Kilroy Realty Corporation Full Service Portfolio won the first Portfolio of the Year Award category of the USGBC-LA’s 2021 Sustainable Innovation Awards. The achievements of Kilroy Realty have been highly impactful as a whole Portfolio, recognizing their commitment to sustainable assets through ratings, certifications, and Portfolio scores in Southern California. One of the West Coast’s premier property management companies, Kilroy’s stabilized portfolio totaled approximately 14.3 million square feet as of June 30, 2020. As soon as the Covid pandemic started, the company stepped up as leaders and innovators, registering into the International WELL Building Institute’s WELL Portfolio program and committed to Portfolio wide goal setting, benchmarking, Portfolio level WELL Health–Safety Ratings, WELL certifications, and WELL re-certifications. As part of this commitment to health, wellness, and safety, Kilroy Realty achieved 53 Health–Safety Ratings, making it a first in many categories. 25 Projects in Southern California, consisting of over 3.5M s.f., are part of those first achievements in the country and world.

More about the company: Kilroy Realty Corporation’s Southern California portfolio demonstrates environmental and health safety excellence across 25 locations. The company’s sustainability standards are grounded in global climate targets, such as those laid out in the UN’s Sustainable Development Goals. In 2020 Kilroy Realty Corporation achieved carbon-neutral operations and the most Fitwel certifications of all time. The corporation is EnergyStar Certified in Sustained Excellence, a 2020 Global sector Leader for GRESB, and a Green Lease Lender Gold. The 3 million+ square feet of office and residential floor area in Kilroy’s SoCal portfolio promote sustainability and wellness across multiple communities.
Project Name
Kilroy Realty Corporation Full Service Southern CA Portfolio

Owner
Kilroy Realty Corporation

Project Type
New Construction

Primary Building Use
Office (90%)

Project Size (Square Feet)
3,523,385

Location Context
25 Locations Throughout Southern California

Certification Achieved
WELL and LEED Certifications Across Projects

SIA Category Awarded
Portfolio of The Year

Year
2021
Kilroy Realty leads in WELL health safety certifications, a commitment the company fortified during the COVID-19 crisis when it stepped up and achieved 53 Health and Safety ratings to protect occupants during a global pandemic. Kilroy was first in the world to earn ratings in certain categories, which ranged across 16 features. The company curates aesthetically beautiful and functional space by blending work and life uses, including amenities like art programming, fitness centers, and open space. That commitment to placemaking further involves tenants and building occupants via green leasing, ensuring that the continual operation of Kilroy assets always meet the highest community standards.

**PROJECT INNOVATION:**

Kilroy Realty submitted their whole Southern California portfolio for award consideration to highlight the importance of leverage in sustainability and wellness goals. Achieving excellence across a majority of operations yields a much greater impact than one or several exemplary projects. Stakeholders ranging from Kilroy’s leadership, architects, MEP engineers, facility managers, and employees convened in an integrative process that ensured a well-rounded approach to all projects. Kilroy’s large project teams, and commitment to ESG goals across an entire portfolio, have positive impacts at commensurate scale.

**IMPACT ON THE COMMUNITY:**

Kilroy Realty leads in WELL health safety certifications, a commitment the company fortified during the COVID-19 crisis when it stepped up and achieved 53 Health and Safety ratings to protect occupants during a global pandemic. Kilroy was first in the world to earn ratings in certain categories, which ranged across 16 features. The company curates aesthetically beautiful and functional space by blending work and life uses, including amenities like art programming, fitness centers, and open space. That commitment to placemaking further involves tenants and building occupants via green leasing, ensuring that the continual operation of Kilroy assets always meet the highest community standards.

**SITE / COMMUNITY GOALS**

**Other Innovative Strategies**

- KRC brought together the WELL Portfolio Consultant, KRC Sustainability Team, Facilities Managers, Property Managers, Architects and MEP Engineers to ensure that the goals they set were going to be met, and that KRC’s vision was fulfilled.
- A unique step that KRC has taken to reduce the environmental and social impacts of their portfolio is aligning their own goals with the UN Sustainable Development Goals (UN SDGs), which they use as a driver to refine their objectives for the future.
- Implemented Design Excellence and Wellness strategies throughout their portfolio, including biophilia, access to nature, using natural elements in the design, windows to incorporate the surrounding areas into the building as well as thoughtfully placed artwork.
- The design of KRC’s buildings and larger project sites allow occupants to have a well-rounded experience of art, fitness, wellness, collaboration, and life-work blending.
Columbia square combines office, commercial, and residential space into a thriving mixed-use development.

The Jardine is a mixed use development combining work and life amenities in a beautiful oasis aesthetic.

Features like a community pool meet the recreational needs of residents within their living environment.

Outdoor rooftop amenities provide residents with opportunities for social interaction.

Tower in Jardine development.
PROJECT TEAM

Jennifer Berthelot-Jelovic
WELL Portfolio Consultant
A SustainAble Production (ASAP)

Vaishali Sampat
Owner
Kilroy Realty Corporation

Jasmine Lomax
Owner
Kilroy Realty Corporation

Lenah Lankhaar
WELL Portfolio Consultant
A SustainAble Production (ASAP)

Kilroy Realty Portfolio

Case study content is based on the information provided by the project team and extracted from submitted abstracts.