



CASE STUDY

Avison Young
The Michelson

MULTI-TENANT OFFICE BUILDING

OVERVIEW

Since July 2022, Waste Not Consulting has partnered with the management team for The Michelson to optimize waste operations for this multi-tenant, Class A office building. Acting as an extension of ownership and management, WNC oversees onsite waste operations, coordinates haulers, and ensures systems are right-sized for evolving tenant needs and occupancy levels.

IMPACT

- 01 Cost Savings:** Over \$35,000 saved since project inception.
- 02 Diversion Performance:** Achieved 90% diversion as of 2026 while pursuing TRUE Zero Waste certification (Gold).
- 03 Operational Excellence:** Regular site visits, data tracking, and invoice auditing uncover cost-saving opportunities and ensure compliance with state and local regulations.
- 04 Tenant Engagement:** Clear signage, education, and ongoing engagement promote participation and consistency building-wide.

OUTCOME

The partnership has resulted in a cleaner, more efficient property, reduced operational risk, improved sustainability performance, and an enhanced experience for both tenants and management.

