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## **Malkin's Metro Center earns Energy Star designation**

January 27, 2011 - Green Buildings

Malkin Properties' Metro Center, an eight-story, 285,000 s/f, multi-tenanted building located at the Stamford Inter-Modal Transportation Center, has earned the nationally recognized Energy Star designation from the U.S. Environmental Protection Agency (EPA) and the Department of Energy. The designation signifies that the property meets strict energy performance standards set by the EPA and uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than buildings that lack the rating.

"It's an honor to have Metro Center join Malkin's MerrittView in Norwalk and 500 Mamaroneck in Harrison, N.Y. in being recognized with this distinction," said Jeffrey Newman, executive VP for Malkin, the marketing and managing agent for the building.

"Malkin Properties has a long-standing commitment to sustainability and energy efficiency, as evidenced in many of our innovative property operations and development initiatives, including those promoting reduced water usage, high indoor environmental quality, recycling of tenant waste and construction debris, use of 'green' pest control and cleaning solutions, and use of recycled-content carpeting and low/no off-gassing wall coverings and adhesives in building common areas and pre-built suites.

"The positive effect that an increased focus on sustainability can have on tenants' quality of life is a tremendous upside to our efforts," said Newman. "Healthier workers are more productive and more likely to stay with their employers for longer terms, taking fewer sick days along the way. We're proud that our initiatives help increase employee satisfaction and benefit tenants' businesses."

A recipient of The Office Building of the Year Award (TOBY) from the Building Owners and Managers Association (BOMA) of Southern Connecticut, Metro Center features on-going building wide enhancements, including upgrades within the fitness center, dining facility and conference center; in-house concierge service; the Metro Grille dining facility and catering service; tenants-only fitness center with locker rooms; a tenants-only multimedia conference center; free on-site parking within a secured, structured garage, with 24/7 card access; sundry shop; on-site management office; 24/7 on-site security; broad range of telecommunications systems; an ATM; and a tenants-only shuttle to and from the Stamford Town Center and downtown shopping areas.

Metro Center also is located within Stamford's Enterprise Zone, which provides significant tax benefits to qualified companies. Enterprise Zone tenants may qualify for an 80% abatement of real estate and personal property taxes on all leased space and owned/leased machinery and equipment for five years, for a minimum annual savings of nearly \$5.00 per s/f, as well as for a 25% credit against Conn. corporate income taxes for 10 years.

In addition to Metro Center, other Malkin trophy properties in Fairfield County are: First Stamford Place, a three-building, 810,000 s/f office complex located along I-95, adjacent to the Stamford Transportation Center and within Stamford's Enterprise Zone; and MerrittView, a 255,000 s/f office

building located at the Merritt Parkway's exit 40. In neighboring Westchester County, Malkin trophy properties are: Ten Bank Street, a 225,000 s/f, 12-story office building located in White Plains, one block from the White Plains Transportation Center; and 500 Mamaroneck Ave. a five-story, 285,000 s/f multi-tenanted office building located between the Hutchinson River Parkway and I-95 in Harrison.

Recently, 500 Mamaroneck and MerrittView also earned the nationally recognized Energy Star designation from the EPA; the balance of the Malkin Props. suburban Trophy portfolio is undergoing Energy Star review.

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