



Newman and Zaccagnino of Malkin Properties lease 1,470 s/f

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Pine Brook Road Advisors, LP, has leased office space at Ten Bank St., according to Jeffrey Newman, executive VP of Malkin Properties, the marketing and managing agent for the building.

The tenant, which invests primarily in the energy and financial services sectors to help grow large, sustainable and profitable businesses, signed a five-year lease for 1,470 s/f on the fifth floor. Malkin Construction Corp. will build out the space.

Pine Brook is no stranger to Malkin office buildings. The firm recently leased space for its new headquarters in the tower of One Grand Central Place, one of the buildings in Malkin's W&H Properties portfolio.

"Both in White Plains and Manhattan, our experience has been that the Malkin name is synonymous with top-of-the-line facilities, amenities and management, plus unbeatable convenience to mass transportation," said Joe Gantz, Partner of Pine Brook. "At Ten Bank St. we are directly adjacent to Metro North at the White Plains Transportation Center, just as in Manhattan we are connected to Grand Central Terminal. All told, it's little more than a half hour between our affiliated businesses."

Established in 2006 by a team of experienced private equity professionals led by Howard Newman, former Vice Chairman of Warburg Pincus LLC, Pine Brook works as a lead or control investor with successful management teams.

"We are delighted to welcome Pine Brook to Ten Bank Street," said Newman. "The firm's decision to join the building's prestigious tenant roster reflects our continuing success in attracting top-tier tenants."

Newman and senior leasing associate Kimberly Zaccagnino represented the landlord. The tenant was represented by Howard Greenberg of Howard Properties, Ltd.

The most recent addition to Malkin Properties' Westchester portfolio, Ten Bank Street, in downtown White Plains, is a 225,000 s/f, 12-story Trophy office building immediately adjacent to the White Plains Transportation Center, which includes the Metro North commuter line that runs directly to Grand Central Terminal in Manhattan and serves as the hub of the extensive Westchester County Bee Line bus system.

A recipient of The Office Building of the Year Award (TOBY) from the Building Owners and Managers Association (BOMA) of Westchester County, Ten Bank Street features on-going building wide enhancements, including a recently redecorated lobby, and renovated common corridors and restrooms; in-house concierge service; Ten Bank Street Caf  dining facility and catering service; secured, structured parking garage with 417 spaces, located within the building, with 24/7 card access; 24/7 on-site security; a broad range of telecommunications systems; an ATM; and close proximity to banks, restaurants, hotels, dry cleaning, business suppliers, and retail, including The Galleria and The Westchester shopping malls.

Malkin Properties is the real estate management, marketing and acquisition arm of the Malkin

family, which has commercial, retail, and residential operations in 15 states. The company's portfolio of suburban Trophy office buildings totals 1.85 million square feet of prime space in Westchester County, N.Y. and in Fairfield County, Conn.

In addition to Ten Bank Street, Malkin Properties' other Westchester County Trophy building is 500 Mamaroneck Avenue, a five-story, 285,000-square-foot multi-tenant office building located between the Hutchinson River Parkway and I-95 in Harrison. In neighboring Fairfield County, Conn., Malkin Trophy properties are: First Stamford Place, a three-building, 810,000-square-foot office complex located along I-95, adjacent to the Stamford Transportation Center; Metro Center, a 280,000-square-foot property at the Stamford Transportation Center; and MerrittView, a 255,000-square-foot office building located at the Merritt Parkway's exit 40A in Norwalk.

Malkin Properties provides full turn-key deal-making and management services, including marketing, lease negotiations, design, construction, management and cleaning services, all performed in-house. The firm is committed to sustainable property operations and development, including energy efficiency, water use reduction, waste recycling and indoor environmental quality initiatives. Recently, 500 Mamaroneck and MerrittView earned the nationally recognized Energy Star designation from the U.S. Environmental Protection Agency (EPA); the balance of the Malkin Properties suburban Trophy portfolio, including Ten Bank Street, is undergoing Energy Star review.

Broker commissions are paid in full upon lease signing.

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