



Cohen, Kass and Davidson of NKF lease 4,000 s/f LEED space

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BroadRiver Asset Management, LLC, an investment management and advisory firm, has leased a high-end, LEED-candidate pre-built office suite on the 42nd floor at the Empire State Building, according to Fred Posniak, senior vice president of Malkin Holdings, which supervises W&H Properties. The suite, measuring 4,000 s/f, has been constructed according to LEED-Platinum standards. BroadRiver will relocate from 590 Madison Ave.

"This transaction reflects not only the growing interest in the Empire State Building among financial service firms, but also the rising demand for sustainability and energy-efficiency, for which the building and our pre-built suites are well known," said Posniak.

W&H's LEED-candidate pre-builts, which are being rolled out throughout the nine-property Pre-War Trophy portfolio, feature Energy Star appliances, tenant-controlled HVAC, high-end finishes composed of sustainable materials, an abundance of natural light throughout from glass-walled offices and conference rooms, and sub-metered electric.

Mayer Davis of Plymouth Commercial Real Estate Services represented BroadRiver.

William Cohen, Ryan Kass and Lauren Davidson of Newmark Knight Frank, the building's leasing agent, represented the landlord.

The Empire State Building also has taken a leading role in sustainability, partnering with the Clinton Climate Initiative, Rocky Mountain Institute, Johnson Controls and Jones Lang LaSalle to develop an innovative process for a comprehensive energy efficiency retrofit program that will reduce the building's total energy consumption by 38% and that has led the building to receive an Energy Star rating of 90, placing it in the top 10% in energy efficiency among all buildings measured under the Energy Star program. The energy retrofit program that contributed to the Energy Star designation is also an important element in the target to seek LEED-EB Gold certification from the United States Green Building Council.

The Empire State Building's upgrades - planned and completed - include a comprehensive restoration of the Art Deco lobby and ceiling, along with the creation of a dedicated 34th Street tenant entrance, visitor desk and access control, messenger center, new restrooms, air-conditioned public corridors, new marble elevator cabs, 6,500 new windows, improvements to the building-wide mechanical and electrical systems, and improved security systems.

Part of the W&H Properties' Pre-War Trophy office portfolio, the Empire State Building is supervised by Malkin Holdings LLC, one of New York City's most financially stable ownerships. Additional high-end pre-built suites are still available throughout the building, along with fully white-boxed partial and full floors ready for tenant build out from 10,000 square feet, and a contiguous large block of up to 373,749 square feet now available. Broker commissions are paid in full at lease signing.

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