



## **George Comfort & Sons signs five leases at Kingsbrook office park - including a five-year, 26,212 s/f lease to Kyndryl, Inc.**

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Rye Brook, NY George Comfort & Sons negotiated five lease agreements totaling over 83,000 s/f at Kingsbrook, the firm's office complex.

In January, George Comfort & Sons signed a 10-year agreement with Regus to open a location at Kingsbrook in mid-2023 across 15,800 s/f at 4 International Dr. Regus is part of IWG, the world's leading provider of hybrid work solutions—with 3,500 locations in 120 countries with members able to access all of the locations and business services via the IWG app. The company is adding a further 1,000 locations over the next year and already counts 83% of Fortune 500 companies among its customer base.

"The year is off to a running start at Kingsbrook, and we are pleased to welcome Regus to the complex. We are confident that the new location will serve as an added amenity for our tenants, as well as provide Rye Brook and Westchester County residents with a quality workspace option close to home," said George Comfort & Sons president and CEO Peter Duncan, who represented ownership in all transactions along with senior vice president Dana Pike.

The agreement with Regus builds on the strong leasing momentum that George Comfort & Sons established at Kingsbrook to close out 2022. The following agreements were secured over the last several months of the year:

- In the largest of the transactions, Kyndryl, Inc. signed a 5-year, 26,212 s/f lease at 2 International Dr. Kyndryl is the world's largest IT infrastructure provider—designing, building, and managing

mission-critical systems for thousands of customers around the globe. The company, which was formerly part of IBM, has moved into its space on the building's second floor. Kyndryl was represented in the transaction by Patrick Murphy, Winston Schromm and Kevin McCarthy of Cushman & Wakefield.

- At 3 International Dr., Schimenti Construction Co. has leased 20,829 s/f for 11 years on the building's third floor, relocating its local suburban offices from Ridgefield, CT. Glenn Walsh of Newmark represented Schimenti in the transaction.
- Peter Pauper Press, Inc. has signed a 9,818 s/f lease at 3 International Dr. for 11 years. The 94-year-old maker of fine books, stationery puzzles and other specialty products relocated from White Plains. Craig Ruoff of Colliers represented the company.
- Compass Group USA, a leading food service and support services company that has been at home on the campus since 2000, will be relocating from 2 International Dr. to 6 International Dr., after signing a new 10-year lease for 10,817 s/f. Mike Norris of Cushman & Wakefield represented the long-time Kingsbrook tenant in the new lease transaction.

Duncan said, "These are all top companies in their respective fields and well established in the Westchester/Connecticut area. We are pleased that they have chosen to maintain a presence in the suburban region for years to come, and we are especially pleased that they will be our tenants at Kingsbrook."

Acquired by a joint venture of George Comfort & Sons and DRA Advisors in 2018, Kingsbrook is located on a landscaped 25 acres. It features renovated lobbies and common areas, plus amenity offerings with conference facilities, three cafes, two fitness centers, parking, and private shuttle service to the nearby Port Chester Metro-North station. Also provided are outdoor seating and activity spaces that feature volleyball and bocce courts.

The six-building, 565,000 s/f office complex is located near the Westchester County Airport, Hutchinson River Pkwy., I-287, I-95, and I-684 and has a diverse tenant roster, which already includes Array Marketing, Nomura, Xylem, and the Leukemia & Lymphoma Society, along with Compass Group.