

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 Elecor’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

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 non-toxic

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

Water logs reviewed by Engineering Team to compare trends and identify potential water loss

Cooling towers disinfected twice a year and testing for legionella bacteria conducted every 90 days

AMENITIES

Complimentary access-controlled bicycle storage area offered to all tenants

Valet garage with EV charging stations and 300 available parking spots

Dining: Philz Coffee & Front Door Café

SUSTAINABLE TRANSPORTATION

Bay Wheels bike share station located within 100 feet of the property entrance

SFMTA Streetcar (100 feet)

F-Line

SFMTA Light Rail (100 feet)

(J, K, T, L-OWL, M, N, & S Shuttle lines)

SFMTA Muni Bus (500 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 (0.2 miles)

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

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