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Improving energy efficiency in commercial office buildings can increase your asset value and reduce operating expenses.



The typical commercial building uses 10 to 20 percent more energy than necessary. Across the nation, commercial buildings use 18 percent of the energy and contribute 20 percent of the greenhouse gas emissions.

As the largest controllable operating expense for most commercial buildings, energy is also a source of potential savings. Energy efficiency not only saves you money, it can give you an edge in the eyes of your potential tenants who are seeking a well-managed, comfortable office environment.

Through simple changes to operations and maintenance, you can realize substantial energy savings and enjoy additional benefits.

Why make energy-saving improvements?

- Increase your asset value.
- Reduce operating expenses.
- Attract good tenants.
- Reduce occupant complaints.
- Enhance your company's image.
- Increase the reliability of your equipment.
- Help the environment by using fewer natural resources and reducing your carbon footprint.

Office tenants who pay their own electricity bills can also invest in energy-saving measures. Working together with the building owner, tenants can not only reduce their electricity consumption, but enhance their own company's image in the eyes of their customers and employees.

Real estate investors are also looking at energy efficiency when they assess companies and properties, using it as an indicator of management ability. If a company is proactive enough to manage energy issues effectively, it is likely able to manage the complexity of today's marketplace.

Whether you are just getting started or are ready for more long-term savings strategies, PGE can help you with energy-saving advice you can use today.

What's consuming the most energy?

Most of the energy in office buildings is used for office equipment, lighting, and space heating and cooling.

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Savings potential

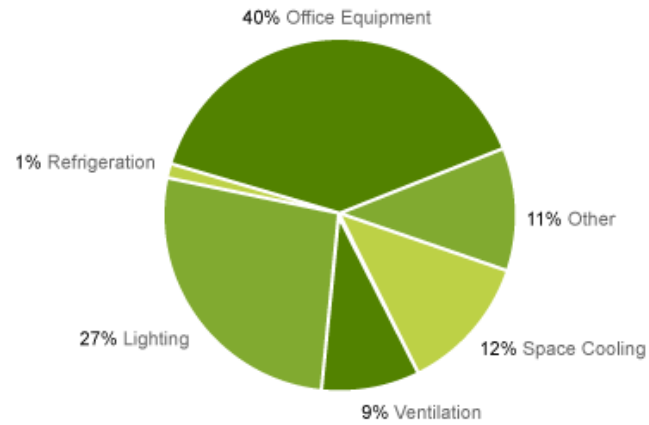
Most building owners can save up to 30 percent on their energy usage simply by improving operations and maintenance practices. And it all lands on the bottom line. According to the EPA, just a 10 percent decrease in energy use leads to a 1.5 percent increase in net operating income.

For example, let's say you have a 200,000 square foot office building and you pay \$2 a square foot for energy. If you reduce your energy consumption by 10 percent, you realize an additional \$120,000 in net operating income. If you assume a cap rate of 8 percent, you could potentially boost your asset value by \$500,000.*

EPA studies have concluded that buildings that have earned the ENERGY STAR® label generally consume 40 percent less energy than comparable buildings, while maintaining comfort and services for their tenants. This translates into savings of about \$0.73 per square foot on annual energy bills.

*Your actual results will vary based on energy use and energy efficiency measures.

Office Building Electricity Usage



Learn more

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- [Real-Life Savings](#)

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