

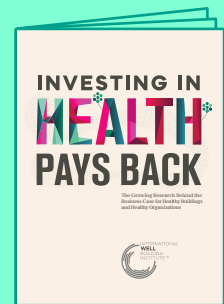
Strengthen real estate returns.

How investing in health pays back.

Commercial real estate investments in healthy buildings can **drive significant financial benefits**, according to a large and growing body of research.

Leaders in the healthy building movement are already experiencing the following benefits; **higher rent premiums, increased occupancy rates, longer lease terms** and **more satisfied tenants**.

Here are some of the major findings from studies included in the International WELL Building Institute's (IWBI) in-depth research review, *Investing in Health Pays Back: The Growing Research Behind the Business Case for Healthy Buildings and Healthy Organizations*, which provides an overview of nearly **60 independent studies** from across the literature, featuring research led by Massachusetts Institute of Technology (MIT), Harvard's T.H. Chan School of Public Health, Wharton School of the University of Pennsylvania, Pacific Northwest National Laboratory, Rocky Mountain Institute (RMI), University of Colorado-Boulder and many more.



Healthy spaces secure rent premiums and longer lease terms.

7.7% higher ↗
rents per square foot

A study led by researchers at [MIT](#) found **certified healthy buildings commanded higher rents** — up to 7.7% more per square foot.

13 months ↗
longer lease terms

Healthy spaces yielded longer lease terms, according to [MIT](#); more than a year longer on average (**88.3 months compared to 75.3 months**).



Implementing WELL can lead to differentiation in the marketplace, pricing premiums, enhanced traffic, and ultimately, it has a positive impact on the lives of residents themselves.

— **Brian Levitt**, Co-Founder, and President, [Nava Lakehouse](#), WELL Certified at Gold level



PROJECT HIGHLIGHT
TAKING A HEALTHY BUILDING
APPROACH PAYS BACK

EDGE Technologies' employees overwhelmingly agreed that they are proud to bring visitors to their WELL Certified Platinum HQ office (**97.8%**) and that it is an enjoyable environment to work in (**96.7%**).



Access to nature and increased levels of daylight are connected to rent premiums.

Up to 7.8% 
in rent premiums

A recent study in *Landscape and Urban Planning* found **offices with higher green index scores** yielded rent premiums up to 7.8%.

Up to 6% 
in rent premiums

A *Building and Environment* study found that **offices with high levels of daylight** saw a 5% to 6% rent premium.



WELL meets growing tenant demands for healthy spaces.

28% increase 
in overall employee satisfaction

A 2022 peer-reviewed study found that WELL Certified offices not only improved overall occupant perceived satisfaction by 28%, but were also connected to a **10-point jump in median productivity scores**.



Healthy buildings drive a strong return on investment.

\$115 per sq. ft.
in 10-year net present value

Research by *Stok* found that healthy buildings can generate a 10-year net present value of \$115 per square foot, **equivalent to \$11.5 million total economic benefit for a 100k square foot building**.

Download the full research review at

WEAREWELL.COM/HEALTH-PAYS-BACK

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