



## **125 Maiden Lane Office Condo earns EPA's Energy Star; TEI owns 30% of building**

November 19, 2010 - Green Buildings

According to the 125 Maiden Lane Office Condominium board of managers, the office condominium located at 125 Maiden Lane has earned the U.S. Environmental Protection Agency's (EPA's) Energy Star. The 125 Maiden Lane Office Condominium was recognized for its energy efficiency standards and is ranked in the top 25% of similar office buildings nationwide for energy efficiency.

"We are thrilled that 125 Maiden Lane was recognized by the EPA for our energy efficiency efforts. We are committed to reducing the carbon footprint of our buildings and implementing substantive change," said Alice Cook, director of sustainability for Time Equities Inc., the office condominium's managing agent.

As an Energy Star recipient, 125 Maiden Lane uses an average of 35% less energy than typical buildings and also releases 35% less carbon dioxide into the atmosphere. The office condominium enlisted the help of building staff including Eddie Burke, building engineer and LaChawn Lowndes property manager to ensure the building is energy efficient. To earn the Energy Star certification, the building is well-maintained with a set schedule of systems and practices peak demand management.

The 125 Maiden Lane Office Condominium features a roof deck and courtyard with river views, a fully equipped exercise room with lockers and showers. The building also has art exhibits in the full-service 24/7 lobby with on-site management, security and staff. Time Equities Inc. converted the building to an office condominium in November 2006 and has since sold over 176,000 rentable s/f while maintaining ownership of 30% of the property, which they lease. Unit owners include U.S. Fund for UNICEF, Empire State Development Corp., Lower Manhattan Cultural Council, Guttmacher Institute, Civil Service Employees Association, and Community for Education Foundation.

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