

Winners: Small Commercial Buildings

601 Townsend/ Adobe

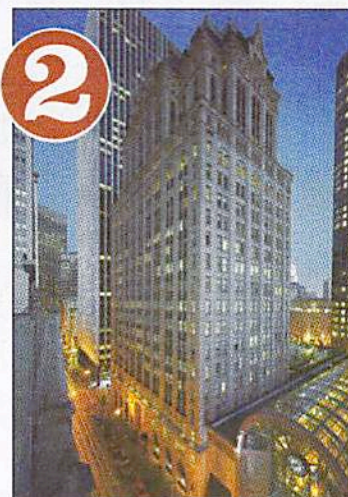


The building that stands at 601 Townsend Street in San Francisco has witnessed an amazing century of change. Constructed in 1905 for the Pacific Hardware and Steel Company, it later housed Baker & Hamilton, a firm that found its start selling shovels to miners during the Gold Rush. Today, the building is a major center of operations for global software company Adobe Systems Incorporated. The most recent milestone in 601 Townsend's evolution, achieved on April 13, 2008, was earning platinum-level certification as a green building. In fact, 601 Townsend was the first platinum LEED for Existing in San Francisco.

Adobe partners with facilities management firm Cushman & Wakefield to provide services for this historic San Francisco location. The building has nearly 700 employees, 253,000 square-feet of space, and an official designation by the National Register of Historic Places.

In addition to LEED certification, the building has achieved an Energy Star score of 98, increased waste diversion from 23% to 86%, implemented a green cleaning program, and promoted an alternative transportation program for Adobe employees.

111 Sutter



111 Sutter proudly boasts many sustainable practices. Through our energy efficiencies, we earned the 2008 Energy Star with a rating of 81. Our historic building maintains 100% operable windows allowing us to naturally cool more than 70% of the building using the ambient San Francisco air. Sensors and lighting controls on all of the floors help save electricity. In a continuing effort to reduce water consumption, all of the restrooms contain low-flow toilets and urinals as well as 0.5gpm aerators on the faucets. Additionally, we have a new efficient vacuum pump for the boiler system. This pump returns steam condensate to the boiler saving on both water and chemicals.

Another main focus of 111 Sutter is waste reduction. Recycling and composting are practiced throughout the building, resulting in a diversion rate of 75%. Not only is composting done in the tenant spaces, but all paper towels from the restrooms are also composted.

111 Sutter is also committed to green cleaning procedures. Only microfiber cloths and green cleaning solutions are used by our janitorial staff. 111 Sutter will continue to expand its sustainability practices to help reduce its carbon footprint.

Exchange Block Building



Located near the corner of Montgomery and Pine Streets in the heart of San Francisco's financial district, 369 Pine Street is an eight-story "jewel box" office building built in 1918. The Swig Company purchased the building in 1999.

The building comprises 66,000 square feet of rentable space, and is an excellent central financial district location for tenants of 5,000 square feet or less. Retail tenants include Specialty's Cafe and FedEx Kinko's. The Swig Company continues to show their commitment to the environment by completing the following:

- ◆ The Building received the 2008 U.S. Environmental Protection Agency's (EPA) prestigious Energy Star certification.
- ◆ Tenants have access to two Zip Cars on the premises.
- ◆ The Swig Company has partnered with Goodwill to divert over 7,000 pounds of e-waste in 2008.
- ◆ The Building participated in Earth Hour 2009.
- ◆ Tenants have access to secured bike racks.
- ◆ The janitorial staff use green cleaning products to reduce the toxic effects of conventional cleaning products on human health and our environment.