



Fabrizi, Lee and Malawer of Cushman & Wakefield represent tenant, FGIS, in 5,412 pre-built space at Empire State Building

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The firm of Louis J. Freeh, former director of the FBI, has leased a pre-built suite at the Empire State Building, according to Anthony Malkin, president of Malkin Holdings LLC, which supervises the property.

The firm, Freeh Group International Solutions, LLC (FGIS), moved into its new 5,412 s/f space on the 31st floor.

FGIS is an independent global risk management firm serving in the areas of business integrity and compliance, safety and security, and investigations and due diligence. In addition to Louis Freeh, the management team of FGIS includes former senior law enforcement officials, legal consultants, accountants, and security and compliance experts.

"With the Freeh group and the FDIC, we have two tenants at the Empire State Building who understand value, location, operations, and security," said Malkin. "For Judge Freeh, our quality pre-builts offered a quality layout and finishes to go with Empire's high standard of amenities, furnishings, finishes and sustainable materials to make an ideal fit.

"As the World's Most Famous Office Building," he said, "we offer an address so internationally recognizable FGIS won't even have to put the street, city, state, or zip code on their business cards." Joseph Fabrizi, Bill Lee and David Malawer of Cushman & Wakefield represented FGIS in the lease negotiations. William Cohen and Ryan Kass represented the landlord.

Soaring 1,454 feet above Midtown Manhattan, the Empire State Building is the World's Most Famous Office Building. With new investments in energy-efficiency, building-wide infrastructure upgrades, public areas and amenities totaling more than \$550 million, the Empire State Building has attracted and continues to attract corporate office tenants in a diverse array of industries from around the world.

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 was also an important element in receiving the 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 four dedicated tenant entrances, visitor desk and access control, messenger center, new restrooms, air-conditioned public corridors, brand-new Otis Destination Dispatch Control elevators, new marble elevator cabs, 6,500

windows rebuilt on site for greater energy efficiency, improvements to the building-wide mechanical and electrical systems, and improved security systems.

The flagship 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. High-end pre-built office suites are 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 275,000 s/f. Broker commissions are paid in full at lease signing.

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