ABSTRACT
Building as one of the causes of global warming should be designed by considering sustainability issues. Especially office buildings, as one of the supporting facilities for economic sustainability, office buildings need to be designed with strategies to achieve green buildings. This study aims to find a sustainability design strategy for office buildings in Surabaya. The method adopted through field observations in the case study building is Spazio building in Surabaya, interviews with building managers, then comparing the design and effort of the Spazio building according to the criteria of the Greenship rating tools for existing building. From the case study, several strategies were obtained to achieve green building design in the office building while considering the needs and comfort of the user and the operational costs of the building, namely determining the location of an affordable site With public facilities, providing bicycle parking area and green area, optimizing lighting and natural memorizing, utilizing renewable energy sources, efficiency of clean water use, and using environmentally friendly materials.

Keywords: Green Building, Greenship, Office, Sustainable design