



Sustainability Tips

In addition to lowering overhead, environmental stewardship can have a profound impact on your business, the environment and the communities we serve.

Please contact your property manager if you want additional information or assistance.

LOWERING YOUR ENERGY COSTS

SMART PURCHASES

Install **ENERGY STAR® appliances** (e.g., air conditioners, refrigerators, thermostats).

Replace traditional or fluorescent light bulbs with energy-efficient, long-lasting **LED light bulbs**.

Replace light switches with **motion/occupant sensors** where appropriate (e.g., storage spaces, back hallways, closets).

Use a **programmable thermostat** with a locking cover and set it appropriately, especially for times of low traffic.

Insulate pipes to reduce the energy needed to heat and cool water.

Purchase renewable energy (solar, wind, hydro-powered) from your utility provider.

NO-COST CHANGES

Turn off and unplug lights and electronics when not in use.

Enable power-saving settings on computers and other devices.

Place **refrigeration systems** away from heat sources (e.g., direct sunlight, non-LED lighting, heated displays, etc.).

Keep doors and windows closed in air-conditioned rooms.

REGULAR MAINTENANCE

Regularly inspect and replace insulation on windows and doors, such as window films, weather stripping and caulking around to prevent air leaks.

Perform regular maintenance on HVAC units, including changing and cleaning filters in accordance with the manufacturer's recommendations to ensure optimal, efficient performance and extend the unit lifespan.

TRACKING CONSUMPTION

Enroll for free with your local utilities to **monitor energy and water consumption**.

Use the free ENERGY STAR® Portfolio Manager to track your water and energy use against others and share performance with Brixmor. *Learn more here: <https://www.energystar.gov/buildings/benchmark>.*

“It’s possible for an average commercial building to save up to 30% on energy bills with no-cost actions, strategic investment, and smart operations and maintenance.”

https://www.energystar.gov/buildings/resources_audience/small_biz





Sustainability Tips

REDUCING WATER USE

TRACKING CONSUMPTION

Install **EPA WaterSense-labeled appliances** and low flow plumbing fixtures. *Learn more here: <https://www.epa.gov/watersense>.*

NO-COST CHANGES

Encourage employees and customers to **reduce individual water use**.

Avoid using sinks or toilets to dispose of chemicals such as cleaning agents, paints, and toxic waste.

REGULAR MAINTENANCE

Regularly inspect pipes and review bills to ensure leaks are quickly identified and addressed.

MANAGING WASTE

SMART PURCHASES

Buy locally sourced or re-used/recycled supplies in bulk to limit unnecessary packaging and emissions from shipping.

Choose **paper over plastic bags** and encourage customers to bring their own reusable bags.

NO-COST CHANGES

Make **recycling containers** easily accessible, and clearly label them with text and picture instructions.

Compost organic materials, such as food waste, as permitted by local guidelines or waste hauler capability.

Set printer default settings to double-sided printing to **minimize paper usage**.

Recycle used electronics.

EMPLOYEE EDUCATION

Train employees about how to **dispose of waste and recycle appropriately**.

Encourage **using reusable items** such as coffee mugs, water bottles, utensils, dishes and containers instead of disposable goods.

TRACKING CONSUMPTION

Monitor waste generation and **set feasible waste reduction goals**.

IMPROVING INDOOR AIR QUALITY

SMART PURCHASES

Use non-toxic and green cleaning products that are Green Seal certified or ECOLOGO® certified.

REGULAR MAINTENANCE

Replace or clean filters often (e.g., air conditioner, air purifier, HVAC, etc.). If you have forced air systems, clean ductwork on a regular basis.

Regularly clean carpets, furniture, and upholstered items.

NO-COST CHANGES

Improve ventilation by opening windows or doors. Use fans and vents that exhaust outdoors, especially during short activities that generate pollutants (e.g., painting, cleaning with chemicals, sanding surfaces).

Do not block air vents or grilles.

Monitor and adjust humidity to avoid excess moisture that can carry bacteria, mold, and other allergens. In cold months, a comfortable humidity level is 30-40%, while in warm months, it's 40-50%.



Sustainability Tips

GROCERY STORES

ENERGY STAR® savings tips for grocery and convenience stores can be found here:

https://www.energystar.gov/buildings/resources_audience/small_biz/grocery

SMART PURCHASES

Enclose open refrigerator or freezer display cases with doors.

Retrofit existing refrigerators and display cases with **anti-sweat door heater controls** and variable speed evaporator fan motors and controls.

NO-COST CHANGES

Educate customers on **seasonal and local produce options**.

Donate excess foods to pantries.

REGULAR MAINTENANCE

Perform regular maintenance on refrigeration units.

FOOD SERVICE & RESTAURANTS

SMART PURCHASES

Swap plastic take-out packages with green/more **sustainable containers**.

NO-COST CHANGES

Partner with Darling Ingredients or other waste-to-energy solutions to collect and recycle cooking oil into biofuel.

Make recycling containers easily accessible, and clearly label them with text and picture instructions.

Replace printed menus with a **QR code**.

EMPLOYEE EDUCATION

Train employees about how to **dispose of waste and recycle appropriately**.

REGULAR MAINTENANCE

Clean refrigerator coils twice a year.

Replace door gaskets if a dollar bill can easily slip between the door's seal when closed.

Service large and walk-in refrigeration systems annually, including cleaning, refrigerant top-off, and adjustment of belts to ensure a longer lifetime.

Evaluate your restaurant's sustainability practices:

<https://www.epa.gov/sustainable-management-food>

BRIXMOR'S EFFORTS ARE INSPIRED BY THE COMMUNITIES WE SERVE TODAY AND DRIVEN BY THE COMMUNITIES WE ENVISION IN THE FUTURE.

To learn more about Brixmor's current initiatives and sustainability goals, review our Corporate Responsibility Report.