

Lower Costs and Less Capital Outlay: How Energy-as-a-Service Assists CRE

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Andrew Thurmond, a partner with Troutman Pepper Locke, was quoted in the March 13, 2026 *Connect CRE* article, "[Lower Costs and Less Capital Outlay: How Energy-as-a-Service Assists CRE](#)"

The commercial real estate sector began eyeing EaaS beginning in the 2000s. "The same reasons why commercial real estate started moving into EaaS are the same reasons that it's beneficial today," commented Andrew Thurmond, partner in Troutman Pepper Locke's Energy Transactional practice. "These include volatile energy prices, corporate ESG goals, net zero commitments and local building performance standards."

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"Owners can market 'green,' 'all-in energy' or predictable operating cost offerings to tenants," Thurmond said. "Tenants and buyers often respond favorably to more comfort, better reliability and credible sustainability performance," Thornton commented.

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Thurmond agreed, indicating that EaaS usage will continue to expand and become more standardized. "We would expect an emphasis on EV charging and mobility," he added.

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