

**GREEN LEASE
LEADERS**

SETTING THE STANDARD FOR HIGH-PERFORMANCE LEASES



Green Leasing **OUTLOOK REPORT**

January 2026



Introduction

Since the program's inception in 2014, Green Lease Leaders has set the standard for leasing best practices and provided a window into responsible lease practices in commercial real estate.

In this report, we take a look across the history of Green Lease Leaders and the organizations who have earned Green Lease Leaders recognition to understand the future of green leases and its value today.

2025 Outlook Report

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What Does the Future Hold for Leasing?

Green leasing, also known as responsible or high-performance leasing, is relevant now more than ever. Internationally, demand for high-performance buildings continues to grow, even as other properties struggle with occupancy. Responsible leasing is about setting up the contractual understanding that landlords and tenants can work together to undertake meaningful efficiency actions at the property and create win-win outcomes.

Leasing is a critical part of every real estate transaction.

Organizations need contractual agreements to lease out space or to rent a space. High-performance leasing processes and leasing language better equips landlords and tenants with information to make informed decisions.

Industry recognition

Earn GRESB and LEEDv5 credits and build on top of the National Apartment Association's Sustainable Living Addendum

Risk reduction

Prepare buildings for compliance with Building Performance Standards and other regulations

Benefits of a high-performance lease

Operational savings

Enable property-level efficiency, health, and sustainability investments, and reduce operating costs

Stakeholder alignment

Enhance collaboration between landlords and tenants to achieve win-win outcomes

Setting up green leasing for success requires multi-stakeholder involvement and buy in, but brings tremendous long-term value to strategy and operations.

High-performance leasing practices are, in fact, leasing best practices. For example, efficiency clauses can reduce net operating costs, and clauses that support property-level investments enable improvements that make spaces more attractive and more valuable.

Additionally, green leasing supports compliance with policy requirements. In North America, building performance standards (BPS) are changing the calculus for building improvements. Since 2019, 15 jurisdictions in the U.S. and two Canadian jurisdictions have passed a BPS. These policies are meant to drive decarbonization and investment in building efficiency. Traditional leases pose a risk to compliance for affected properties because they create split incentives that act as barriers to building energy efficiency investments.

” Green leasing clauses should be thought of as leasing best practices

Similarly, some European markets require green lease provisions or requirements for sharing utility and building performance data. There are mandatory and voluntary reporting efforts that also require the sharing of property data like CSRD and GRESB reporting.

Many companies are also working towards their own ESG or decarbonization goals. Tenants and landlords need data and green leases ensure transparency and shared responsibility.

Increased weather volatility and geopolitical uncertainty is leading to energy price and supply instability. This makes it more difficult for landlords and tenants to plan for the future and reduces profit.

According to a **2025 JLL study**, “electricity costs are proportionate to 4% – 26% of rental value, making efficiency improvements essential for building competitiveness.”

Shifting from purely consuming energy to “actively managing and generating it can unlock additional revenue increases of 25% – 50%”. Commercial real estate actors need all the tools in the toolbox to maximize property level energy efficiency and manage the impacts of energy price and supply volatility.

Using green lease clauses can achieve an average of **17% in energy savings** for the average U.S. office building.

Actively managing and generating energy can unlock additional revenue increases of up to

50%

▲ **17% in energy savings on average**



Looking Back

Green Lease Leaders has grown exponentially since 2014. Each year, about 50% of Green Lease Leaders winners are new to the recognition program. Green Lease Leaders has also grown beyond the U.S. Since 2021, companies beyond the U.S. have made up over 18% of winners each year.

As of 2025, Green Lease Leaders cumulatively lease or own over 9 billion sq ft of space.

The growth of the program demonstrates that responsible leasing is beneficial for a wide variety of geographies and property types.



Green Lease Leaders are located across the world in Australia, Canada, China, Costa Rica, France, the Netherlands, Trinidad and Tobago, the United Kingdom, and the United States.

How Green Leases Address Specific Challenges



Challenges

Offices have faced a myriad of pressures over the past few years. With the shift to hybrid and remote work, many offices struggle with keeping high quality tenants. Many tenants are also looking for low carbon workspaces that meet their company's own sustainability goals.



Demand for high quality, low carbon workspace is set to outstrip supply by **75%** across major U.S. markets by **2030**. This equates to a projected supply shortage of **57 million sq ft** of low carbon office space in the next few years.

See more on this recent [JLL study](#)

At the same time, there is also mounting policy pressure for reducing building carbon emissions in jurisdictions with Building Performance Policies (BPS). The lesson for office properties is clear: to remain competitive and reduce risk of noncompliance, office properties need green leases. These leases enable investment in building technology that makes spaces more attractive and comfortable. They also facilitate collaboration between landlords and tenants.



How green leases can help

Performance-based leases are a foundational tool to comply with BPS. A performance-based lease is the most sophisticated form of a responsible lease in today's market.

Performance-based leases include clauses that specifically support compliance with BPS. For example, there are clauses on landlord and tenant agreeing to a building specific EUI, mechanisms for monitoring progress towards the target EUI, and remedies if either party fails to meet the agreed upon target. These types of clauses help landlords and tenants establish a mutual understanding of how their actions impact the overall building and path towards compliance, including each party's responsibility and share of a potential noncompliance payment.

With a performance-based lease, the landlord and tenant are reducing risk to their own companies.

Since **tenants can control over 70% of energy consumption** at a typical U.S. office building, a landlord cannot meet compliance with BPS without the tenant's collaboration.

This share of financial responsibility should be aligned with each tenant's actions. For example, if one tenant is meeting the target EUI, but others are not, then the tenant meeting the goal should not need to contribute to a whole-building noncompliance payment. To meet BPS and create the high-performance workspace tenants are demanding, landlords need to invest in more efficient building systems. Retrofitting existing buildings is the key. With a traditional lease, the split incentive makes it incredibly difficult to justify investment in the building. By incorporating a cost recovery clause, the landlord and tenant share in the cost and savings from building efficiency investment. Green leases can give offices a competitive advantage, tapping into the tenant demand for high-performance workspaces, enabling building level efficiency investment, and creating mechanisms to support compliance with reporting needs and meet policy requirements.



2025 Green Lease Leaders Testimonials

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Recognition by Green Lease Leaders confirms BXP’s strong commitment to high performance and sustainability in buildings, implementing social priorities and policies, and exhibiting best practices in leasing. We are proud to have been named an inaugural Green Lease Leader at the Platinum level in 2022 and continue to remain a leader in this space during the 2025-2028 cycle.

bxp

Green Lease Leaders recognition is valuable to our organization as we see and recognize the importance of protecting our environment for future generations to come. With this recognition we can show other members of our industry that protecting our environment is the way to go and just requires them to take the first step.

”

 **CANADIAN
URBAN
LIMITED**

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Related strives to be market leaders in energy efficient, high-performance buildings. Implementing green leasing practices can help to promote a collaborative approach toward sustainability and energy efficiency with our tenants. Green leases are shown to reduce energy costs, carbon emissions and further supports the achievement of organizational goals for both our tenants and Related.

 **RELATED**



Challenges

Multifamily buildings aren't just floors and walls, they are homes. A unique challenge for multifamily landlords is how to balance affordability with comfort, safety, and performance. While multifamily landlords cannot pass through expenses for investing in the efficiency of the building, they can engage with residents to understand how the infrastructure in their unit reduces their utility bills while keeping their home comfortable.

Multifamily properties, like offices, **are also subject to BPS**, but the specific requirements can differ based on the jurisdiction and also differ depending on whether the building is market rate or affordable housing units.

For the purpose of this report, we are focused on market-rate multifamily buildings, which generally require residents to participate in data sharing. Some utilities do offer whole building aggregated data, but landlords need resident approval for their unit's information to be included in the aggregated data.



How green leases can help

A strong resident engagement program starts from the moment a prospective resident is researching their next home. The property website can include utility efficiency and healthy living information. When the prospective resident tours the space, these attributes can be part of the selling point. The lease can be a continuation of that engagement on sustainability matters. As a part of the lease, multifamily landlords can use it as a way to obtain resident approval for aggregating their future utility bills into the combined whole building data provided by the local utility.

Many multifamily landlords utilize the National Apartment Association's Sustainable Living Addendum. This is a first step to enhancing leasing practices. Additional green lease clauses can be added to this addendum to meet Green Lease Leaders recognition requirements. For multifamily properties, the green lease is a tool to incentivize residents to support the building's sustainability goals and can provide guidance for tenants on efficient and healthy living best practices.



2025 Green Lease Leaders Testimonial

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The Green Lease Leaders program provided an excellent benchmarking tool to measure our current residential leasing efforts against what is considered industry excellence. It inspires opportunities for continuous improvement and will hopefully act as a catalyst for more high-performance leasing in the real estate portfolio.



HARVARD
Campus Services

HARVARD UNIVERSITY HOUSING & REAL ESTATE

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Industrial/Warehouse



Challenges

Triple net leases are the most common lease type for industrial/warehouse properties. With this lease type, the tenant pays utility costs directly. This means that the landlord has very little to no visibility into energy and water consumption at the property. This presents a significant internal and external reporting challenge.

With a triple net lease, the landlord has little to no motivation to invest in utility efficiency measures or sustainability measures for the building because the benefits would primarily accrue to tenants rather than to the landlord. For tenants, they may not wish to invest in a space they do not own.

A tenant can potentially
achieve greater savings opportunities
since they control the operations of the
space and directly pay the utility bills.



How green leases can help

Industrial landlords need whole building data to inform their property decision making and support reporting efforts such as GRESB. With whole building data, the landlord can then make smart and informed decisions to maintain and improve the property while also enhancing tenant satisfaction with their leased space. Industrial properties can have a particularly pronounced split incentive. Industrial landlords and tenants can overcome this hurdle with a cost recovery clause.

The purpose of the cost recovery clause is to enable property level investments such as more energy efficient building systems. This investment can reduce operating costs for tenants and support tenant sustainability goals. Incorporating green lease clauses can also open up other win-win scenarios.

For example, landlords can specify access to the tenant's roof space so that landlords can pursue strategies such as rooftop solar and offer the energy generated from the installation to the tenant at the same rate or less as the current utility. Or if the tenant wants solar added to the building, it can be an opportunity for the landlord to ask for utility data sharing in return for the solar installation. This can reduce the property's carbon emissions and operating costs for both parties and is only one example of how a green lease can create space for collaboration for both parties to achieve their goals.



2025 Green Lease Leaders Testimonial



Earning Green Lease Leaders recognition underscores our commitment to sustainability and ongoing tenant partnerships. This recognition is also consistent with our focus on long-term positive impact and value for our shareholders, employees, tenants, partners, and the communities in which we live, work, and invest.

BROADSTONE
NET LEASE, INC.



Data Centers



Challenges

In 2024, data centers consumed about **1.5% of the world's energy**. This is set to rise as tools like artificial intelligence (AI) gain more traction. As more data centers are added to the market to power digital infrastructure, we must address the sustainability challenges for this property type to meet global decarbonization goals.

According to a 2024 study by the **Electric Power Research Institute**, data centers could consume up to **9% of U.S. electricity generation by 2030.**

This represents a challenge and also an **opportunity**. Energy savings for data centers can be particularly significant. A more energy efficient data center is also a more competitive space for landlords looking to attract high quality tenants and tenants looking to save on operating costs.



How green leases can help

For data centers, energy use is both essential and costly. Increasing efficiency can save money for both clients and data center management. Cost recovery clauses align incentives so that building efficiency improvements benefit both parties. In addition, these clauses can support investments in onsite renewable energy. Many clients have renewable energy goals, and having onsite energy helps provide the data center with energy stability. The lease can also be a place to agree on a wide range of operational best practices and responsibilities between the landlord and tenant, so that both parties can reap the benefits of no and low-cost energy efficiency strategies over the lifetime of the lease. By utilizing the lease as a tool for collaboration, the landlord and tenant can come together to achieve win-win outcomes.



2025 Green Lease Leaders Testimonial

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Earning Green Lease Leaders recognition validates Sabey Data Centers’ commitment to sustainability and reinforces our leadership in driving energy efficiency and carbon reduction through landlord-tenant collaboration. As a data center operator, we recognize the critical role leasing structures play in advancing sustainability goals. By embedding green lease provisions into our agreements, we ensure that both Sabey and our tenants are aligned in reducing environmental impact and improving operational efficiency. This recognition not only strengthens our industry leadership but also demonstrates to our customers and investors that we are proactively integrating sustainability into every aspect of our business. It affirms that our approach to green leasing is both forward-thinking and effective in addressing the evolving demands of our tenants.





Challenges

Retail's unique leasing challenges stem from their direct interactions with individual consumers. Retailers face public pressure to reduce their waste, particularly plastic packaging. Polybags are the most commonly used form of plastic packaging for fashion retailers. If generated in volume at the store level, film and polybags can be **backhauled to distribution centers**.

However, for retailers without reverse logistics capabilities or who may be generating smaller volumes and are dependent on store landlord property owners for collection, polybags can be regionally challenging to collect and recycle. To advance sustainable packaging goals, some retailers are looking at strategies to reduce the use of polybags or find alternatives. Polybags are one example of a unique waste stream in retail. Depending on the type of retailer, there could be food waste generation as well as other forms of packaging waste that would require landlord and tenant collaboration to address.

A green lease can and should support goals beyond energy efficiency. The lease negotiation process is a time to set expectations between the landlord and tenant.



How green leases can help

Many retailers have waste reduction goals. Over 150 large U.S. retailers have a **waste diversion or packaging goal**. Polybags are a key waste stream for retail tenants, but landlords are typically responsible for waste collection.

There is an **opportunity to use the lease** to find a method to collect and recycle polybags or other waste streams and memorialize the agreement within the lease. Additionally, for retailers with reverse logistics capabilities, they can work with landlords to identify space to store the waste stream for collection.

In return, the retailer can agree to provide the landlord with utility consumption data. Some retail property types can have significant parking spaces. The parking spaces can also be an area where the landlord and tenant can craft agreements around issues like electric vehicle charging and potential on-site renewable energy generation.



GREEN LEASE LEADERS

CREATING SUSTAINABLE LANDLORD-TENANT RELATIONSHIPS

GREEN LEASE LEADERS: RETAILERS LEVERAGE TENANT-LANDLORD COMMUNICATION DURING PANDEMIC



green leasing and how leases continue to be used? In this case study, I about landlord earned as a new 2023 from Arnie Igharo about green leasing legacy

COMPANY OVERVIEW

Position: 2023 Gold Landlord

COMPANY OVERVIEW

Position: 2023 Gold Tenant

Helped your organization

As a beauty retailer, we have a strong environmental footprint in an effort to leave a positive legacy for our planet. Green leasing has helped Ulta Beauty make progress towards our environmental goals.

Pure Industrial: In the industrial real estate space, it can often be a challenge to implement sustainability measures. Without standardized lease language, it is also difficult to identify which of our leases allow us to implement measures or collect information.

By moving to a standardized green lease template, we're able to gather utility data to establish our baseline performance and implement efficiency projects across our portfolio in a much more efficient manner.

Ulta: We have had great success working with our energy and leasing teams to request minimum energy efficiency standards in leased space fit-outs, partnering with our legal and construction teams, and advising our landlords on specifications including setting our own utility meters and submetering. All of these actions help us to maintain visibility and control of energy consumption and account for our annual greenhouse gas emissions.

How has your green lease evolved over time and what types of challenges have you had along the way? How did you address these challenges?

Ulta: In February 2018, Ulta Beauty implemented impactful changes to its form lease and leasing policies, which included the following three provisions:

1. Tenant must provide Landlord with a point of contact for sustainability matters.
2. Tenant must request the whole building ENERGY STAR scores from Landlord each year.

"As more landlords and tenants set environmental goals, green leasing is an opportunity to work collaboratively and align to solutions that meet environmental goals of all involved parties. For tenants, green leasing is an important first step to manage resource consumption and reduce environmental impact."

ULTA
Anthony Armato, Vice President, Construction, Facilities, Energy & Sustainability



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GREEN LEASE LEADERS



2025 Green Lease Leaders Testimonials

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Green Lease Leaders recognition is invaluable for Phillip Edison & Company (PECO). This distinction validates our commitment to sustainability and operational efficiency, showcasing our success in implementing green leases that benefit both tenants and the environment. This recognition highlights our proactive approach to overcoming the split incentive dilemma, leading to cost savings and reduced emissions. It also strengthens tenant relationships by fostering collaboration on sustainability goals. This recognition positions PECO as an industry leader dedicated to a greener future.



”

As consumers and businesses alike become more environmentally conscious, green leases offer a framework for retail spaces to operate more sustainably while potentially lowering operational costs. These agreements align to Primaris' ESG goals and may also support tenants' ESG strategies, brand reputation and performance by aligning interests of both landlords and tenants. In 2024, Primaris incorporated provisions that enable the REIT to recover costs associated with resource efficiency upgrades related to capital improvements, and encourage tenants to adopt energy efficient practices, conserve water, and reduce waste.



”

Green Lease Leaders sets the standard for excellence in green leasing, and we use its criteria as a guide to evaluate where we can evolve and sharpen our strategy. This recognition reflects our commitment to taking responsibility for one of the most significant impact areas within our control—our retail footprint. Earning the Green Lease Leaders designation demonstrates our leadership and strengthens our ability to inspire and engage our brand community to follow our example.



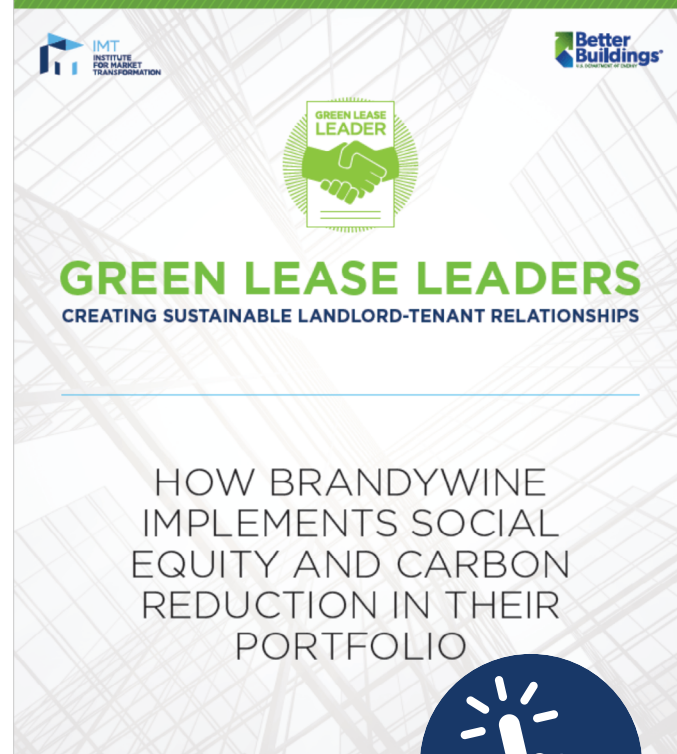
Going Beyond Gold: Platinum Green Lease Leaders

In 2022, Green Lease Leaders added the Platinum level recognition tier to encourage the industry to incorporate specific building performance targets and social considerations into the lease.

It gave companies a pathway to innovate within their leasing practices and clauses and encouraged companies to continue to use the lease as a tool and integrate ESG considerations to processes, rather than separating ESG activities. Over the past decade, over **27% of Green Lease Leaders** have enhanced their level of recognition.

Getting on the path and achieving Platinum Green Lease Leaders recognition demonstrates the evolution of green leasing best practices, sets up your business for compliance with regulations like BPS, and supports investor and other ESG related reporting efforts.

Click to read
a Platinum leader
case study



Performance-based leasing

The Platinum level recognition tier is also aligned with guidance for **performance-based leasing**.

Performance-based leasing is the most sophisticated version of a green lease currently on the market.

They are characterized by clauses that set a specific EUI or carbon emissions reduction target for the building, outline specific landlord and tenant responsibilities to meet the agreed upon target, methods for the landlord and tenant to share and monitor progress towards the goal, and remedies if either party fails to meet the goal.

Click to access
our resources



Getting Started with Performance-Based Leasing



July 2021



GREEN LEASE LEADERS

How Green Leasing Supports BPS Compliance

Seattle, New York City, St. Louis - what do all of these cities have in common? They all have building performance standards (BPS). As BPS policies continue to pass across the U.S., how can commercial real estate companies comply with existing and emerging regulations? In this case study, Dana Robbins Schneider of Empire State Realty Trust (ESRT) (ESRT) and Becca Timmins of Jamestown share how they use green leasing as a tool to get ahead of BPS compliance.

EMPIRE STATE REALTY TRUST COMPANY OVERVIEW

- Property type: Office, Retail, Multifamily
- Most Recent GLL Recognition: 2023 Platinum Landlord
- GLL since 2014

JAMESTOWN COMPANY OVERVIEW

- Property type: Office, Retail, Multifamily, Mixed-Use
- Most Recent GLL Recognition: 2023 Platinum Landlord
- GLL since 2014

Why is green leasing an appropriate tool for BPS compliance?

Jamestown: Compliance with BPS really starts with the data. In order to even get the data and set a benchmark, you have to have bills and data from the tenants.

ESRT: Tenants consume more than half the energy in a typical office building. Without shared objectives of the landlord and tenant, the building cannot be a high performer.

Jamestown: Once you understand how your building is performing compared to the standard, the landlord can prioritize projects that make financial sense and share both the cost and savings with the tenants.

ESRT: At this point, tenants come to our buildings because they know we can help them to design and build their spaces to our standards, commission the spaces, and maintain their performance at the intended level throughout the occupancy of that space.

Jamestown: Having a green lease gives us the confidence and ability to get the data and share the cost of these capital expenses.

ESRT: With a green lease, we can ask a tenant to implement changes which help our buildings meet compliance. ESRT and its tenants can work together to be more efficient when green leases are in place.

How does the BPS in your city (e.g., LL97) affect your organization's green leasing adoption and strategy?

ESRT: We have had green leases since 2009, well before there was a BPS in New York, so our opinion is that they are always a good idea. If all the tenant does is base code compliance today, that's a 2020 level of performance—nowhere near LL97 targets for 2030 or 2035. We have to

"It's really not controversial. It's data based. It's science based. It's ROI based. It's really a win-win for everybody. Green leasing ties you up for the landlords and tenants to really no reason not to do it."

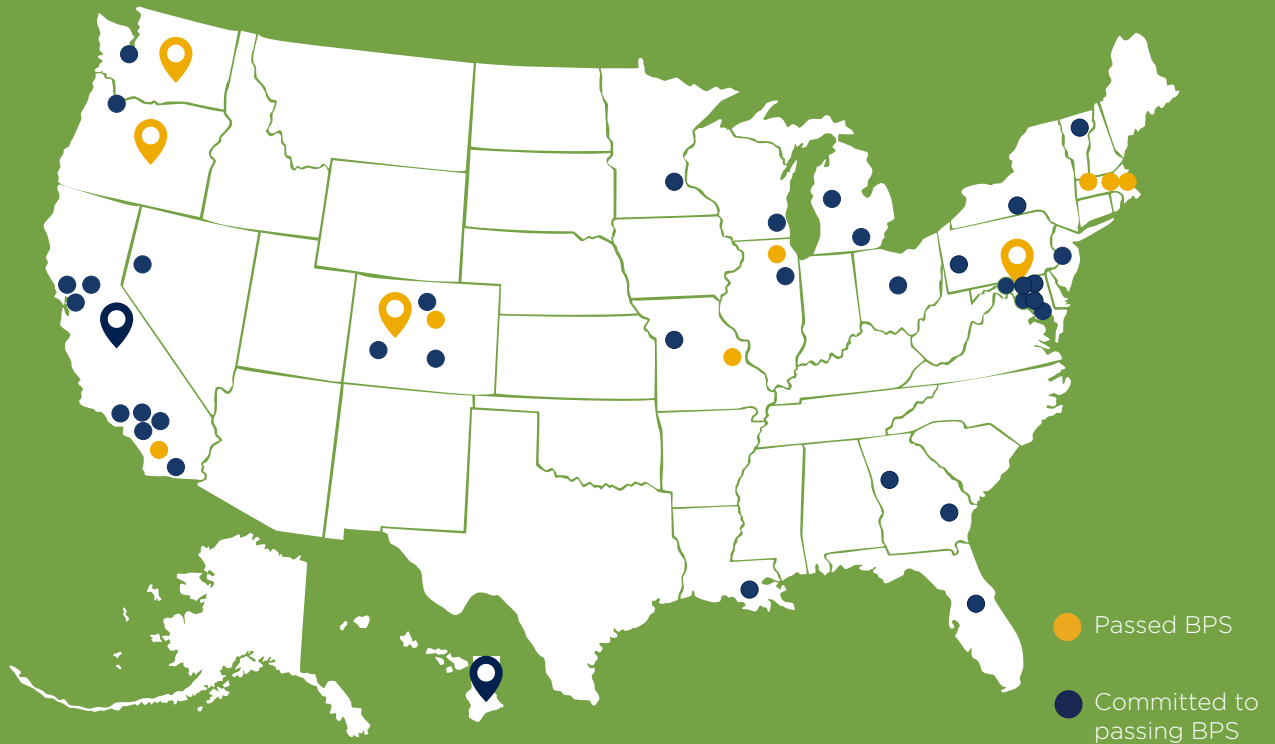
EMPIRE STATE REALTY TRUST
Dana Schneider, Senior Vice President
Director of Energy, Sustainability & Compliance



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The State of Building Performance Standards in the United States



Under (Policy) Pressure

Building performance standards

Performance-based leases are an increasingly necessary tool in light of Building Performance Standards (BPS). “A BPS is a policy that sets specific deadlines for existing public and private buildings over a certain size to achieve quantified standards of performance across one or more metrics—such as energy use, water use, and/or greenhouse gas emissions. The standards become more ambitious over time, driving continuous, long-term improvement in the building stock” (see [IMT’s detailed definition](#)). BPS are gaining traction across the U.S. and some of the first deadlines, such as NYC’s Local Law 97, have recently passed. Payments for noncompliance with BPS can be very costly, as shown in [this calculator from the Building Energy Exchange](#). While landlords are responsible for compliance, they cannot meet regulatory targets without strong collaboration with tenants and the ability to make capital improvements. Buildings that do not achieve BPS targets or comply through alternative paths pay fees or penalties. Landlords may then pass these costs down to tenants. This makes a performance-based lease particularly valuable. With a performance-based lease, the landlord gets tenant buy-in for partnership towards BPS compliance. For tenants, a performance-based lease reduces their risk of a payment penalty.

European markets

In addition to the U.S. policy pressure, there are also international policy pressures.

Since 2012, commercial office and retail leases for properties over 2,000 sqm in France must include a **Green Appendix**.

This Green Appendix is aligned with Green Lease Leaders recommended best practices and includes provisions for sharing of utility data between landlord and tenant and collaboration to improve the building's sustainability performance. Green leasing as a practice, has gained traction within some European countries, such as **Austria** and **Germany**, due to company ESG goals and as a way to obtain green financing.

Reporting

Landlords and tenants both have their own reporting needs. This can include understanding progress to company commitments like net zero targets, energy efficiency goals, identifying opportunities to reduce operational expenditures, investor reporting, GRESB, and more. Both parties need data. The green lease, especially the performance-based lease, is a way to get that data and work together towards improvements of the building's sustainability performance, which would also improve reporting performance.

Thank You!

The longevity and success of Green Lease Leaders is a result of our **Green Lease Leaders winners** and **Supporting Partners**.

See our full list
of winners



2025 Supporting Partners

Play a role in supporting the future of green leases by becoming a **Supporting Partner** and demonstrate your organization's green leasing expertise and sustainability commitment to future-minded potential clients. In addition, you'll gain access to IMT's green leasing experts, who can provide tailored guidance for your leasing strategies, training for your staff, and more.



\$25K

Champion

Yardi



\$10K

Teammate

USL Technology



\$5K

Friends

Watchwire by Tango
RE Tech Advisors



Allies

BOMA International

Bre

CBRE

JLL

Madison Energy

Infrastructure

Sodali & Co

Verdani Partners

For more information contact
Diana Lee at diana.lee@imt.org.

2025 Green Lease Leaders

Congratulations to our 2025 Green Lease Leaders! These winners exemplify leadership in their leasing practices. This cohort covers over 1.5 billion square feet of space. 24 organizations are receiving Green Lease Leaders recognition for the first time.

Platinum – Landlord

Brandywine Realty Trust
BXP, Inc.
Crombie REIT
Harvard University Housing & Real Estate
Healthpeak Properties, Inc.
Regency Centers

Platinum – Tenant

Colliers China
Mastercard

Platinum – Team

Crowe Soberman LLP
Lennard Commercial Realty
RioCan REIT

Silver – Landlord

Broadstone Net Lease, Inc.
Mapletree Industrial Trust N.A., Data Center
Piedmont Office Realty Trust, Inc.
Primestor Development
Related Companies
Sage Realty Corporation

Silver – Tenant

Arcadis
Securitas
T-Mobile

Gold – Landlord

Acadia Realty Trust
Agree Realty
Canadian Urban Limited
DRA Advisors LLC
GID Investment Advisers
Hudson Pacific Properties
Intercontinental Real Estate Corporation
Kite Realty Group
LBA Properties | LBA Logistics
Mapletree Investments: U.S. Commercial
Office Properties Income Trust
Phillips Edison & Company
Primaris REIT
Realty Income Corporation
Rockhill Management, LLC
Sabey Data Centers
Stockbridge Capital Group
TA Realty
Macerich
Tishman Speyer
Trioest Realty Advisors
Varia US Properties AG

Gold – Tenant

Arrow Electronics Inc.
Haleon plc
Ulta Beauty

Gold – Team

INVADER LANDS LIMITED
Marina Pez Vela

Get Started!

Our services make responsible leasing easy to navigate!

Whether you're starting on your green lease journey or looking for ways to enhance your current lease language, we're here to help. Our Green Lease Leaders Support Packages let you lock in early bird application processing fee pricing and get a discounted rate on green lease consulting.

You will work directly with a Green Lease Leaders team member on the green leasing issues that are most important to you. This could include creating a leasing best practices training for your team, reviewing your current lease language to identify opportunities for risk reduction, completing a Green Lease Leaders application on behalf of your company, and more.

With a Service Package, you can save time and money during the application process, and access expert recommendations for your company's green leasing practices. We offer two packages:

10h



Standard package

\$5,000

- Lock in **early bird application** processing fee
- Up to **10 hours** of green lease consulting

20h



Full service package

\$10,000

- Lock in **early bird application** processing fee
- Up to **20 hours** of green lease consulting

For a lighter touch, or specific green leasing tasks, consulting services are also available **a la carte at \$500/hour**. If you're interested in a Support Package or consulting, please reach out to Diana at diana.lee@imt.org.

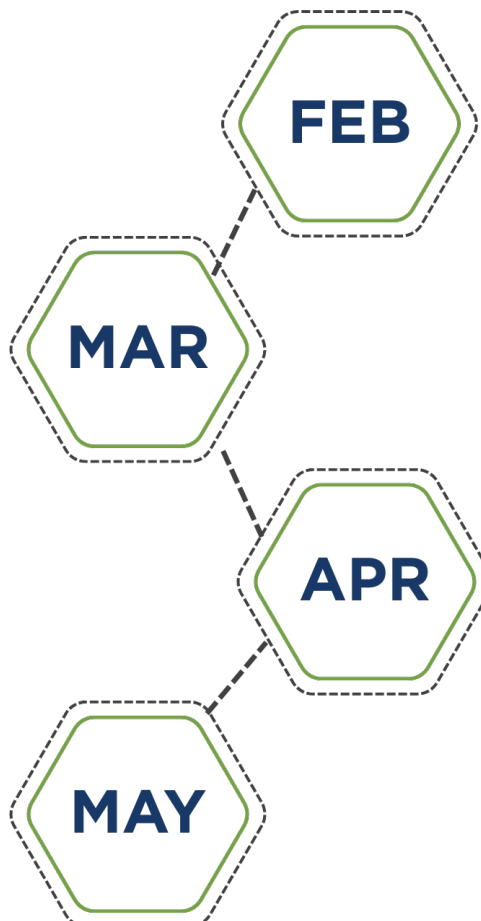
Join other leading companies using their leases to support **smart business decisions.**

Become a **Green Lease Leader.**

The 2026 Green Lease Leaders application cycle kicks off on February 2, 2026. Join our informational webinar to learn about this year's program requirements. [Sign up online.](#)

2026

- Early-bird application processing fee increases to \$1,400



- Green Lease Leaders 2026 Informational webinar
- Application Portal opens
- Application review and green leasing consulting sessions
- Early-bird application processing fee is \$1,000

- Application processing fee increases to the final price of \$1,800

- Winners are announced

If you have any questions, please reach out to Diana at diana.lee@imt.org.



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Green Lease Leaders was developed by
the Institute for Market Transformation.

www.greenleaseleaders.com