

# 17xM office tower

A SmartScore case study



## Overview:

Using SmartScore certification, Skanska is marketing 17xM as a future ready smart building. In doing so, 17xM secured an anchor tenant and broke ground on the speculative project in the highly competitive Washington, D.C. business district.

## Developer:

Skanska

## Location:

Washington D.C. U.S.A.

## Building size:

334,000 SF

## Completion target:

2024

## Context

- Skanska is developing a world-class smart office in the heart of Washington D.C.
- Skanska's 17xM will deliver 334,000 SF of trophy office and 12,000 SF of ground floor retail to Washington, D.C.'s core in early 2024.
- 17xM was the first SmartScore-certified building in North America, achieving the prestigious SmartScore Gold rating.
- The project will be a benchmark of sustainability, wellbeing and integrated technology.

## How SmartScore helped

### Design value

By utilizing the SmartScore certification framework, Skanska, alongside the project's designers - KPF Architects, Siemens, and Arup - shaped a smart-enabled speculative building.

The SmartScore framework validated the design team's smart building design, which includes:

- **Occupancy-based HVAC optimization** - adjusting airflow dynamically based on the number of people in a space to create a healthy and productive environment.
- **Fault detection and diagnostics** - using predictive analytics to monitor and resolve faults before they arise.
- **A mobile app** with access control, room booking and user comfort controls of temperature and lighting.
- **A single operational interface**, Siemens Desigo CC, that allows operators to interact and manage all building systems.

*"The building will deliver an exceptional user experience through technology, focused on occupant comfort and ease of use" said Arup's Chris Taylor, the project's Digital Advisor.*

### Leasing value

*"Leaning into the use of smart building technology at 17xM not only positioned the project to be at the leading edge of the market, but also catalyzed the leasing velocity needed to ensure the project's success" said Justin Chapman, Director for Skanska USA Commercial Development.*

- Skanska used SmartScore branding and leasing tools to position 17xM as a world-class smart building. As a result, Skanska was able to lease 50% of the building and secure an anchor tenant, before breaking ground in November 2021.
- 17xM signed a 16-year lease with Gibson, Dunn & Crutcher LLP, who were attracted to the building's digitally connected environment and top-tier amenities package.
- Impressively, Skanska are constructing 17xM in the highly competitive Washington D.C. area, where many competing projects have been shelved as they have yet to have the leasing velocity that 17xM has had.

## Delivering smart building outcomes

17xM is implementing technology that has had demonstrable benefits in previous buildings:

- 20-40% reduction in energy and maintenance costs with FDD through extended equipment lifespan and performance.
- Increased tenant satisfaction with personalized hvac and lighting control.

### SmartScore Certification in the press:

[The construction broadsheet](#)

[wtop news](#)