

## 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



### 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



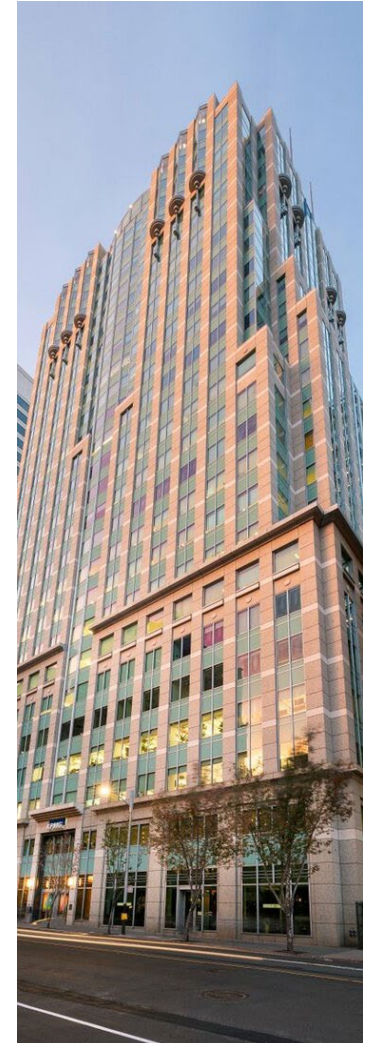
### AIR

- 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



### 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

- Complimentary bike parking with 40 spaces offered to all tenants
- Bay Wheels bike share station located within 150 feet of the property entrance
- SFMTA Streetcar (0.1 miles)
  - F-Line
- SFMTA Light Rail (0.1 miles)
  - (J, K, T, L-OWL, M, N, S Shuttle lines)
- SFMTA Muni Bus (0.1 miles)
  - 2, 5, 5R, 6, 7, 9, 9R, 21, 38, & 38R
- BART Montgomery Station (500 feet)
  - Red, Yellow, Blue, & Green
  - Airport trains: SF International & Oakland International
- Salesforce Transit Center (0.4 miles)
  - AC Transit, Greyhound, WestCAT Lynx, Golden Gate Transit, Muni Treasure Island, SamTrans, Amtrak, Capitol Corridor



## ON-SITE AMENITIES

- Access controlled fitness center with showers and locker storage
- Valet garage with EV charging stations and 50 available parking spots
- Secured bicycle storage area
- The Solarium, a San Francisco Privately-Owned Public Open Space lounge area with complimentary access and Wi-Fi
- Sol LeWitt lobby artwork
- Eco-friendly dry cleaning service
- Rooftop beehive to promote biodiversity
- Bluestone Lane Café



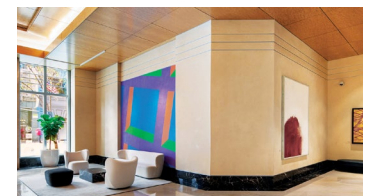
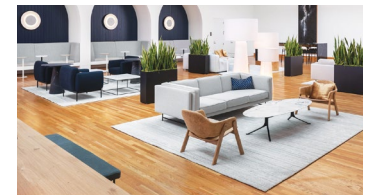
## RECYCLING

- Single-stream recycling implemented where metal, glass, plastic, and paper are collected as a separate recycling stream to minimize waste sent to landfills
- Composting program facilitated to recycle organic waste, conserve landfill space needed for non-recyclable materials, provide nutrients for soil, and reduce greenhouse gas emissions
- 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



## ADDITIONAL RESOURCES

- [Paramount Sustainability Website](#)
- [2024 Corporate Responsibility Report](#)
- Building Office (415) 777-5520
- Evin Epstein, Senior Vice President, Energy and Sustainability (sustainability@pgre.com)