



Green Property of the Month: Time Equities Sustainability is transforming 125 Maiden Lane into a LEED certified building

May 23, 2011 - Green Buildings

Time Equities Sustainability is currently retrofitting the office building located at 125 Maiden Ln. for a complete green overhaul. Over the next year the building will undergo various energy efficient upgrades as part of the \$2 million retrofit and process to become LEED certified.

The building has already earned the U.S. Environmental Protection Agency's (EPA's) prestigious Energy Star rating, the national mark of excellence in energy performance. Through its green initiatives, the building also implemented a comprehensive green cleaning and pest management program to minimize the use of toxic chemicals, saved 13% in annual water usage with its water savings plan and diverted 75% of its waste from landfills.

"We continue to provide an above standard product in the downtown office marketplace" said Brandon Medeiros, director of office leasing and sales for Time Equities, Inc. "While many office buildings have been cutting services and deferring maintenance in order to temporarily reduce expenses; 125 Maiden Ln. is investing in a sustainability program to safeguard its future as well as do its part for the environment."

In 2006, Time Equities Inc. (TEI) converted the building at 125 Maiden Lane to an office condominium, the first of TEI's successful office condominium projects. TEI completed office condo sales in 2008 but has retained a 30% ownership in office space which it offers for lease to downtown office tenants. TEI also serves as the managing agent for the office condominium.

The current leasing opportunities at 125 Maiden Ln. range from 570 s/f to 9,307 s/f. The property features a landscaped roof deck and courtyard with stunning river and downtown Brooklyn views, as well as a fully equipped exercise room with men's and women's locker rooms and showers. The building maintains a curated museum-quality art exhibition in the full-service 24/7 lobby as well as on-site management, security and staff.

For information on leasing opportunities at 125 Maiden Lane, please contact Brandon Medeiros at (212) 206-6161.

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