

INDUSTRY NEWS

200 FIFTH AVENUE IS FIRST NYC LANDMARKED LEED C&S BUILDING TO EARN GOLD CERTIFICATION

HAVING JUST EARNED ITS LEED GOLD certification, L&L Holding Company's 200 Fifth Avenue now stands alone as the city's only landmarked Core & Shell building to boast that prestigious designation. The singular accomplishment, all the more remarkable considering the property is currently celebrating its 100th birthday, was achieved after an unprecedented 14-month long, \$135 million historic renovation and makeover carried out by L&L principals David Levinson and Robert Lapidus. They have successfully transformed the former International Toy Center into one of the city's most coveted Class A office buildings.

Last year, the Grey Group, the global communication giant, moved into its 370,000 SF world headquarters at 200 Fifth; earlier this year Tiffany and Company leased 260,000 SF for its new corporate headquarters; and Eataly, the world's largest Italian food and wine marketplace, has just opened a host of boutique eateries and shopping venues at the building, which occupies the entire westerly blockfront, directly across from Madison Square Park.

"We are very proud to have earned the LEED Gold certification for 200 Fifth Avenue because, more than anything else, it demonstrates our company's strong and continuing commitment to sustainability in real estate," stated Mr. Levinson.

According to Mr. Lapidus, L&L was

able to earn LEED Gold certification for 200 Fifth Avenue through the following achievements:

- Reuse of over 95% of the existing building's structure
- Roof materials that help reduce heat island effect by utilizing highly reflective white concrete surfaces
- Exceeded water efficiency requirements by over 20% by installing water conserving fixtures in restrooms
- Innovative rainwater capture system supplies water for courtyard plantings, helping to reduce the amount of potable water needed for watering by over 70%
- NYSERDA approved Commissioning(Cx) occurred on the mechanical and electrical systems to ensure all systems were functioning together accurately and as efficiently as possible
- The building is designed to operate 15% more efficiently than the stringent ASHRAE requirements, a difficult achievement for landmark buildings. This was met by utilizing high efficiency HVAC

equipment, high efficiency LED lighting, occupancy sensors, variable frequency drives (VFD), and replacing all the existing windows with high efficiency windows

- The mechanical systems utilize sustainable refrigerants to lower its emission impact, tenant sub-metering systems for electricity, and CO2 monitoring on each floor to maintain proper amounts of outside air in working spaces
- Over 85% of the base building core electricity is offset using Green-E sourced renewable energy
- Sustainable construction practices helped to divert over 85% of materials from landfills, being sent to recycling facilities locally
- Building construction included regional and recycled materials, low-VOC (volatile organic compounds) products and sustainable wood products (Forest Stewardship Council - FSC Certified)
- The existing building layout and new glass curtain wall help to provide sufficient amounts of daylight to over 75% of working spaces and provide outside views for over 90% of tenant work spaces
- Lastly, the building achieved all innovation points for exceeding USGBC credit requirements in many categories, as well as providing innovative measures such as green cleaning for the entire building and having a full time LEED AP active on the project

Founded in 2000, Manhattan-based L&L Holding Company, LLC is a privately owned real estate investment company with a current portfolio in excess of 5.5 million square feet of office space primarily in Manhattan. ■

