

208 UTAH STREET

SAN FRANCISCO, CA

GREEN SCORECARD



ACTIVE FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
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- Roof deck with tenant access
- Collaborative lobby
- Close to amenities including public transportation, restaurants and retail
- Bike parking provided
- Walkability Score: 90 (www.walkscore.com)

- Building Automation System
- Demand response program for peak power management
- Variable frequency drives (“VFD”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED lighting in exterior and lobby
- Low mercury, high-efficiency fluorescent lighting
- Window film to reduce solar load
- Low-flow restroom fixtures and faucet aerators
- Motion-controlled restroom faucets, fixtures and dispensers

- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Composting program which includes paper towels, food scraps and food containers
- Electronic waste recycling program
- Annual waste audit to ensure effectiveness of recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events

ENERGY CONSUMPTION			EDUCATION	AFFILIATIONS
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	BASELINE (2013)	CURRENT	CHANGE
EPA ENERGY STAR® Score	57	83	26
Associated Annual Carbon Dioxide Reduction (in tons)			-119.0

- LEED-accredited Property Manager
- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

- Platinum Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
- U.S. Department of Energy’s Better Buildings Challenge
- Green Lease Leader™



It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein