

Commercial Office Case Study



CLIENT:

Lenkin Properties

SUMMARY:

Project Cost:

\$17,740

Project Length:

Five (5) Install days

Annual Savings:

\$16,323

Payback Period:

1.08 years

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Property Sees Significant Savings Following Implementation of Water Conservation Measures

1818 N Street, NW property provides high-quality office space for tenants in Washington, DC. The development consists of an 8-story, 103,284 square foot office building featuring a historic townhouse façade. The building is located in the Golden Triangle District between 19th Street and Connecticut Ave.

This property pays all utility expenses for tenants. Thus, as part of its efforts to control costs and conserve water, the management company, Lenkin Properties, hired Water Management Inc. to implement water efficiency upgrades through out their entire property.

Water Management was tasked with completing valve replacements on existing toilets, installing a number of new ADA toilets with piston valves, and replacing urinal piston valves. The average simple payback of implementing these measures was 1.08 years which cut the property's water bill in half and saves approximately \$16,323 a year in utility costs.

Water Use Pre- and Post-Project Implementation

In gallons by billing month

