



4400 MASTHEAD

Albuquerque, NM

4400 Masthead is a 160,455 SF single tenant building occupied by the Department of the Interior. The building is operated and managed by Asset Management Solutions (AMS) of New Mexico. AMS manages over 1,000,000 SF of Office, Retail and Industrial properties, and represents 2 other LEED for Existing Buildings projects on Masthead Street. The building employs design features and technology that significantly reduce energy consumption, help with temperature control, reduce exterior water usage through native and adaptive landscaping, and decrease interior water use via low-flow plumbing fixtures. Energy efficiency measures include occupancy sensors, T-8 fluorescent lamps, water source heat pumps, and energy recovery ventilators, allowing the project to earn LEED Silver level certification and an ENERGY STAR Performance Rating of 82.



OWNER
ASSET MGMT SOLUTIONS

LEED CONSULTANT
GREEN IDEAS

TENANT
DEPT OF THE INTERIOR

SUSTAINABLE STRATEGIES

- High-performance, reflective roofing system reduces the Urban Heat Island Effect, which helps to lower the temperature in Albuquerque, NM
- Green Cleaning Policy and Integrated Pest Management reduce occupants' exposure to toxic chemicals and airborne particles
- ENERGY STAR appliances significantly reduce the power used directly by occupants
- Reduction of conventional commuting trips through comprehensive Trip Reduction Program saves approximately 450,000 miles per year
- Green Building Education Program was implemented to educate community on the sustainable features of the building

PROJECT RESULTS

- LEED** for Existing Buildings SILVER level achieved
- 72%** of ongoing consumable purchases were sustainable
- 53%** savings in potable water used for irrigation
- 33%** reduction in potable water for domestic use
- 53%** of ongoing consumable waste is being diverted from the landfill

LEED Facts

LEED for Existing Buildings v2009
Size: 164,545 SF
Certification Date: May 2014



POINTS TARGETED 52/110

	Sustainable Sites	6/26
	Water Efficiency	9/14
	Energy & Atmosphere	16/35
	Materials & Resources	6/10
	Indoor Environmental Quality	8/15
	Innovation in Design	6/6
	Regional Priority	1/4

Think

Design

Build



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