SALESFORCE TOWER

A grand symbol of BXP's responsible growth and capacity to execute smart, sustainable development

415 Mission Street San Francisco, CA

A Force to be Reckoned With

Salesforce Tower is a high performance workspace designed to promote the health and wellbeing of its inhabitants. At 1.4 million square feet, the 61-story tower at the former Transbay Transit Center in the South of Market neighborhood was the first in San Francisco to be pre-certified at the LEED Platinum® level. The building provides optimal daylight, views and ventilation strategies for increased occupant satisfaction and energy efficiency. Collectively, these features provide a superior indoor environmental quality that promotes health, wellness and productivity while optimizing initial costs and utility-related operating expenses.

From Black to Gray

Salesforce Tower will have the largest onsite blackwater treatment system in a commercial high-rise building in the United States. By using water recycling technology to convert blackwater to non-potable graywater, the building will save up to 30,000 gallons of fresh water a day and 7.8 million gallons a year. The recycled water will be used onsite for drip irrigation landscaping, toilet water and within the rooftop cooling tower. Blackwater recycling systems are an outstanding method for water conservation as they help to relieve pressure on municipal infrastructure, especially during periods of water scarcity.

"It is refreshing to partner with a tenant like Salesforce where sustainability is at the forefront of their culture."

> - Bob Pester EVP, San Francisco Region Boston Properties





Greening the Skyline

Standing 1,070 feet tall, Salesforce Tower is the tallest building in San Francisco and is currently on track to earn more points under the LEED Version 3 rating system than any other building in the Bay Area. The project was designed to reduce energy costs 30% below California's Title 24 Building Energy Efficiency Standards and has a design site energy use intensity (EUI) of 28.2 kBtu per square foot, per year. Architectural and mechanical systems work together, actively and passively, to promote energy efficient operations. High performance, low-emissivity glass and integrated metal sunshades will help to reduce cooling loads and solar heat gain. Increased floor-to-floor heights allow for expansive vision glazing and optimal levels of natural day-lighting of the space. Access to daylight and views promotes energy efficiency and provides a more pleasant work environment for Salesforce Tower occupants. Biophilic amenities include 360-degree views of the surrounding landscape and connectivity to a tree-lined 5.4 acre public park.

The building has a 12" raised floor that creates a plenum for power, data, heating, ventilation and air conditioning. The underfloor air distribution (UFAD) system, equipped with 112 tri-path air handlers, conditions the premises with large volumes of outside air sourced from intakes at every typical office floor. Ventilation provided by 100% outdoor air economizers on each floor help to reduce and even eliminate the need for mechanical cooling when temperature and humidity standards are met. This unique system relies on extremely low horsepower motors to convey fresh air for improved ventilation efficiency, indoor air quality and personal comfort control. Compared to a conventional HVAC system, the tri-path technology is expected to reduce annual energy costs by approximately \$942,000.

"We are excited to be engaged with Salesforce on sustainability initiatives and water conservation leadership. In areas of dense development and water sensitivity, integration of onsite blackwater treatment in commercial offices maximizes the availability of fresh water for other essential uses. Old blackwater, keep on rollin'..."

> - Danny Murtagh VP, Engineering Boston Properties



