



The Reckson division of SL Green wins two BOMA awards

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Reckson division of SL Green was the recipient of two awards at the Building Owners and Managers Association of Westchester County's (BOMA) 18th awards dinner on April 30th.

The BOMA Signature award was given to Reckson for the company's continued commitment to Westchester. John Barnes, Reckson senior VP and senior director accepted on the company's behalf.

And a The Office Building of the Year (TOBY)â€”Renovated Building Category) was awarded to Reckson for 150 Grand St., a former class C six-story, 90,966 s/f office building acquired in 2007, which was reduced to its structural components, stripped of its central elements, including facade/core infrastructure, and totally redeveloped, significantly enhancing its quality and value and improving the surrounding community.

The scope of Reckson's \$5.5 million capital improvement program, carried out with tenants in place over the course of 12 months, addressed both the building's aesthetic and functional aspects, resulting in a repositioned 21st century suburban class A commercial office retrofit.

Highlights of the redevelopment included:

- * A new glass and granite facade.
- * Renovation to the main lobby showcasing granite accents, anigre wood paneling, stone flooring and modern furniture.
- * Multiple sustainable features, including energy efficiency, water conservation and indoor air quality.
- * Replacement of the building's window systems.
- * Complete replacement of the roof, reducing heat gain and enhancing thermal capabilities through the addition of four inches of insulation and light colored surfaces.
- * Replacement of the HVAC system.
- * Reconstruction of building core areas to increase floor plate efficiency.
- * New tenant office spaces, constructed to LEED standards.
- * Introduction of energy efficient /natural lighting, low VOC adhesives/paints and products with recycled content.

Reckson, acquired by SL Green Realty Corp. in 2007, is one of the leading owners and operators of suburban commercial real estate with approximately 6 million s/f of class A commercial office space in its portfolio.

SL Green Realty is a self-administered and self-managed real estate investment trust, or REIT, that predominantly acquires, owns, repositions and manages Manhattan office properties. The company is the only publicly held REIT that specializes in this niche. As of March 31, 2009, the company owned 29 New York City office properties totaling approximately 23.211 million s/f, making it one of New York's largest office landlords. In addition, at March 31, SL Green held investment interests in, among other things, eight retail properties encompassing approximately 400,212 s/f, three

development properties encompassing approximately 399,800 s/f and two land interests, along with ownership interests in 33 suburban assets totaling 6,986,500 s/f in Brooklyn, Queens, Long Island, Westchester County, Connecticut and New Jersey.

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