



## **Project of the Month: Reckson/SL Green achieves LEED Gold for 360 Hamilton Ave. and suburban offices: Team members include: CodeGreen and Synergis**

January 30, 2012 - Green Buildings

According to Reckson, a division of SL Green, 360 Hamilton Ave., a 384,000 s/f, 12-story office building and its new suburban office headquarters, located on the 1st floor of 360 Hamilton Ave., has been awarded LEED Gold Certifications by the U.S. Green Building Council.

"Reckson is very pleased to announce this significant designation, expanding our market leading sustainable program," said John Barnes, Reckson senior VP and senior director. "In addition to receiving the Energy Star Label, 360 Hamilton Ave. is only one of 10 buildings in the state of New York with a LEED-Existing Buildings (EB) Gold certification."

This is the second LEED-EB certification for SL Green; the company achieved a LEED-EB Silver certification in 2009 for 100 Park Ave., the redeveloped 36-story, 825,815 s/f "modern classic" situated across from Grand Central Terminal in Midtown Manhattan. Jason Black, SL Green director of sustainability, said, "LEED certified buildings can have a profound environmental impact. 360 Hamilton Ave. improved recycling by 50%, energy use by 25%, and water consumption by 20%. In addition, Reckson purchased renewable energy credits for 100% of the building's annual energy use to support the development of offsite hydro, wind, and solar energy projects in the U.S. LEED Certified buildings have also been instrumental in reducing employee absenteeism and enhancing productivity for its occupants, according to the USGBC."

Reckson also received a LEED-Commercial Interiors Gold Certification for its new suburban offices. As one of only 43 offices in New York State to receive a Gold level designation or higher, the new office features reduced energy consumption by 25%, and diversion of 75% of all construction waste from landfills.

"These are important achievements that reflect our commitment to sustainability at both the building and office level," said Barnes. "It's essential that we continue to deliver the highest quality of office space, utilizing LEED standards to provide more productive, healthier, and greener environments."

Project team members for 360 Hamilton Ave. also include:

- \* Property manager: Tom Giantomidis of Reckson/SL Green
- \* Chief engineer: David Valentine of Reckson/SL Green
- \* Sustainability consultant: Rebecca Shore and Patricia Lee of CodeGreen
- \* Energy services & OA delivery testing: Chris Powers, commissioning agent, and Edgar Bello, CEM, energy auditor, of CodeGreen
- \* Waste auditor: Synergis - Sustainable Resource Management.
- \* Pest management vendor: Kevin Vernon of Western Pest Control
- \* Cleaning vendor: Daniel Franco of A&A Maintenance Enterprise Inc.
- \* Landscaping: Larry Labriola of Labriola Landscaping.

\* Cleaning audit: Steve Bond of The Brookline Group.

SL Green Realty Corp., New York City's largest office landlord, is the only fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of September 30, 2011, SL Green owned interests in 58 Manhattan properties totaling more than 35.3 million s/f. This included ownership interests in 25.8 million s/f of commercial properties and debt and preferred equity investments secured by 9.5 million s/f of properties. In addition to its Manhattan investments, SL Green holds ownership interests and debt and preferred equity interests in 32 suburban assets totaling 7.3 million s/f in Brooklyn, Queens, Long Island, Westchester County, Connecticut and New Jersey, along with four development properties in the suburbs encompassing approximately 465,000 s/f.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540