

# 188 SPEAR STREET SAN FRANCISCO, CA GREEN SCORECARD



## ACTIVE & NATURAL FEATURES      EFFICIENCY FEATURES      OPERATING FEATURES

- Roof deck with tenant access
- Collaborative lobby
- Large windows allow for abundant natural light
- Natural views
- Outdoor landscaping and natural features
- Close to amenities including public transportation, restaurants, retail, etc.
- Bike parking provided
- Walkability score: 94 ([www.walkscore.com](http://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, lobby, mechanical rooms and restrooms
- Low mercury, high-efficiency fluorescent lighting
- Individual metering of tenant electricity consumption
- Window film to reduce solar load
- Low-flow restroom fixtures and faucet aerators
- Motion-controlled restroom faucets, fixtures and dispensers

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Electric Vehicle (EV) charging available

## ENERGY CONSUMPTION      EDUCATION      AFFILIATIONS

	BASELINE (2013)	CURRENT	CHANGE
EPA ENERGY STAR® Score	82	85	3

- 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



This Building is  
LEED Platinum