

Commercial & Industrial Energy Efficiency Program

Success Story: Window Replacements

Customer

Sage Realty

Participating Contractor

INF Associates LLC

Location

Manhattan, NY

Overview

Built in 1967, the 39-story commercial office building at 437 Madison Avenue spans more than 905,785 square feet in Midtown Manhattan. To enhance energy efficiency and reduce operating costs, the property management team partnered with Con Edison's Commercial & Industrial Energy Efficiency Program. Incentives from the program played a vital role in making the project possible.

With support from INF Associates LLC, they replaced 1,718 square feet of east-facing single-pane windows with high-efficiency double-paned insulated glass.

A total of 34 tinted windows were installed, each featuring 12mm-thick panes and 18mm argon-filled spacers. This upgrade significantly improved the building envelope, helping to reduce both electric and steam use.

High-efficiency double-paned windows provide better insulation while reducing solar heat, glare, and UV exposure. These benefits ease the load on cooling systems, improve performance, and lower energy bills over time. Enhanced thermal performance also reduces heat loss and gain, creating a more comfortable environment for staff and visitors.

Plus, by lowering fossil fuel consumption, the upgrade helps the building avoid potential fines under Local Law 97.

Energy-Efficient Upgrades

- Window Replacement

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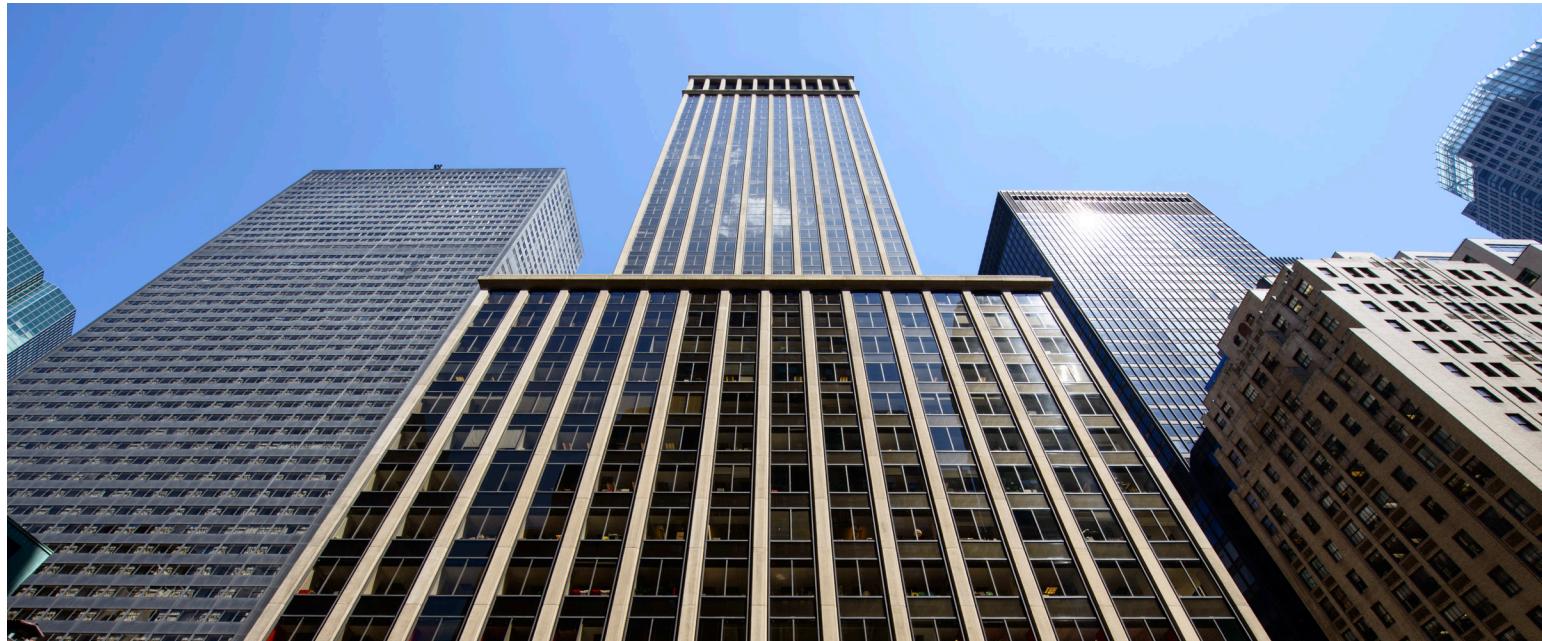
Highlights

Con Edison
Incentive:
\$22,481Number of Windows
Installed:
34Total Energy
Savings (kWh):
12,655Total Steam
Savings (Mlbs.):
98

Testimonial

“This window replacement project shows how focused upgrades and strong partnerships with INF Associates and Con Edison can deliver measurable energy savings and lasting value. These improvements elevate the tenant experience while advancing Sage’s sustainability and carbon-reduction goals.”

— Michael Keaveney, Executive Director of Property Operations, Sage Realty



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