

Real Estate

Marsh & McLennan Companies recognizes its responsibility to conduct business in a way that protects and improves the state of the environment for future generations.

Marsh & McLennan Companies Real Estate Services focuses on real estate optimization across a portfolio of more than 700 locations — containing more than 12 million square feet globally — to identify ways to quantify and reduce our carbon footprint through green leasing and unique space solutions.

GREEN LEASING

As environmental sustainability is one of the criteria evaluated in site selection, Marsh & McLennan Companies requests building owners detail their environmental programs and processes for measurement. The long-term leases we secure on the majority of our properties influence how much space we need: for example, we need to account for colleague turnover, hiring and promotions, business acquisitions, expansions, and reductions. These variables require leases with flexibility to contract and expand our overall space throughout the life of the lease.

GREEN SPACE DESIGN

Once building space has been identified, the internal design of the space offers significant opportunities for sustainable solutions to be implemented. How each square foot is constructed, heated, cooled, and lighted plays an important part in building a sustainable portfolio. Our focus here is to:

- Maximize overall space utilization through flexible workplace designs
- Implement design solutions that minimize energy and product consumption
- Strengthen relationships with vendors that have proven sustainability solutions

To further support our efforts to build more effective work spaces worldwide, we are implementing our new Smart Office space design. This design style features an open plan with unassigned seating and a variety of formal and informal quiet and collaboration spaces to provide colleagues with greater choice and flexibility over where and how they work. The efficiency of this design also allows for a reduced real estate footprint and environmental impact. The implementation of Smart Office in some of our largest offices including Sydney, Hoboken, Tokyo, Paris and Los Angeles, resulted in a 44% reduction in our real estate footprint for these offices.

LEED CERTIFICATION

Marsh & McLennan Companies has more than 780,000 square feet of our US portfolio that is LEED certified.