



Commercial and Industrial Site Scorecard



Adding Value Through Healthy Building Practices and Certification

The industrial real estate sector is experiencing a complete transformation brought about by changes in the retail sector, warehouse design, and supply chains. This is leading developers and designers of logistics properties to increase their emphasis on more sustainable and human centric design, which includes a focus on health and wellbeing.

The Fitwel **Commercial and Industrial Site scorecard** is applicable to contiguous commercial or logistics sites. This scorecard impacts all outdoor areas and common areas that are under the control of the site owner or manager.

Types of properties this scorecard can be applied to:

- Industrial buildings or industrial parks (manufacturing, warehousing, and distribution centers)
- Commercial office parks
- Research and development districts
- Strip malls and open air retail centers

“When our buildings have invested in green or health-promoting initiatives, we’ve seen **higher lease rates and overall property valuations**. So we know it adds value. We also find that tenants in healthy buildings tend to be more engaged and more apt to renew, staying with us for longer periods.”

Carl Lam, General Manager, QuadReal

Prioritizing Health

87%

of employees consider health and wellness when choosing an employer

High Turnover

60%

turnover rate in the industrial sector

Tenant Demand

92%

of real estate investors expect demand for healthy buildings to grow over the next three years

ESG Investment

74%

of real estate investors agree data is key to incorporating healthy buildings into ESG strategy

Current Users



Assess Portfolio and Achieve Fitwel Certification Using Fitwel's Data-Driven, Digital Platform

The Fitwel platform makes the certification process easy, thanks to its interactive, digital interface providing fast access to key information on building and portfolio performance and health impact. The Fitwel platform is an all-encompassing tool that allows you to assess, benchmark, and certify a single project or an entire real estate portfolio for Fitwel certification. The platform even supports ESG benchmarking and reporting goals through:

- Visualization of your portfolio and property specific performance trends based on unique health metrics
- Actionable gap analysis outlining opportunities for increased performance that you can directly share with project teams
- Detailed reports of how properties are positively impacting health that can be shared with stakeholders

Registration Fee

\$500 USD

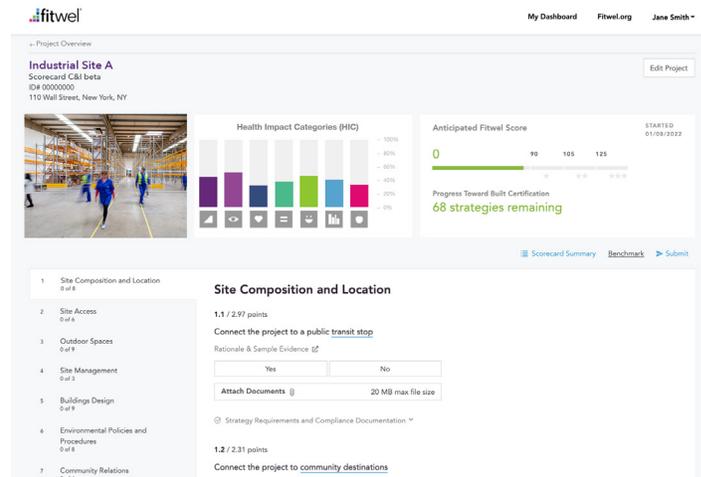
Certification Fee

Starting at \$12,000 USD for sites up to 20 acres

- Fitwel certification is valid for 3 years
- Recertification comes at a 20% discount on certification fees

Certification Process

1. Register
2. Assess
3. Document
4. Submit
5. Review
6. Certify



Scorecard Content and Themes

The Commercial and Industrial Site scorecard includes 12 sections and 70+ strategies designed to impact physical, mental, and social health across the entire development through exterior site design, site management, maintenance, and tenant engagement. The scorecard is supported by a rigorous evidence base linking the built environment with human health. The 12 sections include:

1. Site Composition and Location
2. Site Access
3. Outdoor Spaces
4. Site Management
5. Building Design
6. Environmental Policies & Procedures
7. Community Relations
8. Shared Site Amenities
9. Water Access
10. Healthy Food Access
11. Site Safety
12. Emergency Preparedness

Getting Started

Register your properties at app.fitwel.org today.

Looking to use Fitwel at Scale?

Email industrial@fitwel.org for more information about discounts and efficiencies for applying Fitwel across your portfolio.