

# Jackson Control Sustainability Awards 2023 Winner

Retail  
**Brookhaven Shopping Center**



Built more than 50 years ago, the **Brookhaven Shopping Center** was acquired by Invesco Real Estate in 2017 and, as a property in Invesco's portfolio, joined Invesco's ESG program. Invesco began its formalized ESG program in 2008.

Over the past decade, Brookhaven has worked with RE Tech Advisors (fka Lord Green Real Estate Strategies), a sustainability consulting firm, to identify and implement sustainability practices, particularly water waste reduction. Brookhaven was able to make significant improvements by tracking consumption across all tenants via a single water meter and utilizing low water and minimal maintenance plants around the property.

The pursuit of IREM's CSP began with a recommendation from RE Tech Advisors who then encouraged the support from the property management company, CBRE, Inc., and Invesco. Over the years, this partnership has helped reduce energy and water consumption, improve waste diversion, and implement multiple technologies such as EV charging and solar initiatives across a number of properties in the portfolio.

Property management company: **CBRE, Inc.**  
Investor: **Invesco Real Estate**



# Portfolio sustainability

Brookhaven's investor, Invesco Real Estate, is a signatory to the Net Zero Asset Managers Initiative (NZAMI) and has set a goal of achieving net zero Scope 1 and 2 operational emissions across select funds by 2050. Invesco is enrolled in IREM's CSP Volume Program, designed for companies committed to certifying at least 10 properties and reporting on sustainability performance. Currently, 93 Invesco owned properties are IREM® CSP certified.

Invesco is committed to supporting a global impact to reduce the effects of climate change on our planet, including signing the Net Zero Asset Managers initiative in March of 2021.

NZAMI is an international group of asset managers committed to supporting the goal of net zero greenhouse gas emissions by 2050 or sooner, in line with global efforts to limit warming to 1.5 degrees Celsius; and to supporting investing aligned with net zero emissions by 2050 or sooner.

As of December 31, 2022, the initiative has been signed by 301 asset managers with \$59 trillion in assets around the world.

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**CBRE**

**Invesco**

## About

CBRE

**Publicly traded**  
**NYSE code**  
CBRE

**Headquarters**  
Dallas, TX

**500+**  
global offices

**115,000**  
employees globally

**2.9 billion**  
Square feet in portfolio

**18,789**  
properties in portfolio

**41**  
countries in portfolio

Invesco

**Publicly traded**  
**NYSE code**  
IVZ

**Headquarters**  
Atlanta, GA

**50+**  
global offices

**8,400+**  
employees globally

**160 million**  
Square feet in portfolio

**600+**  
properties in portfolio

# Brookhaven

Property highlight

CBRE 



2023  
Winner

Brookhaven Shopping Center  
Brookhaven, PA > Built in 1965 | 211,381 RSF

Implementing sustainability practices for more than a decade, the Brookhaven Shopping Center has deployed recycling efforts with vendors, low water and minimal maintenance plants around the property and a single water meter to track consumption across all tenants.

### Sustainability practices implemented:

- ▶ Photocell upgrades for parking lots
- ▶ Recycling efforts with their vendors (light bulbs, building equipment, supplies)
- ▶ Plantings in landscaping that use less water and require minimal maintenance
- ▶ A water meter for the entire property to track in one system
- ▶ Cool roof, providing higher solar reflectance for energy efficiency
- ▶ A shredding event is held on-site annually

# A team effort

Applying for IREM's CSP certification was possible thanks to the strong culture and relationships across multiple stakeholders. Thanks to existing green tracking systems already in place, combined with Invesco's commitment to ESG, RE Tech Advisor's expertise in sustainable commercial real estate, and Brookhaven's dedicated property team, the process of pulling together data was seamless.

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# Jackson Control Sustainability Awards 2023

## Winners

Medical office building – **Missionary Ridge MOB**

Multifamily – **The Pradera**

Office – **The Minneapolis Grain Exchange Complex**

Retail – **Brookhaven Shopping Center**

Senior housing – **Atria at Foster Square**

## Top Performers

6th & Cleveland

Acadia at Cornerstar Apartments

Atria Carmichael Oaks

Atria Evergreen Valley

Atria Las Posas

Atria Seville

Bridgeport Medical Center

Coon Rapids Medical Center

Essex House

Lantern Woods Apartments

Marketplace at Seminole

Navette on the Bay

Palazzo East at Park LaBrea

Redmond Town Center - Building 1

Redmond Town Center - Building 3

Shops at Highland Village

Stony Brook

St. Vincent Fishers Medical Center

Westgate MOB

Special thanks to the following individuals who provided their expertise and time to the Jackson Control Sustainability Awards Selection Committee:

- ▶ Anshu Bera, CPM®, Associate Director, The RMR Group
- ▶ Chip Crumpler, CPM®, Property Manager, Welltower, IREM Foundation President
- ▶ Greg Ericksen, CEO, Jackson Control
- ▶ Dee Headley, CPM®, Asset Services Director, Cushman & Wakefield, AMO®, IREM Foundation Vice President
- ▶ Erin Hopkins, PhD, Associate Professor, Virginia Tech
- ▶ Russ Morningstar, National Systems Integration Leader, Jackson Control
- ▶ Nicole Repka, Chief Marketing Officer, Jackson Control



This case and the Jackson Control Sustainability Awards are made possible by Jackson Control. The IREM Foundation and IREM would like to thank Jackson Control for their support and valued partnership.

The Jackson Control Sustainability Awards recognizes exceptional performance in advancing sustainable properties. This award program highlights the teams of people behind sustainable building performance and encourages knowledge-sharing to help others on their sustainable property journeys.

#### **About IREM Foundation**

At the IREM Foundation, we believe that well managed real estate leads to thriving communities. So, we offer scholarships and grants, provide access to innovations in technology and sustainability, and ensure real estate is managed by diverse, knowledgeable, and effective professionals.

Since 1977, the IREM Foundation has valued providing access to education and resources that assist those in the real estate management profession as a 501(c)(3) nonprofit public charity. We're proud to serve those in the industry who make a difference in their communities every day.

Learn more about supporting or getting involved with the IREM Foundation at [iremfoundation.org](http://iremfoundation.org).

#### **About IREM**

We're an international institute for property and asset managers, providing complete knowledge to take on real estate management's most dynamic challenges. That means knowledge prepared for the day-to-day and the one-of-a-kind: from solving the latest tenant crisis to analyzing market conditions.

For over 85 years, our members have made us the world's strongest voice for all things real estate management. Today, almost 20,000 leaders in commercial and residential management call this home for learning, certifications, and networking.

The IREM CSP certification is an attainable, affordable, and meaningful recognition program for existing office, medical office, multifamily, senior housing, and retail properties. The program evaluates sustainability performance in five categories: energy, water, health, recycling, and purchasing.

Learn more about IREM and the CSP program at [irem.org](http://irem.org).

#### **About Jackson Control**

Jackson Control is a high-value-add building technologies distributor and systems integrator providing world-class products and a technology platform that delivers healthy, efficient, and secure building environments. Our objective is to serve as your trusted advisor and provide you with the ultimate open platform, best-in-class solution.

Buildings consume a disproportionate amount of energy. At Jackson Control, we focus on the achievable cost reductions when retrofitting buildings to make them more sustainable and efficient. We help property owners, facility managers, and contractors achieve ESG goals related to environmental efficiency and sustainability. We deliver a standardized Niagara open platform that incorporates HVAC, security, lighting, indoor air quality and water conservation.

Learn more about Jackson Control at [jacksoncontrol.com/](http://jacksoncontrol.com/).