

## The Landmark at One Market Street

The oldest new building in San Francisco

### Case study



The Landmark @ One Market is a 419,371 ft<sup>2</sup> (38,961 m<sup>2</sup>) 11-story building considered to be one of San Francisco's most architecturally distinct and historic properties. Opened in 1917, The Landmark is located in San Francisco's famed Financial District right at the Ferry Building and was originally the headquarters of the Southern Pacific Railroad. The building underwent a major renovation from 1998 to 2000 to upgrade it from a Class 3 to a Class A building. The renovation included all building systems as well as a major seismic retrofit which expanded and changed the shape of the building.

The building was purchased in 2005 by American Assets Trust. Current tenants include Autodesk and Google.

/// The BREEAM process was more rigorous than anything we had done previously but it provided so much value. We learned new things about the building, and it got us thinking about sustainability in new ways. It also helped us identify the areas where we are excelling and it's helping us think about the next steps for improvement. ///

Chris Malabed, Chief Engineer

For American Assets Trusts, the goal was for The Landmark building to show sustainability performance that existing buildings, including those with historic features, can deliver.

Jose Guevara, Senior Property Manager for American Assets Trust said "Sustainability is top-of-mind for our properties, and we have always looked for ways to improve upon building performance through innovative research and environmental programs. BREEAM helped us to look at our sustainability performance through a new, broader lens, and allowed us to enhance opportunities for improvement."

The brick façade of The Landmark is not only beautiful, it plays a key role in maintaining comfortable temperatures in the building without requiring as much energy than newer, hermetically sealed buildings. The operable windows not only provide ventilation, they also deliver health and well-being benefits to tenants by giving the vast majority of the floor space access to natural light. Water consumption is metered at the building level and monitored.

Operational energy efficiency for a building of this type is above average, earning 31 of 40 possible credits within the BREEAM assessment. Energy usage is monitored closely through an advanced BMS with intelligent capabilities to provide suggestions for improved performance.



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The Landmark is located within 5 minutes of multiple modes of transport, including buses, light rail, commuter rail and San Francisco's famed cable cars.



The building eliminated individual desk waste cans and implemented a program with centralized collection stations for recyclables, compost, landfill, e-waste, clothes, books and shoes on tenant floors.

/// Third party verification really sets BREEAM apart from other standards. Having the Assessor come on site to make sure that we are delivering the level of performance we say we are gives the building team the credit they deserve and assures ownership we are delivering value as promised. ///

Jose Guevara, Senior Property Manager at American Assets Trust



All windows in the building are operable. An enclosed atrium connecting The Landmark to another building guarantees access to natural light for the majority of every floor and provides rest areas.



Water consumption is metered at the whole building level and consumption is monitored. More than 75% of water using appliances have isolation valves fitted.



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Certifying to BREEAM USA In-Use validated & helped to progress the sustainability initiatives at The Landmark, while also allowing the property to benchmark itself in the global real estate market.

/// Getting BREEAM certification allows us to compare ourselves in the global real estate world, beyond just the US market. When I have travelled around the world, I've seen the BREEAM plaque on buildings in many countries and I'm proud to have the building I've looked after for over 20 years join their ranks. ///

Chris Malabed, Chief Engineer



#### Project Team

**Client:** American Assets Trust, Inc  
**BREEAM Assessor:** Able Services

#### Key Facts

**BREEAM Scheme:** BREEAM USA In-Use  
**Asset Performance:** 44.1%, Good  
**Building Management:** 31.4%, Pass  
**Size:** 419,371 ft<sup>2</sup> (38,961 m<sup>2</sup>)

#### Get in touch

For more information on BREEAM services in the USA go to:  
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