

A wide-angle photograph of the Lincoln Centre office building in Dallas, Texas. The building is a large, modern structure with a glass facade that reflects the sky and surrounding environment. It consists of several interconnected rectangular volumes. The sky is a clear, bright blue. In the foreground, there are some green trees and a road.

LINCOLN CENTRE

Banyan Water provides turn-key water savings to North Texas property.

THE SITUATION: RISING WATER COSTS & LACK OF VISIBILITY

Lincoln Centre is one of Dallas, Texas' premier office properties featuring a 32-acre, park-like landscape. Cushman & Wakefield, who manages the property, was faced with quickly rising water costs, which could have significantly increased their operating costs. What's more, Texas was facing an historic drought, causing the Cushman & Wakefield team to seek solutions that made their property not just more profitable, but also more sustainable.

Prior to working with Banyan Water, the Lincoln Centre team lacked water-use visibility and was unable to verify or forecast water bills. It was also challenging for them to gather the right data to make informed water-saving decisions.

Cushman & Wakefield partnered with Banyan Water and was immediately able to monitor, adjust, and optimize the environmental and financial impacts of water use in real time. Banyan Water's expert water managers constantly tracked and controlled water on the property ensuring that it was used efficiently. This combination of technology and active water management allowed the Cushman & Wakefield team to focus on other priorities while knowing that water use was being carefully managed.

“Water savings and financial savings are the biggest benefits, and the landscape hasn't suffered at all.”

Property

- Located in Dallas, Texas
- Commercial property
- 108 tenants
- 32 acres
- LEED Silver O&M Certified
- BOMA 360 Designation
- Energy Star Certified


Partnership Highlights

- Over 81.7 million gallons of water saved
- \$350,000 increase in net asset value
- 58% reduction in water use
- Environmental Leader's 2017 Project of the Year

Measurable Results

In 2018, Banyan Water saved 10.6 million gallons of water at Lincoln Centre, which meant that Cushman & Wakefield was able to save \$25,543 from its operating budget. Though water rates in the region have increased by 16% since Banyan and Lincoln Centre partnered, the property has maintained consistently low water bills, positively impacting their NOI.

Banyan Water monitors water movement on the property in real-time so they have also detected and reported two to four major leaks each year, saving between 125,000 - 550,000 gallons of additional water per year.



“Banyan makes it easy for us to continue making a positive impact on our operations budget and on the surrounding community’s natural resources”

CONSERVATION, CONVENIENCE & SAVING

By using Banyan Water Central, Cushman & Wakefield is taking the lead in helping to protect precious water resources. As a premier property management company, Grissom says, “Cushman & Wakefield is always looking for ways to save money and increase property values and tenant satisfaction. Irrigation is one of the easiest ways to impact water usage without requiring the tenants to act. Banyan makes it easy for us to continue making a positive impact on our operations budget and on the

surrounding community’s natural resources.” Lincoln Centre has won several awards and certifications related to their work with Banyan Water. In 2017 Lincoln Centre and Banyan Water were awarded Environmental Leader’s prestigious “Project of the Year” award for their achievements in water savings. Lincoln Center has also received a LEED Silver O&M Certification, a BOMA 360 Designation, and an Energy Star Certification.