



Hudson Pacific's Better Blueprint program brings to life our vision of vibrant, thriving urban spaces and places built for the long term. This 'blueprint' is integral to our business model and articulates many of the principles and practices that inform our commitment to both portfolio and management excellence.

PORTFOLIO EXCELLENCE

Investing in environmental sustainability and social impact—priorities shared by many of our tenants, investors, and other key stakeholders—improves and strengthens our real estate portfolio.

ENVIRONMENTAL SUSTAINABILITY

We were one of the first major North American landlords to achieve carbon neutrality across operations, and we have long-term plans to reduce absolute emissions—excluding offsetting instruments—even further. Over 90% of our in-service office portfolio is LEED-certified and over 70% is ENERGY STAR-certified, and our studio lots are some of the first in the world to achieve the production industry's newly-launched Studio Sustainability Standard.

SOCIAL IMPACT

We seek to offer world-class amenities and/or onsite programming that transform our buildings from traditional workplaces into vibrant destinations. Almost 50% of our in-service office portfolio is Fitwel-certified, and most properties feature functional outdoor space, end-of-trip facilities, and/or a mobile app. Meanwhile, our generous approach to charitable giving and employee volunteering strengthens our ties to local communities.

MANAGEMENT EXCELLENCE

Our competitive human capital management strategies and robust governance approach helps ensure our organization is equipped to continue delivering value to all our stakeholders over the long term.

PEOPLE & CULTURE

We offer competitive compensation and wellness benefits and aim to foster personal and professional growth for employees at all levels of the organization. We have an active network of Employee Resource Groups designed to connect employees with similar backgrounds and experiences, including: Asian Pacific Islanders, Black Enterprise, Halawa Society, Pride, Unidos, and Women@HPP.

BUSINESS PRACTICES

Our experienced leadership team, who have spent decades leading successful real estate organizations, set the tone for our collaborative and entrepreneurial culture and model our commitment to integrity and fiduciary responsibility. Our approach to ethics and compliance, corporate governance, and risk management is aligned with the high standards expected of a publicly traded company.



What this means for Washington 1000

LOW-CARBON DEVELOPMENT

By procuring local materials, we reduced Washington 1000's embodied carbon by approx. 14% compared to industry averages; the building's operations will be 100% carbon neutral.



ENERGY

The LEED Gold certified building uses state-of-the-art building and lighting systems, including smart windows at the rooftop amenity and a 12.7 kW solar array that produces onsite renewable energy.



WATER

The building is Salmon Safe certified and employs best practices for stormwater management and water efficiency including low-flow water fixtures, leak detection devices, native landscaping and onsite rainwater capture and reuse for irrigation.



SUPPLIER DIVERSITY

Over 70% of the development work went to local (King County) and/or traditionally underrepresented firms.



SMART BUILDING

The building is WiredScore certified and is the first building in Seattle to earn SmartScore certification, demonstrating our commitment to tech-forward building operations.



COMMUNITY IMPACT

The site offers 6,000 sft of public space on the street level with landscaped plazas and three large art installations, all completed by local artists.



CONNECTION TO NATURE

The building has three outdoor terraces totaling ~14,000 square feet, each featuring native landscaping and Wi-Fi so tenants can work in the fresh air.



SUSTAINABLE TRANSIT

The building offers EV charging and best-in-class end-of-trip facilities, including secured bike storage, a bike repair station, and showers & lockers; nearby transit options include Community Transit, Sound Transit Express, and King County Metro.



DOG PARK

The building's dog run offers a space for pets and their owners to catch some fresh air and relief during the workday.



WELLNESS

The building is Fitwel certified and offers MERV-13 air filters, open stairwells, abundant natural light, and drinking stations on every floor to help tenants practice wellness all day long.

