

VENANCIO 208

Brasília, Brazil



JOURNEY TO
net zero

A building certification that enables the decarbonization of commercial real estate by evaluating performance and implementing change.



Key Metrics Achieved

VEPAR's Venancio 208 office building is a leading example of sustainability best practices in Latin America.

ENERGY

The facility demonstrated an ongoing commitment to achieving Net Zero Energy through the implementation of technology, policies, procedures, and continual improvement.

RECOGNIZED

0 — **55%** — 100
reduction in EUI

Assessed in 2025 | Reassess by 2028

Net Zero Strategies



Committed to reducing the carbon footprint of construction activities in their region

This project was designed with sustainability goals from the outset. The team had to contend with an extreme weather climate, which alternates between dry and wet weather with elevated temperatures. As a result, the facades required thermal treatments, incorporating specialty glass and brick walls with high thermal resistance. Despite this, nearly 70% of the facade remains opaque, leading to a low window-to-wall ratio (WWR). The team implemented efficient solutions for HVAC, lighting, views, and other construction disciplines.

The developer of Venancio 208 made careful material selections by using iron rebars that contain recycled content and locally produced cement sourced from within a 20-mile radius. They also implemented waste management programs that successfully diverted over 50% of their construction waste from landfills during the building process.

The building's primary objective was to achieve over 50% energy use reduction through efficient systems, automation, and sustainable energy sources. The project includes an on-site photovoltaic system and an off-site photovoltaic farm owned by the developer, providing one-to-one energy compensation. The design also ensures excellent indoor air quality, exceeding Brazil's mandatory standard of ASHRAE 62.1.



Benefits of the Green Globes Journey to Net Zero

The Venancio 208 project provided an important example of how the Journey to Net Zero can be applied to an office building in a challenging climate zone, highlighting the adaptability of this rating system.

Venancio 208's commendable commitment to net zero energy operations was showcased through its efficient building design, thoughtful materials selection, and use of photovoltaic systems on-site and off-site to reduce its reliance on the grid.

GBI's Green Globes Journey provides third-party review as they actively benchmark and track data to gauge performance and receive guidance for improvement. Their pursuit of a Green Globes Journey to Net Zero assessment for Venancio 208 supports their efforts as a leader in sustainable building in Latin America.



Get Started on **the Journey**



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