

# Real Green Index

Bay Area  
Mid-Year 2010



Offices in Burlingame, Capitola, Monterey, Napa, Oakland, Palo Alto,  
Pleasanton, Redwood City, Sacramento, Salinas, San Francisco,  
San Jose, San Rafael, Santa Clara, Santa Rosa, Walnut Creek

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## Summary

Cassidy Turley BT Commercial's Real Green Index report tracks and measures key statistics related to LEED (Leadership in Energy and Environmental Design) Certified office and R&D buildings and spaces throughout the Bay Area. According to the U.S. Green Building Council (USGBC), LEED is an internationally recognized certification system that measures how well a building or community performs across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. LEED Certifications are awarded by the USGBC based on a point system, with 21-26 points granting a LEED Certified status, 27-31 points awarding a LEED Silver status, 32-41 points earning a LEED Gold certification and 42-57 points granting a LEED Platinum status. For this report we focus on certifications granted for entire buildings (LEED EB), new construction (LEED NC) and commonly for specific interiors within a space (LEED CI).

One recent study completed by the New Buildings Institute indicated that new buildings certified under the USGBC's LEED system, on average, outperform non-LEED buildings by 25-30% in terms of energy use. The study also demonstrated a strong correlation between LEED certification level and energy savings, with Gold and Platinum-certified buildings outperforming non-LEED buildings by nearly 50 percent. In addition to improvements in energy savings, LEED-certified buildings traditionally have lower vacancy rates and sell for higher prices than their non-LEED competitors. **Currently, across the Bay Area, LEED-certified space has a vacancy rate 130 basis points below the overall market vacancy rate of 18.4%.**

As a result of the increased cost savings and performance of LEED-certified space, the Bay Area has seen a flood of new certifications being awarded over the past several years. The first LEED-certified office / R&D project in the Bay Area made the list in 2002 with a 50,460-square-foot building located at 2121 Sand Hill Road in Menlo Park. Since then, the Bay Area has certified 23.8 million square feet of new office / R&D buildings or spaces. The greatest flood of LEED-certified space arrived in 2009 with 12.2 million square feet. San Francisco currently dominates the Bay Area in LEED-certified space with over 14 million square feet; however other markets, most notably in the Silicon Valley, are following suit, with more and more space certified each year.

In the Bay Area, a majority of the LEED-certified projects occurred at the gold standard with 61% of LEED-certified projects awarded in the 32-41 point range. Silver was the next highest awarded at 22% followed by standard certification (12%) and platinum (5%).

### LEED Certified Projects YTD-2010 (Through June 30, 2010)

	<u>Project / Building Name</u>	<u>Address</u>	<u>City</u>	<u>LEED SF</u>
1	Metropolitan Life Building	425 Market St	San Francisco	996,760
2	303 2nd	303 2nd St	San Francisco	731,792
3	45 Fremont	45 Fremont St	San Francisco	588,764
4	201 Mission	201 Mission St	San Francisco	482,876
5	University Circle	1900 University Ave	Palo Alto	451,000
6	199 Fremont	199 Fremont St	San Francisco	435,289
7	100 Van Ness	100 Van Ness Ave	San Francisco	372,047
8	150 Spear	150 Spear St	San Francisco	256,827
9	Station Landing	3055 Oak Rd	Walnut Creek	255,000
10	Emery Bay Center	6425 Christie Ave	Emeryville	251,087

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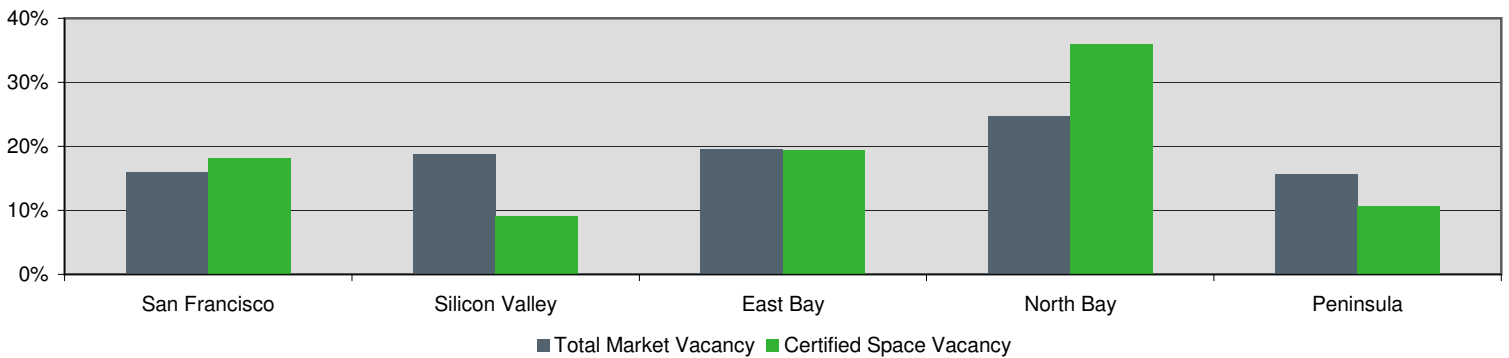
Mid-Year 2010



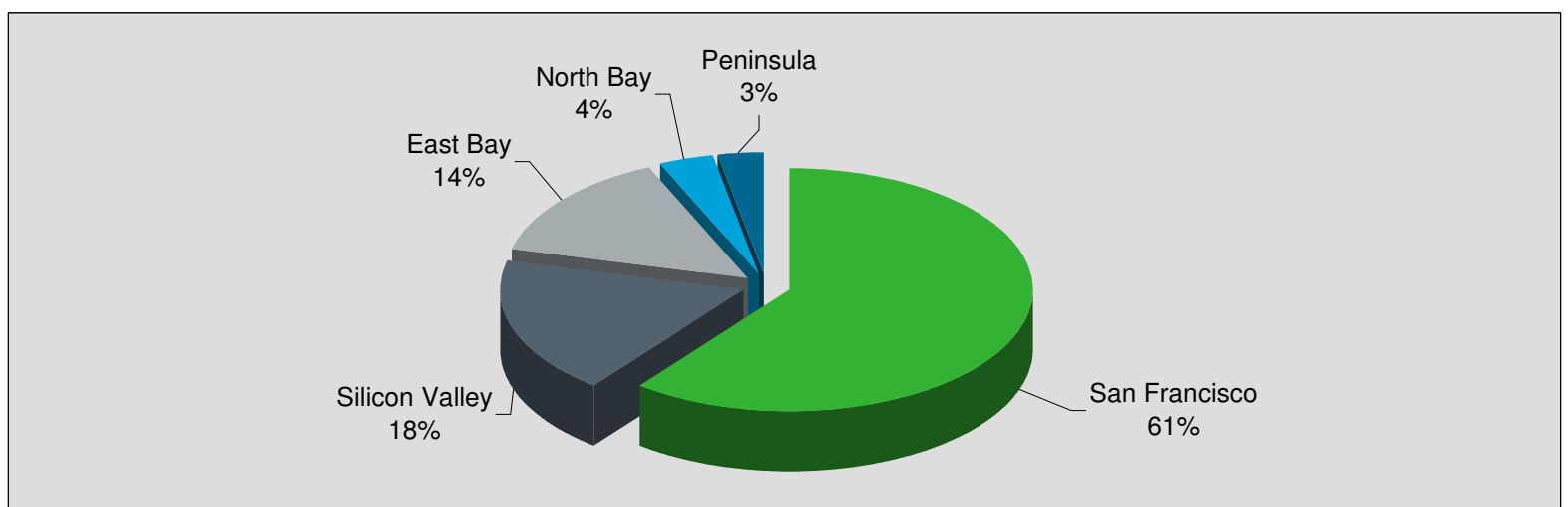
## Market Summary

Market	Total Market SF (Office/R&D)	Total Market Vacancy	LEED Certified RSF	% of Market LEED Certified	Certified Space Vacancy RSF	Certified Space Vacancy
San Francisco	84,013,837	16.0%	14,481,702	17.2%	2,625,474	18.1%
Silicon Valley	230,463,451	18.8%	4,320,263	1.9%	394,126	9.1%
East Bay	105,726,395	19.6%	3,458,953	3.3%	670,087	19.4%
North Bay	20,438,633	24.6%	891,133	4.4%	320,238	35.9%
Peninsula	50,161,143	15.6%	708,715	1.4%	75,586	10.7%
<b>Totals</b>	<b>490,803,459</b>	<b>18.4%</b>	<b>23,860,766</b>	<b>4.9%</b>	<b>4,085,511</b>	<b>17.1%</b>

## Market Vacancy vs. LEED Vacancy



## Market Share of LEED Certified Space

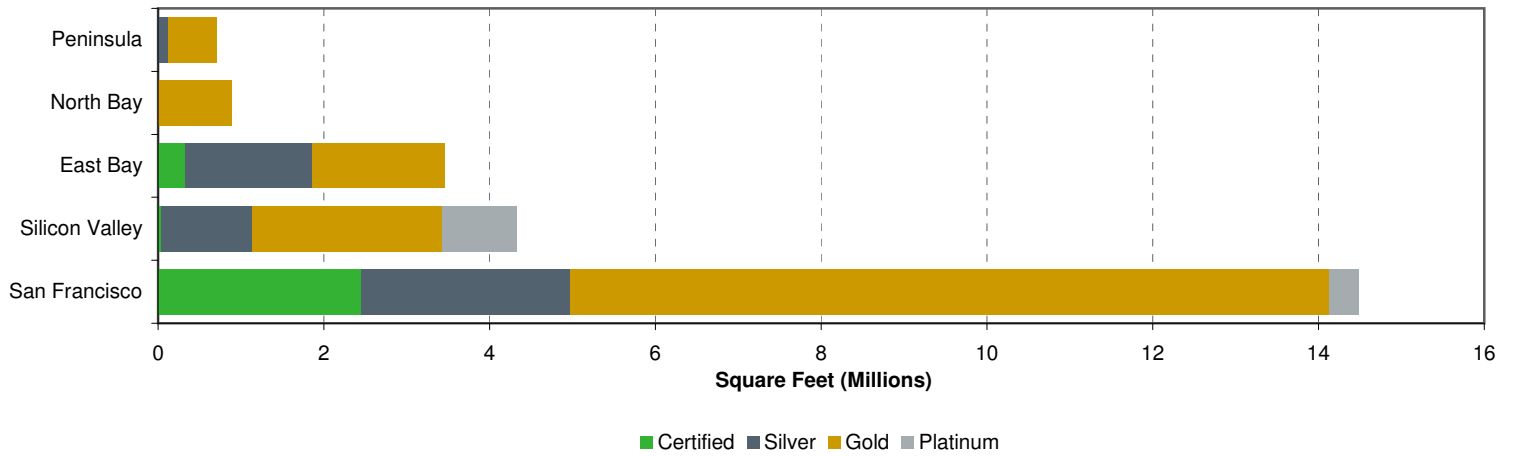




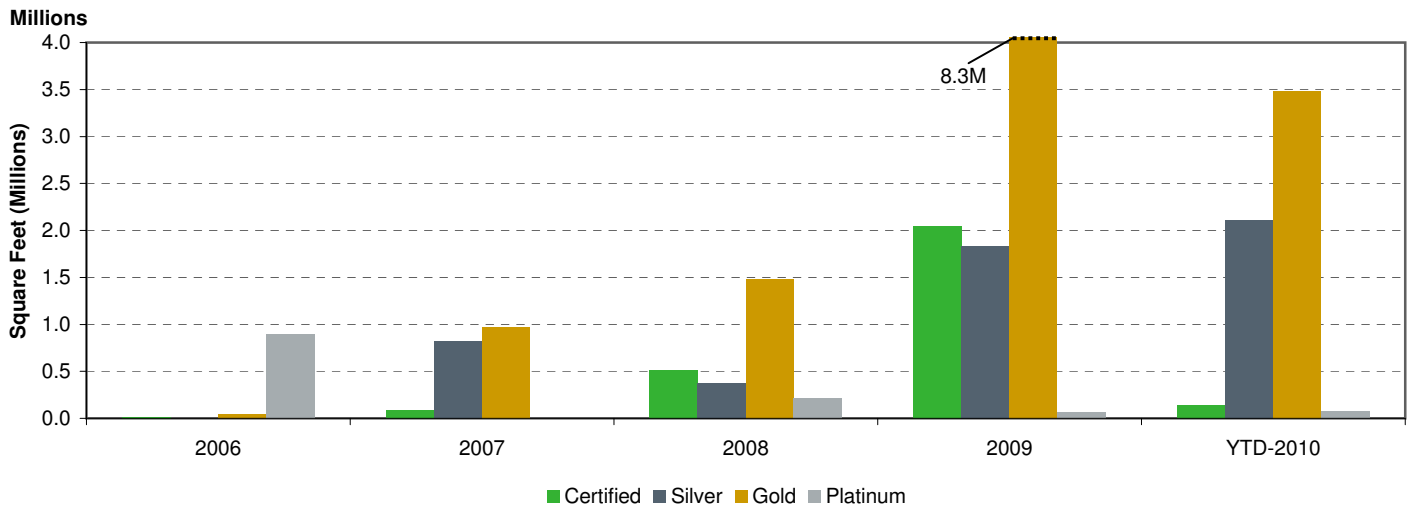
## Certification Level Breakdown

Market	Certified	Silver	Gold	Platinum	Totals
San Francisco	2,449,891	2,514,585	9,167,714	349,512	14,481,702
Silicon Valley	37,000	1,098,770	2,289,493	895,000	4,320,263
East Bay	327,157	1,535,948	1,595,848	0	3,458,953
North Bay	0	0	891,133	0	891,133
Peninsula	0	130,000	578,609	0	708,609
<b>Totals</b>	<b>2,814,048</b>	<b>5,279,303</b>	<b>14,522,797</b>	<b>1,244,512</b>	<b>23,860,660</b>

## Market Volume by Certification Level



## Annual Certification Volume



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Cassidy Turley BT Commercial's San Francisco Office is the **first & only** commercial brokerage firm in the Bay Area to Achieve LEED Commercial Interiors certification.

It was selected as a Green Building America Award-winning project.

LEED certification of Commercial Interiors was based on a number of green design and construction features that positively impact the project itself and the broader community.

For Cassidy Turley BT Commercial's space, these features include:

- Extensive use of natural materials such as bamboo for custom millwork, walls and furnishings
- Use of natural cork and quartz flooring
- Exceeding 20% recycled content in materials
- Exceeding 60% reused furnishing
- Creating full height glazed offices and expansive open floorplans for views and daylighting
- Utilizing high reflective ceilings materials for maximizing light
- Installing high efficient energy and water fixtures and equipment



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