



Nobody told you  
beehives count  
toward **GRESB,**  
**WELL, and Fitwel.**  
They do.

Here's every certification  
points an Alvéole program  
unlocks



# What is Alvéole?

Alvéole installs and manages urban beekeeping programs on commercial buildings. The program includes beehives, wild bee habitats, tenant education, and biodiversity monitoring.

1



## Install & activate

Beehives and wild bee habitats are installed at your building. Alvéole handles setup, safety protocols, and tenant communications.

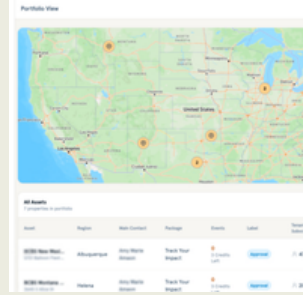
2



## Engage tenants

Tenants access workshops, beekeeper visits, and honey harvests throughout the year via MyHive, Alvéole's tenant engagement platform.

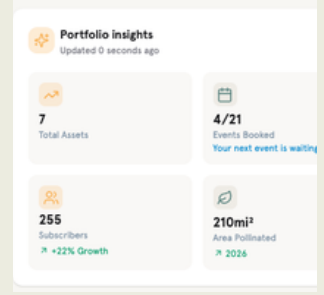
3



## Track engagement

Attendance and participation are automatically tracked in your dashboard across one property or your full portfolio.

4



## Use the data

Export participation reports, biodiversity data, and pesticide tracking directly into your certification documentation and sustainability reports.

60+

cities active worldwide

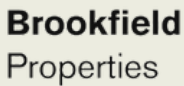
2,200+

buildings

800+



customers across North America

Trusted by





# How Alvéole moves your score

Most programs target one certification. Alvéole contributes to seven simultaneously, at a cost comparable to a single tenant event.\*

Certification	Criteria	What We Deliver	Estimated Points
<b>BOMA 360</b>			<b>Up to 5 pts</b> <i>(110 point scale)</i>
	Activate rooftop space	<ul style="list-style-type: none"> <li>• Beehive</li> <li>• Wild bee habitat</li> </ul>	Up to 2 points.
	Create community impact	<ul style="list-style-type: none"> <li>• Educational workshops</li> <li>• Beekeeper visits</li> <li>• Educational signage</li> <li>• Communication toolkit</li> </ul>	Up to 3 points.
	Increase tenant engagement through in-building activities	<ul style="list-style-type: none"> <li>• Educational workshops</li> <li>• Online tenant platform</li> <li>• Giftable jars of honey</li> </ul>	
	Enhance sustainability initiatives and health management practices	<ul style="list-style-type: none"> <li>• Pesticide monitoring</li> <li>• Site-specific landscaping recommendations</li> <li>• Sustainable pest control recommendations</li> </ul>	
<b>BOMA BEST</b>			<b>Up to 5 pts</b> <i>(100 point scale)</i>
	R1.2 – Sensitive Site Management	<ul style="list-style-type: none"> <li>• Beehive</li> <li>• Wild bee habitat</li> <li>• Site-specific landscaping recommendations</li> <li>• Sustainable pest control recommendations</li> </ul>	Beehive/Beehome = 1 pt on its own. Up to 5 pts total in this section if pollinator-friendly or native plants are added.
	A4.0 – Occupant Engagement Baseline	<ul style="list-style-type: none"> <li>• Workshops</li> <li>• Educational signage</li> <li>• Communication toolkit including digital and ready-to-print materials</li> <li>• Online tenant engagement platform</li> <li>• Giftable jars of honey</li> </ul>	No points awarded, but mandatory to certify. Requires min. 4 communication methods used annually, plus a formal engagement plan with roles, timelines, and documentation. Alvéole's toolkit directly covers this.



# How Alvéole moves your score

(continued)

Certification	Criteria	What We Deliver	Estimated Points
<b>BREEAM</b>			<b>Up to 6 pts</b> <i>(% score system)</i>
	Raise awareness of ecological features	<ul style="list-style-type: none"> <li>• Environmental education workshops</li> <li>• Educational signage</li> <li>• Communication toolkit</li> <li>• Online tenant engagement platform</li> <li>• Giftable jars of honey</li> </ul>	
	Provide habitat corridors for local native species	<ul style="list-style-type: none"> <li>• Wild bee habitat</li> </ul>	
	Contribute to restoration and growth of biodiversity	<ul style="list-style-type: none"> <li>• Biodiversity monitoring</li> <li>• Pesticide monitoring</li> <li>• Site-specific landscaping recommendations</li> <li>• Sustainable pest control recommendations</li> </ul>	
<b>Fitwel</b>			<b>Up to 45 pts</b> <i>(144 point scale)</i>
	Incorporate natural elements within and around the building so occupants can experience nature	<ul style="list-style-type: none"> <li>• Beehive</li> <li>• Wild bee habitat</li> </ul>	
	Create environments that foster connections between occupants and the surrounding community	<ul style="list-style-type: none"> <li>• Environmental education workshops</li> <li>• Beekeeper visits</li> <li>• Giftable jars of honey</li> <li>• Online tenant engagement platform</li> </ul>	
	Contribute to healthier workplace environments through improved air quality and reduced exposure to harmful chemicals	<ul style="list-style-type: none"> <li>• Pesticide monitoring, pest control recommendations</li> </ul>	


# How Alvéole moves your score

(continued)

Certification	Criteria	What We Deliver	Estimated Points
<b>GRESB</b>			<b>Up to 2.5 pts</b> <i>(100 pt scale)</i>
	Contribute to pollinator habitat	<ul style="list-style-type: none"> <li>• Wild bee habitat</li> <li>• Honeybee hives</li> </ul>	Both qualify under TC3 - Biodiversity & green space.
	Host tenant events focused on increasing ESG awareness	<ul style="list-style-type: none"> <li>• Environmental education workshops (TC1)</li> <li>• Beekeeper visits (TC1)</li> </ul>	
	Promote health and wellbeing of tenants and local community	<ul style="list-style-type: none"> <li>• Bee hive</li> <li>• Wild bee habitat</li> <li>• Giftable jars of honey</li> </ul>	
	Integrate ESG-specific issues into your community engagement program	<ul style="list-style-type: none"> <li>• Environmental education workshops</li> <li>• Beekeeper visits</li> <li>• Educational signage</li> <li>• Communication toolkit</li> <li>• Online tenant engagement platform</li> </ul>	
	Monitor and assess biodiversity of the local environment	<ul style="list-style-type: none"> <li>• Biodiversity monitoring</li> <li>• Pesticide monitoring</li> <li>• Site-specific landscaping recommendations</li> <li>• Sustainable pest control recommendations</li> </ul>	
	Demonstrate proactive biodiversity stewardship - RM7	<ul style="list-style-type: none"> <li>• Biodiversity monitoring</li> <li>• Pesticide monitoring</li> <li>• Site-specific landscaping recommendations</li> <li>• Sustainable pest control recommendations</li> </ul>	<i>Unscored for 2026.</i>
<b>LEED</b>			<b>Up to 6 pts</b> <i>(110 pt scale)</i>
	Provide environmentally sensitive site management practices that protect and enhance habitat	<ul style="list-style-type: none"> <li>• Wild bee habitat</li> <li>• Biodiversity monitoring</li> <li>• Site-specific landscaping recommendations</li> </ul>	
	Minimize exposure to pesticides with integrated pest management	<ul style="list-style-type: none"> <li>• Pesticide monitoring</li> <li>• Sustainable pest control recommendations</li> </ul>	

# How Alvéole moves your score

(continued)

Certification	Criteria	What We Deliver	Estimated Points
<b>WELL</b>			<b>Up to 10 pts</b> (110 pt scale)
	Take an innovative approach to health and wellness with a program that positively impacts occupants or the general public	<ul style="list-style-type: none"> <li>• Amenities that connect tenants to nature</li> </ul>	
	Support mental health through connection with nature	<ul style="list-style-type: none"> <li>• Bee hive</li> <li>• Wild bee habitat</li> </ul>	
	Promote education and engagement with nature	<ul style="list-style-type: none"> <li>• Environmental education workshops</li> <li>• Beekeeper visits</li> <li>• Online tenant engagement platform</li> <li>• Giftable jars of honey</li> <li>• Educational signage</li> <li>• Communication toolkit</li> </ul>	
	Manage and reduce the presence of harmful pesticides, enhancing indoor air quality and safety	<ul style="list-style-type: none"> <li>• Pesticide monitoring</li> <li>• Sustainable pest control recommendations</li> </ul>	

\* Point values are based on Alvéole's analysis of each certification framework. Exact credits depend on your building's existing score, program, location, and certification body review.

CBRE analyzed 20,000 US office buildings and found that **LEED-certified buildings rent for 31% more than non-certified ones.**<sup>1</sup> Beyond rent, certification also affects how investors value your asset, your eligibility for ESG-linked financing, and your ability to attract large corporate tenants with sustainability commitments of their own.

# A portfolio that did it

## Empire state realty trust

Empire State Realty Trust rolled out Alvéole across their entire Manhattan portfolio and used the program to anchor their GRESB and LEED strategy.

100%

Manhattan portfolio covered

3K+

Tenants reached in 2025

5★

GRESB, 5 consecutive years

2022

Entire portfolio became carbon neutral

### What they did

- Beehives and pollinator gardens across all Manhattan assets
- Tenant workshops and beekeeper programming
- Biodiversity monitoring fed directly into TNFD disclosures

### What they gained

- GRESB #1 ranking in the Americas
- LEED v4.1 Gold + TOBY Earth Award
- A repeatable model now used across the full portfolio

"ESRT expanded the partnership with Alvéole to 100% of our Manhattan portfolio as part of our commitment to urban biodiversity."

Dana Robbins Schneider — SVP, Director of Energy & Sustainability, ESRT



# FAQ

## **How much does it cost?**

To prioritize confidentiality and ensure that our clients receive the most competitive pricing possible, we do not disclose our prices. To get a better understanding of how we can meet your requirements within your budget, we encourage you to [book a meeting with a member of our team](#).

## **Who manages it day-to-day?**

Alvéole handles everything: installation, hive maintenance, beekeeper visits, tenant programming, and data reporting. Your team receives a monthly update. No additional operational burden.

## **Is it safe for tenants and building occupants?**

Yes. Alvéole has installed programs in 2,200+ buildings across 60+ cities. Hives are usually installed on rooftops, away from tenant areas. Alvéole manages all safety protocols and communications.

## **Can it work across my entire portfolio or just specific buildings?**

Both. Alvéole works with individual assets and full portfolios. Many clients start with a pilot and scale from there. Reporting can be consolidated across all properties in one dashboard.

## **Does this actually move my score enough to matter?**

For most buildings, yes. Fitwel: up to 45 of 144 points. GRESB, BOMA, BREEAM, and WELL: typically 2 to 10 points (on their respective scales), which often determines certification tier.

# Ready to see where Alvéole fits your **certification roadmap**?

Our specialists work directly with teams navigating these certifications. Book a 20-minute call and we'll walk you through exactly where Alvéole fits in your certification roadmap.

Let's talk



## Sources

<sup>1</sup> CBRE Research, Green Is Good: The Enduring Rent Premium of LEED-Certified U.S. Office Buildings, 2022. Analysis of approximately 20,000 US office buildings comparing average rents of LEED-certified versus non-certified assets. [cbre.com/insights/viewpoints/green-is-good-the-endurance-of-the-rent-premium-in-leed-certified-us-office-buildings](https://www.cbre.com/insights/viewpoints/green-is-good-the-endurance-of-the-rent-premium-in-leed-certified-us-office-buildings)