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## **Malkin Properties' MerrittView earns Energy Star for third time**

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MerrittView, Malkin Properties' trophy office building, has earned the nationally recognized Energy Star designation from the U.S. Environmental Protection Agency (EPA) for a third time, according to Jeffrey Newman, executive vice president for Malkin Properties, the marketing and managing agent for the building.

The designation signifies that the property meets or exceeds strict energy performance standards set by EPA and uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than its peers.

"Sustainability has long been one of Malkin Properties' highest priorities, and we appreciate the recognition for our continued commitment to energy efficiency," said Newman. "We embrace sustainability as a way to achieve lower operating costs and a healthier, more productive workplace environment for our tenants and ourselves."

Among the accomplishments of Malkin Properties' major sustainable initiatives are:

- \* More efficient energy usage;
- \* Water use reduction;
- \* Better 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.

MerrittView is the second building in the Malkin Properties portfolio to earn Energy Star recognition this year. 500 Mamaroneck Ave. earned its third consecutive award in January.

Built in 1985, MerrittView is an eight-story, 260,000 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 Parkway, and the Metro-North Commuter Railroad.

MerrittView features on-going building-wide enhancements, including recently 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 2010, MerrittView earned the nationally recognized Energy Star designation from the U.S. Environmental Protection Agency. 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 its peers.