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## **501 Second Street Earns EPA's ENERGY STAR® for Superior Energy Efficiency**

*The Swig Company Becomes First Commercial Landlord to Own and Operate a 100-Rated Building in San Francisco*

San Francisco, CA – March 21, 2011 – The Swig Company, owner and manager of 501 Second Street, a seven-story office building in the city's SOMA neighborhood, announced the building has earned the U.S. Environmental Protection Agency's (EPA's) prestigious ENERGY STAR, the national symbol for protecting the environment through superior energy efficiency.

The building received a rating of **100**, the highest available through the program, making 501 Second Street the first building in the city to secure a perfect rating and one of only a handful of buildings to do so in Northern California.

"Energy efficiency is an important focus in our management of properties, and we are very proud of the work done by our team at 501 Second Street. We are also delighted to know that 501 Second Street is superior to 99 percent of buildings in the country in its efficient use of energy," said Jeanne Myerson, CEO of The Swig Company.

Commercial buildings that earn the ENERGY STAR use an average of 35 percent less energy than typical buildings and also release 35 percent less carbon dioxide into the atmosphere. The Swig Company is committed to improving its energy performance through strategic development and implementation of energy conservation projects and employment of best practices in building operations.

"Improving the energy efficiency of our nation's buildings is critical to protecting our environment," said Jean Lupinacci, Chief of the ENERGY STAR Commercial & Industrial Branch. "From the boiler room to the board room, organizations are leading the way by making their buildings more efficient and earning EPA's ENERGY STAR."

To earn the ENERGY STAR for 501 Second Street, The Swig Company implemented a number of improvements at the property, including:

- Replaced existing heating systems and installed two high efficiency boilers;
- Replaced existing cooling tower and rooftop air conditioning units and installed Variable Frequency Drives to the air conditioning system;
- Conducted a lighting retrofit
- Installed window film on 80 percent of the building's windows to reduce the building's solar load;
- Upgraded the Energy Management System and introduced a web-based system for tenants to monitor and program off-hours energy usage.
- Installed occupancy sensors in tenant suites
- Conducted extensive energy assessments and retrofits in tenant spaces during scheduled tenant improvement work.

501 Second Street was purchased by The Swig Company in October 2005 and is considered to be one of SOMA's more desirable locations. The building is currently 98 percent leased. Tenants include Ancestry.com, Cogent Communications, media group IDG and Vertical Response.

For more information about ENERGY STAR visit [www.energystar.gov/buildings](http://www.energystar.gov/buildings).

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**About The Swig Company:**

The Swig Company, LLC, headquartered in San Francisco, is a private investment company with a 75-year history of ownership, development and management of commercial real estate properties in major markets throughout the United States. Its primary investment mission is to add value to its investment portfolio through proactive and creative asset management, acquisitions, dispositions, selective development and redevelopment, and professional property management. For more information, please visit <http://www.swigco.com>