

505 14TH STREET

Project Summary

505 14th Street boasts approximately 170,000 square feet of Class A office space located in the heart of downtown Oakland. Its proximity to all major transportation (BART, AC Transit, 580 and 880 Freeways), makes it an ideal commute location. Home to companies such as DeVry University, HFS, and Union Bank as well as a host of other prominent tenants, its wide-open spaces allow for a generous amount of ambient lighting. This Class A property joins the other properties that comprise the Oakland City Center as a certified LEED Gold building, contributing to the availability of cleaner, healthier, and more efficient office space in Oakland. CBRE strives to continue to reduce their carbon footprint by constantly evaluating and implementing the most up-to-date practices available.

Commercial Renovation

505 14th St.
Oakland CA

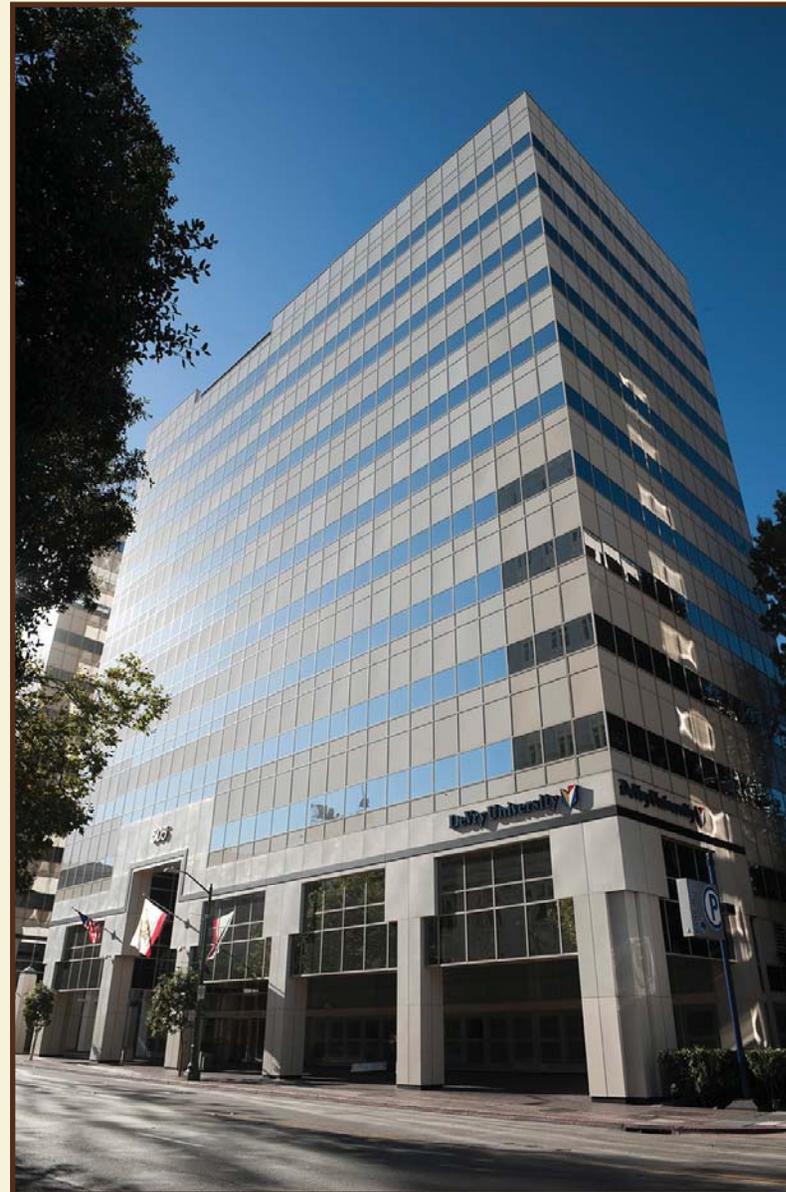
**LEED Gold Rating for
Existing Building
Operations and
Maintenance Program**

**Recognition
per City Council
Resolution 83599**

Green Building Features

Resource Conservation

- Holistic waste reduction program that includes composting of food and landscape waste, recycling of plastic, plastic bags, furniture, office supplies and e-waste such as batteries, cell phones, and ink cartridges.
- Comprehensive waste management system which diverts 80% of trash away from landfills by simplifying and training tenants in proper waste disposal.
- Innovative paper reduction campaign including establishing paper purchasing reduction goals, double sided printing, electronic-only system for human resources, and publicizing recycling data to building occupants.



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Water Conservation

- Installed low-flow toilets, urinals, and faucet aerators
- Implemented an ongoing program to visually check fixtures for leaks (checked on a monthly basis by the custodial staff, and every three months by engineering staff)
- Equipped 100% of plumbing fixtures and all future retrofits with products that meet UPC and IPC standards
- Reduction of annual water volume by an estimated 52,000 gallons

Energy Efficiency

- Switched fluorescent lamp tubes from T12 to T8 – narrower tubes which are more energy efficient and contain less mercury
- Installed Variable Frequency Drives (VFD's) on building HVAC fans and water control pumps – more efficient motors that reduce wasted energy
- Estimated savings of over 125 tons of CO₂/annually
- Installed motion sensors on all light fixtures in parking garage which will save nearly \$500/month in energy costs and 34 Mwh/year in electricity demand

"CBRE Investors' decision to pursue LEED certification for the buildings that comprise the Oakland City Center demonstrates their commitment to improving environmental conditions not just for their tenants, but for the public at large."

Dan Geiger
Executive Director for USGBC Northern CA Chapter



Project Team

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Learn More! www.oaklandgreenbuilding.com