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## **Malkin Properties' MerrittView earns Energy Star status for second consecutive year**

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For the second year in a row, MerrittView, Malkin Properties' office building has earned the nationally recognized Energy Star designation from the U.S. Environmental Protection Agency (EPA) and the Department of Energy, said Jeffrey Newman, executive vice president of Malkin, the marketing and managing agent for the building.

The rating signifies that the property meets the EPA's strict energy performance standards and causes fewer greenhouse gas emissions, is less expensive to operate, and uses less energy than buildings that haven't received the designation.

"It's very rewarding to have MerrittView recognized with this distinction for the second straight year," said Newman.

"Malkin Properties has long been committed to energy efficiency and sustainability," Newman said, citing the firm's 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.

"An increased focus on sustainability produces a positive effect on tenants' quality of life," he said. "Healthier workers are more productive and more likely to stay with their employers for longer terms, taking fewer sick days along the way. Tenants recognize that our initiatives help increase employee satisfaction and benefit their businesses."

Built in 1985, MerrittView is an eight-story, 255,000 s/f office building located at the intersection of Rte. 7 and the Merritt Parkway, near the Norwalk/Wilton border, with access to Rte.7, Exit 40A and 40B of the Merritt Pkwy., and the Metro-North Commuter Railroad.

MerrittView features on-going building-wide enhancements, including redecorated lobby and common area corridors, and a renovated main entrance plaza; spectacular river and woodland views; in-house concierge service; MerrittView Grille dining facility and catering service; recently re-finished, tenants-only fitness center with locker room facilities; tenants-only multimedia conference center; free on-site parking within structured garage; 24/7 security; broad range of telecommunications systems; ATM; and tenants-only shuttle van service for tenants to the South Norwalk Transportation Center and the Metro North Danbury Spur.

In addition to MerrittView, 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 Metro Center, a 285,000 s/f property at the Stamford Transportation Center. 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-tenant office building located between the Hutchinson River Parkway and I-95 in Harrison.

Malkin Props. is the real estate management, marketing and acquisition arm of the Malkin family, which has commercial, retail and residential operations in seven states. The company's portfolio of suburban office buildings totals 1.85 million s/f of space in Westchester County and in Fairfield County, Conn.

Malkin Props. provides full turn-key deal-making and management services, including marketing, lease negotiations, design, construction, management and cleaning services, all performed in-house. The firm is committed to sustainable property operations and development, including energy efficiency, water use reduction, waste and recycling and indoor environmental quality initiatives. 500 Mamaroneck, Metro Center and Ten Bank St. have all also earned the Energy Star designation; the balance of the Malkin Props. suburban Trophy portfolio is undergoing Energy Star review.

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