



Service-Innovation-Integrity



## Steiner Development Reduces Energy Cost and Improves Tenant Safety

Minco 225 is an office-warehouse property managed by Steiner Development, Inc. The exterior was illuminated by high pressure sodium and metal halide wall packs as well as halogen wall splashes. The goal of Property Manager Patrick Lensing was to reduce energy consumption and maintenance expense and improve tenant safety. "The halogen wall packs in particular were a huge maintenance headache and tenants were always complaining about burned-out lights. Converting the exterior lighting to LED was an obvious choice and Lighttech Resources made the transition painless. Not only did we reduce energy consumption significantly, the lighting is much higher quality and the property looks great".

Before the retrofit, the exterior lighting consumed 27,700 kWh of electricity annually. Afterwards consumption dropped to 6,600 kWh, a reduction of 76%. The new LED fixtures are rated to 50,000 hrs which is expected to virtually eliminate lighting related maintenance. The savings will also reduce the building's power related carbon dioxide emissions by over 13 tons per year.

- ✓ Energy consumption reduced by 76%
- ✓ Lighting-related maintenance virtually eliminated
- ✓ Uniform white light improves tenant security
- ✓ Project payback less than 3 years

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