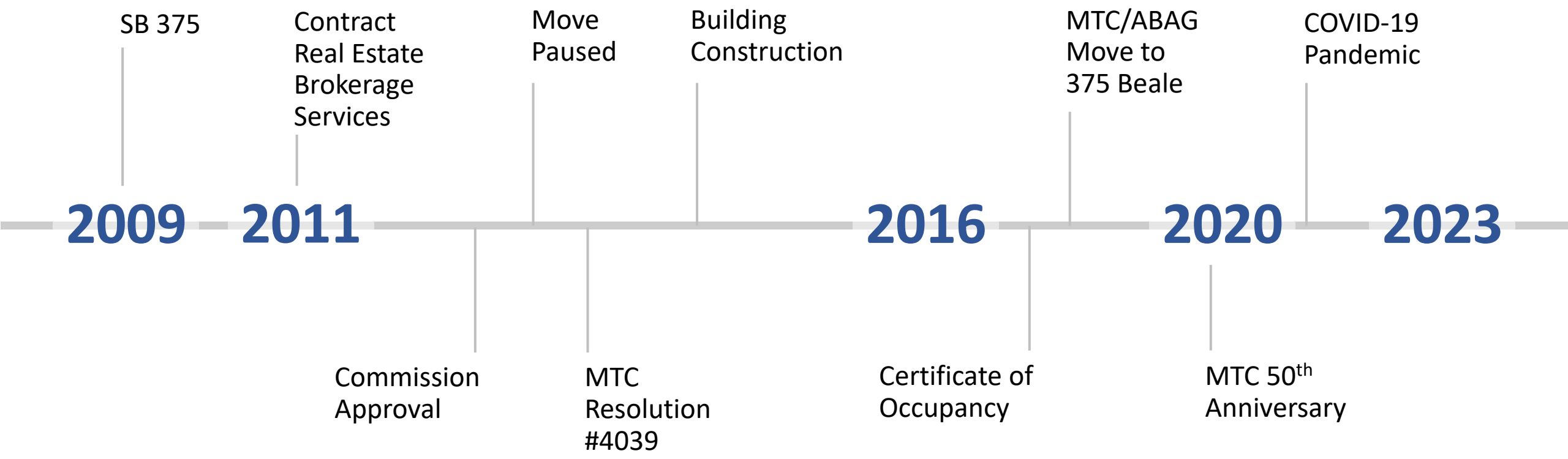




375 BEALE BUILDING AND OPERATIONS UPDATES



HISTORY OF 375 BEALE STREET

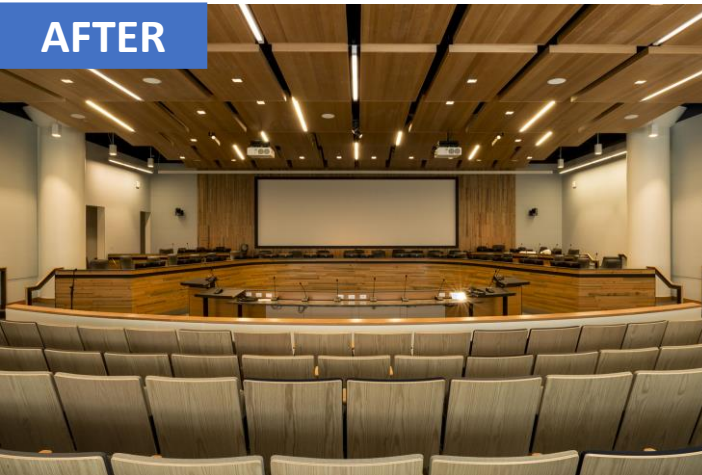
BUILDING UPDATES

BOARDROOM

BEFORE



AFTER



BEALE STREET ENTRANCE

BEFORE



AFTER

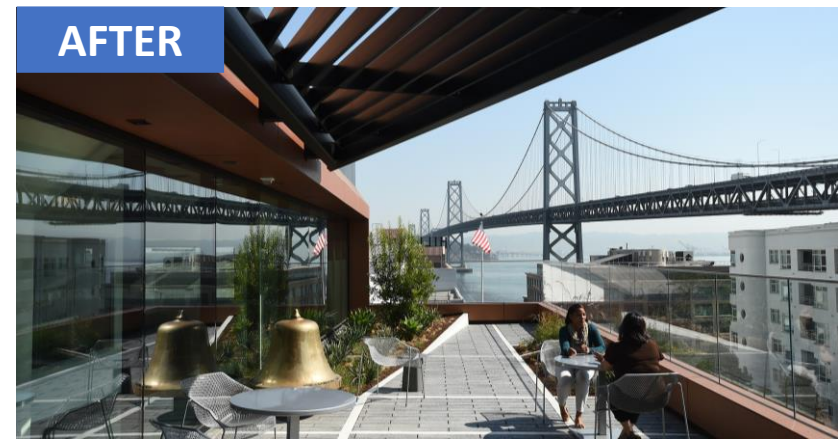


8TH FLOOR TERRACE

BEFORE



AFTER





ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION



BAY AREA AIR QUALITY
MANAGEMENT DISTRICT



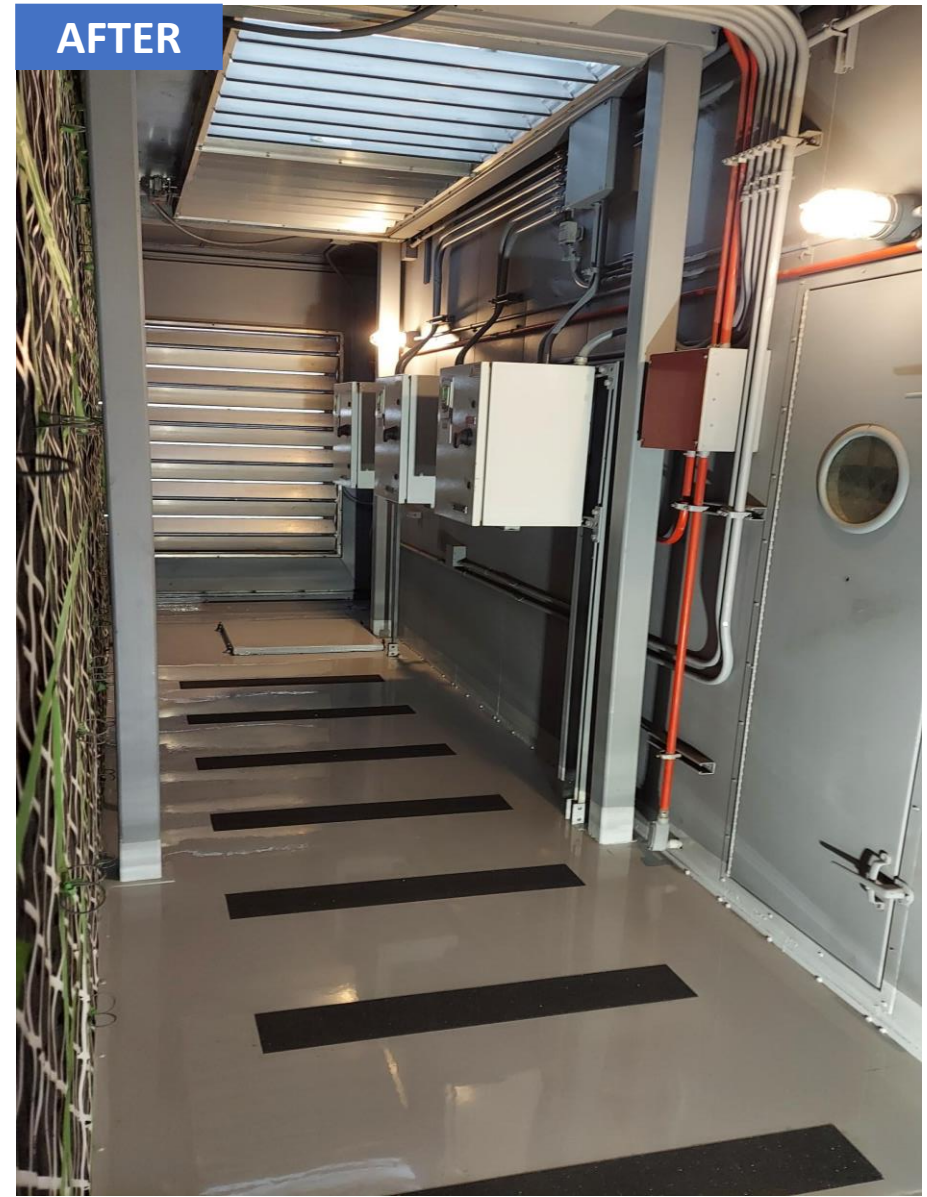
SAN FRANCISCO BAY
CONSERVATION & DEVELOPMENT
COMMISSION

EXCELLENT CASE FOR GOOD GOVERNMENT

BEFORE



AFTER



AIR HANDLER INTERIOR REFURBISHMENT PROJECT

BEAUTIFICATION PROJECTS

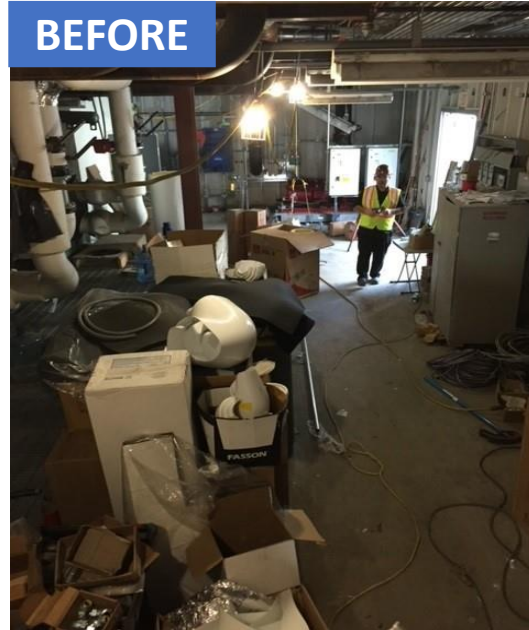
BOILER ROOM

BEFORE



CHILLER ROOM

BEFORE

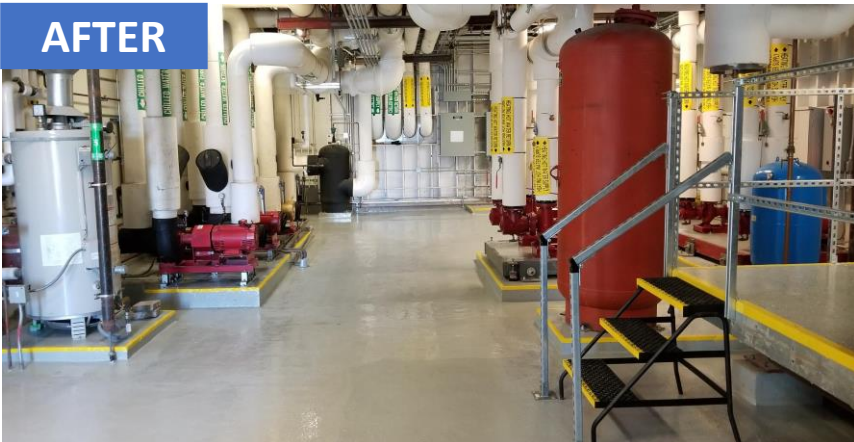


FIRE PUMP ROOM

BEFORE



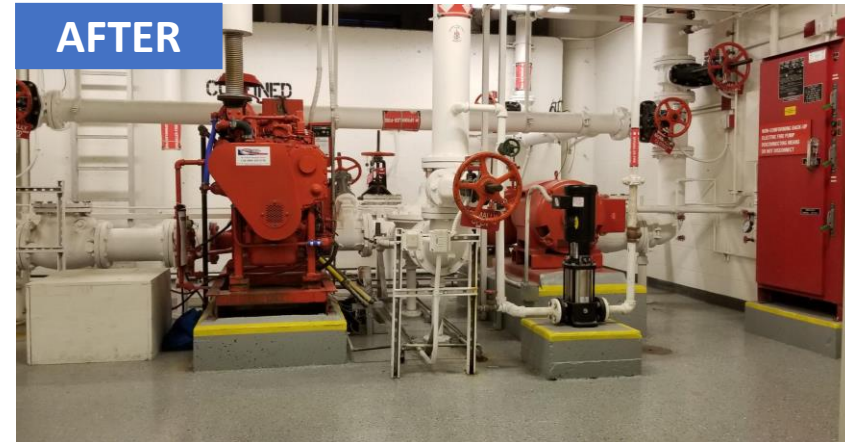
AFTER



AFTER



AFTER



BEFORE



AFTER



CONDENSER WATER PIPE REPLACEMENT



2019
SCORE
84



2020
SCORE
84



2021
SCORE
86



2022
SCORE
86



2023
SCORE
90

The building has received the 2023 Energy Star Certification with a score card of **90** which signifies that we are now 90% more efficient than other buildings similar to this one nationwide. Generally buildings like this generate approximately 35% fewer greenhouse gas emissions than other typical buildings. To be certified as ENERGY STAR, a building must meet strict energy performance standards set by EPA. Because of our efforts of maintaining a high score over the last 5 years, we were able to be exempt from having to go through the mandatory Energy Efficiency SF Environment Audit, which quantifies to approximately a \$14k exemption (**cost savings**) from having to go through the process. The team strives to enhance our energy efficiency efforts throughout the building and continue to push the envelope of reaching our goals towards Zero energy.



I would like to announce that the Bay Area Metro Center has been designated as a BOMA 360 Performance Building for a second time. This means our building is still among an elite group of properties that have demonstrated that the building is being managed to the highest standards of excellence. The BOMA 360 Performance Program sets the standard worldwide for operational best practices in the commercial real estate industry. For building owners and managers who want to help their properties stand out from the crowd, there is no clearer mark of excellence than achieving the BOMA 360 designation.

Earning the prestigious BOMA 360 label demonstrates that a building is outperforming the competition across all areas of operations and management. Designees report the program helped them achieve operational efficiencies as well as higher levels of tenant satisfaction. The renewal of this accreditation was modified to reflect our COVID-19 pandemic response.

Ryan Snider – Chief Engineer of ABM and Ebony Horace, Senior Property Manager for Cushman and Wakefield and I were also announced as the BOMA San Francisco members of the year which are members who exemplify service, dedication, leadership and a commitment to BOMA, our community and the commercial real estate industry.



Congratulations to the

BOMA PACIFIC SOUTHWEST 2021 TOBY WINNERS



100 PINE STREET

250,000 – 499,999 SF
Owned by 100 Pine Owner, L.L.C.
Managed by Rockhill Management, L.L.C.



BAY AREA METRO CENTER

Historical Building
Owned by Bay Area Headquarters Authority
Managed by Cushman & Wakefield



POST MONTGOMERY CENTER

500,000 – 1,000,000 SF
Owned by Post Montgomery Associates
Managed by Jones Lang LaSalle Americas, Inc.



SALESFORCE TOWER

Over 1,000,000 SF
Owned by Boston Properties
Managed by Boston Properties



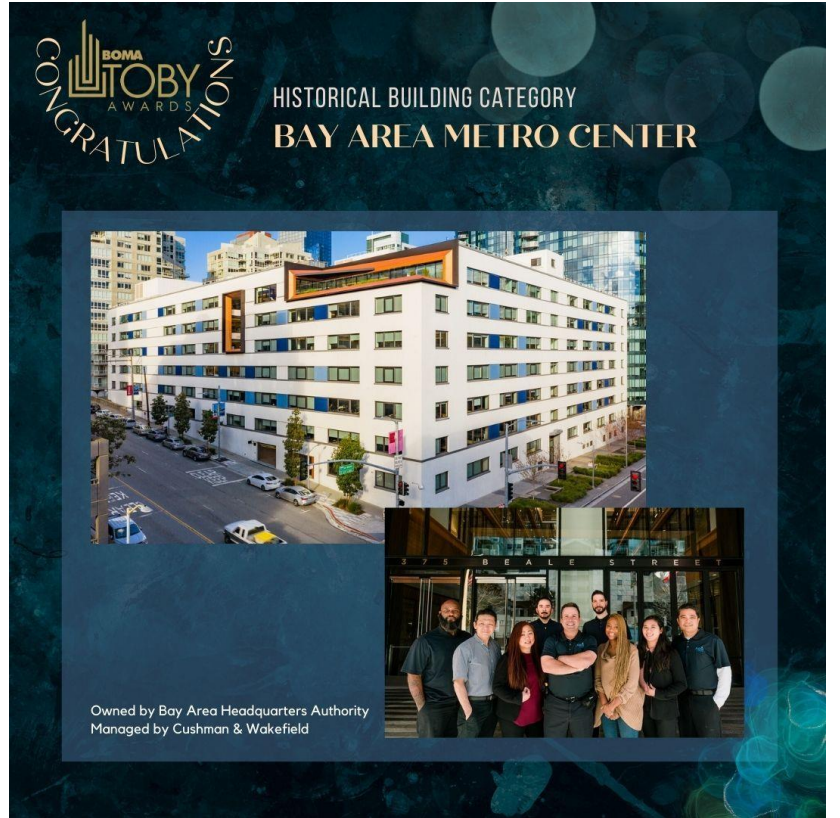
Teamwork Earns Bay Area Metro Center a Second TOBY



Congratulations to the Cushman & Wakefield team at the Bay Area Metro Center on winning the BOMA San Francisco TOBY Award in the Historical Building Category for the second year in a row! The team continues to innovate in operations, tenant relations and wellness, while honoring the property's history and offering contemporary amenities.



Bay Area Metro Center | 375 Beale Street | San Francisco



BOMA TOBY AWARDS
CONGRATULATIONS

HISTORICAL BUILDING CATEGORY BAY AREA METRO CENTER



Owned by Bay Area Headquarters Authority
Managed by Cushman & Wakefield



HISTORICAL BUILDING



Bay Area Metro Center
375 Beale Street, San Francisco



Butler Square
Minneapolis, Minnesota

