



At South Park Center developing a comprehensive sustainability program is a key priority. Our efforts range from GREEN cleaning practices using recycled paper products; a comprehensive customer recycling program; indigenous vegetation throughout all common areas using drip system and hand watering for irrigation; energy audits on all building management systems; EPA Energy Star certification and LEED Platinum.

**THESE SUSTAINABLE EFFORTS, LARGE AND SMALL,
ARE IMPORTANT TO US AND TO OUR CUSTOMERS.**

RECYCLING

South Park Center has an exemplary recycling program with a diversion rate of 58% of ongoing consumable waste (mixed recyclables, paper, landscape waste, e-waste, palettes and lamps.) All construction contractors, vendors and activities must meet a minimum of 75% diversion or greater.

WATER EFFICIENCY

- South Park Center features .5 gallon aerators on all lavatory sinks, resulting in a 75% reduction in lavatory sink water consumption.
- All urinals are set to .125 gallons per flush, half of the plumbing code standard.
- All water closets are set to the current code of 1.28 gallons per flush.



LIGHTING

South Park Center's engineering team utilizes LED's and fluorescent lamps with minimal mercury for greater energy efficiency and to maintain high environmental standards. These lamps are replaced and recycled to reduce mercury in our landfills. All internal lights are programmed to shut off automatically at the end of each day and require a manual override for after hours work. The property's seating guidelines maximize natural light and low-level office partitions further reduce required artificial light.

CONSTRUCTION

South Park Center's elegant architectural cladding provides natural insulation from the sun's heat, keeping cooling costs to a minimum. The property's state-of-the-art glass film used to further reduce the sun's heating effects and harmful UV rays, without decreasing natural light. All interior paints meet the stringent Green Seal standards, with a default setting of Green Seal 11.

MAINTENANCE

- South Park Center has implemented a program to reduce volatile organic compounds (VOC's).
- All primary cleaning chemicals are GS-37 certified or EPA compliant.
- Designated dilution stations help the environment and reduce plastic waste containers.
- Micro-fiber dust cloths and micro-fiber mops reduce chemical use.
- South Park Center's paper products originate from ecoplantations, ensuring 100% renewable content.
- LEED Certified roll out mats are used at all entrances to reduce dirt, dust and air pollution.

MECHANICAL

- Currently boasts an Energy Star rating of 97.
- South Park Center combines high-efficiency cooling & heating systems with expert management practices to reduce strains on utilities and reduce operating costs.
- A Variable Air Volume (VAV) system increases energy efficiency and saves up to 30% in energy consumption.
- The Building Operating Plan is adjusted systematically to minimize energy consumption while maximizing comfort.