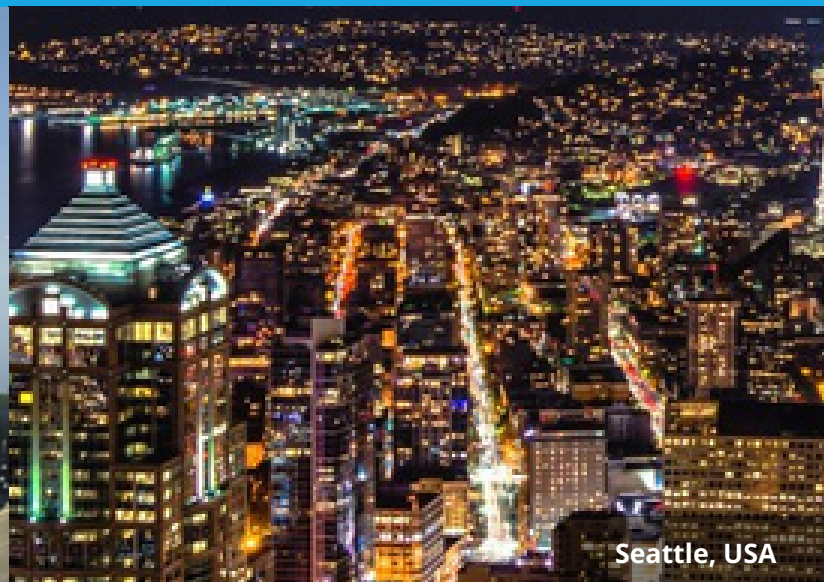
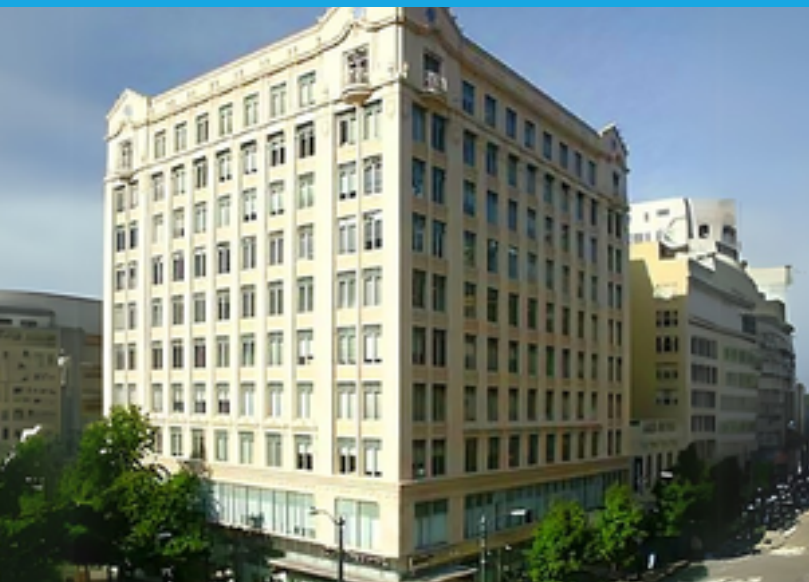




Seattle, USA

CASE STUDY MELBOURNE TOWER

Constructed in 1928, this historic downtown building has 10 floors, 130,893 sq ft. In 2015 Radiance Energy was selected to upgrade the commercial indoor lighting and outdoor areas. This created a healthy and productive environment for Melbourne Tower's office tenants and their cliental.

CHALLENGE

Melbourne Tower, a historic 130,893 sq. ft. office building in Seattle, was facing high energy costs, uneven lighting, and outdated fixtures across its 10 floors. The existing 4-lamp T8 Troffers were consuming excessive power, requiring frequent maintenance, and contributing to tenant dissatisfaction. Outdoor and common area lighting also needed modernization for improved efficiency and safety.

SOLUTION

Radiance Energy implemented a comprehensive LED lighting upgrade, replacing all 4-lamp T8 Troffers (120W per fixture) with 2-lamp TLED solutions (26W per fixture). Common areas, lobbies, and outdoor lighting received modern LED solutions to enhance visibility and reduce operational costs. The LED upgrade provided flicker-free, energy-efficient lighting with a 10-year warranty.

PROJECT SUMMARY

- Brighter, healthier office environment for tenants
- Significant carbon footprint reduction
- Technology: LED retrofit with TLED fixtures
- Completion: 2015
- Sustainability Impact: Improved efficiency, lower costs, reduced maintenance



Energy Cost
Savings



Rebate on
Total Cost



ROI -
including
maintenance