and Shell Development

### New Construction & M&R

New Construction and Major Renovations

### BD&C: Core and Shell

Building Design and Construction

### ID&C

Interior Design and Construction

Artis is firmly committed to the continuous improvement of energy performance within its portfolio.

# CONTINUED SUCCESS

Artis is committed to minimizing the impact of our operations on the environment by means of a program of continuous improvement, with particular emphasis on the following:

- Reducing consumption of resources and materials in our buildings.
- Ensuring a safe and clean work environment for all building occupants.
- Considering environmental factor in key decision making processes.
- Encouraging environmental responsibility amongst our stakeholders, including tenants, contractors, suppliers, and staff.
- Promoting recycling and the use of recycled materials.



READ ABOUT THESE AND MORE  
STORIES OF SUCCESS AT:

[www.artisreit.com/storiesofsuccess](http://www.artisreit.com/storiesofsuccess)



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