



# LAKE MERRITT PLAZA

## Project Summary

The Lake Merritt Plaza, completed in 1985, is a 27-story high rise office building with a one-story retail strip facing 20th Street and approximately 480,328 square footage of floor space. Conveniently located in the Lake Merritt/Uptown section of Downtown Oakland, the building is across the street from Lake Merritt and three blocks away from the 19th Street BART station.

In addition to being a LEED Gold certification building, Lake Merritt Plaza is also Energy Star rated and a participant in the EnerNoc program which works with PG&E to reduce the buildings energy load during peak demand times. This program helps the property manager determine how to run the building more efficiently by tracking energy usage in great detail.

## Green Building Features

### Resource Conservation

- Tenant participation in recycling and composting program
- All lights are low mercury content
- At least 70% waste diversion from construction project
- Implementation of green cleaning program and has been using green products and cleaning methods since 2007
- Use of green chemicals in water treatment plan

### Energy Conservation

- Motion sensors installed on all of the stairwell lights as well as on lights in many common areas, tenant spaces and building equipment rooms.

### Water Conservation

- Toilets and urinals retrofitted to reduce water usage
- Aerators installed in all building sinks
- Automated faucets and soap dispensers in all restrooms (in progress)



## Commercial Renovation

1999 Harrison St.  
Oakland, CA

**LEED- Existing  
Buildings: Operation  
& Maintenance  
Gold Certified**

**Recognition  
per City Council  
Resolution 82701**

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## Environmental Savings At A Glance

- Average Waste Diverted: 57% (2009 average of total waste diverted)
- Electricity Usage Savings: 35% (Q4 2009 savings from previous year Q4)
- Water Usage Savings: 2% (Q4 2009 savings from previous year Q4)



## Project Team

### Owner:

Oakland Property LLC,  
Beacon Capital Partners Affiliate  
1999 Harrison Street, Suite 610  
Oakland, CA 94612

### Property Management Company:

CAC Real Estate Management Co., Inc.  
1999 Harrison Street, Suite 610  
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### Engineering:

Able Engineering  
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### General Contractor:

DA Pope  
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### LEED Consultant:

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Learn More! [www.oaklandgreenbuilding.com](http://www.oaklandgreenbuilding.com)