

300 Mission

ESG INITIATIVES

CERTIFICATIONS

LEED Platinum, Fitwel 2 Stars , ENERGY STAR label

ENERGY

Electricity offset by renewable energy credits

Capital upgrades implemented to reduce energy consumption and operating expenses

Systems equipped with automated control systems

LED lighting systems installed throughout building common areas to increase energy efficiency

Real-time energy management platform (iES Mach) used by Paramount’s Engineering Team to monitor energy use in 5-minute intervals and respond to building conditions promptly

Building systems commissioned to ensure performance is optimized

Ongoing staff training to ensure operations are efficient

AIR

ActivePure air scrubbers installed, which have proven to reduce 99.99% of airborne contaminants

Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building

Base building air quality is assured by WellStat, a monitoring system that provides real-time air quality levels that measure indicators including carbon dioxide, particulate matter, VOCs, temperature, humidity, and more

Third-party indoor air quality surveys conducted to ensure the highest standards for HVAC hygiene, ventilation, and indoor environmental quality are upheld

Building staff and contractors are required to use low VOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality

HEALTH & SAFETY

Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products

Construction materials used are LEED-compliant, recycled, responsibly sourced, and low-toxicity

Training on emergency preparedness, workplace safety, and response drills coordinated periodically

WATER

Existing toilets, urinals, faucets, and showers upgraded with low-flow fixtures, performing above code requirements for water conservation

Real-time water usage meters monitored by Engineering Team to compare trends and identify potential water loss

Cooling towers disinfected twice a year and testing for legionella bacteria conducted every 180 days

SUSTAINABLE TRANSPORTATION

Bay Wheels bike share station located within 200 feet of the property entrance

SFMTA Streetcar (0.2 miles): F-Line

SFMTA Light Rail (0.2 miles): J, K, T, L-OWL, M, N, & S Shuttle lines

SFMTA Muni Bus (200 feet): 5, 5R, 7, 38, & 38R

BART Embarcadero Station (0.1 mile): Red, Yellow, Blue, & Green, Airport trains: SF International & Oakland International

Salesforce Transit Center (500 feet): AC Transit, Greyhound, WestCAT Lynx, Golden Gate Transit, Muni Treasure Island, SamTrans, Amtrak, Capitol Corridor

RECYCLING

Single-stream recycling implemented where metal, glass, plastic, and paper are collected as a separate recycling stream to minimize waste sent to landfills

Color-coordinated recycling procedure enforced to avoid contamination

Periodic waste audits conducted to identify areas for waste diversion improvement and develop corrective action plans

Double-barrel waste bins used by janitorial staff to ensure waste streams remain separated

Janitorial staff trained annually to maintain recycling best practices

Complimentary e-waste pick-up offered to tenants to ensure materials are properly recycled

TENANT COLLABORATION

Best practices shared with tenants to optimize sustainability through meetings, webinars, and information exchange

Tenants engaged on energy efficiency opportunities to reduce consumption

Pursuit of third-party designations, including LEED Commercial Interiors and ENERGY STAR Tenant Space, encouraged within tenant spaces

Sustainability reporting of emissions, energy, water, and waste shared to support the independent targets tenants set corporately

Energy savings opportunities within tenant spaces identified through incentive programs and engineering studies

Recycling improvements identified and communicated to tenants through office walk throughs and waste audits

Recycling improvements identified and communicated to tenants through office walk throughs and waste audits

ADDITIONAL RESOURCES

[Elecra Sustainability Website](#)

Building Office: (212) 307-6454

Evin Epstein, Senior Vice President, Energy and

Sustainability (sustainability@elecraproperties.com)

