

Winter | 2011

Renewals, Expansions, and New Leases: Malkin Properties Has Record Leasing Year

During the past 12 months, Malkin Properties has again earned its place as the quality landlord of choice in Fairfield and Westchester Counties, with tenants having signed on for 400,000



First Stamford Place, Stamford, CT.

square feet of portfolio office space in 44 separate leasing transactions. A whopping 74% of this square footage was locked up by tenants renewing and/or expanding their leaseholds. 85% of those tenants whose leases were scheduled to expire elected to extend the terms of their leases.

“Tenants’ choices to renew and/or expand at our Trophy properties is great news and proof of execution for us,” says Jeffrey H. Newman, executive vice president of Malkin Properties. “In all cases, we have the good fortune of having signed on with a quality tenant who is thriving and chosen to maintain and/or increase its presence with us. Tenants recognize the value we bring to their businesses. We deliver hands-on, on-site building management, services, and amenities, which are – without exception – the finest in the area.”

**ECKERT
SEAMANS**

to maintain and/or increase its presence with us.

Some of the tenants that expanded with us in 2010 are leading private investment firm Fifth Street Capital; global commodities brokerage and consulting firm Pasternak, Baum; national full-service law firm Eckert Seamans Cherin & Mellot; regional accounting firm O’Connor Davies Munns & Dobbins (ODMD); and worldwide-leading home technology manufacturer Universal Remote Control.

Tenants who renewed their space within the past year include multinational beauty company Elizabeth Arden, property/casualty insurance firms Liberty Mutual and National Indemnity, institutional broker-dealer Susquehanna Financial Group, investment management firm Olympus Partners, publishing giant Pearson Education, and multinational computer networking corporation Cisco Systems. Elizabeth Arden was the largest of the renewals within the Malkin Properties portfolio and one of the largest deals in Fairfield County this year, covering 50,000 square feet of third floor space at 200 First Stamford Place.



OLYMPUS PARTNERS

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Flurry of Leasing Activity at 500 Mamaroneck

The past six months proved to be one of the busiest leasing seasons ever at Malkin Properties’ Trophy office building at 500 Mamaroneck Avenue in Harrison, with approximately 96,000 square feet leased in a flurry of renewals, expansions, and new-tenant transactions.

Welcomed to the Malkin Properties tenant roster for the first time were full-service



500 Mamaroneck Avenue, Harrison, NY.

litigation firm Marin Goodman LLP, international insurance broker and risk advisor York International Agency, and settlement fund recovery service firm Class Action Refund, in new leases totaling more than 28,000 square feet.

Marin Goodman relocated its headquarters to Harrison from Class-A office space on Wall Street in Manhattan. York International, previously only a few miles away in Yonkers, also relocated its headquarters to Harrison. Both tenants were attracted to 500 Mamaroneck’s high quality and close proximity to major highways and mass transportation.

Opting to stay with Malkin Properties and renew existing leases at 500 Mamaroneck were

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Cosmetics Giant Elizabeth Arden Renews At First Stamford Place

One of Connecticut’s largest office lease renewals in 2010 was inked recently at Malkin Properties’ First Stamford Place office complex in Stamford, with Elizabeth Arden choosing to retain one of its four global headquarters on the entire third floor of 200 First Stamford Place. The multinational cosmetics company, which moved into the Trophy building in 1995, renewed its 50,000-square-foot facility for the next 12 years, extending its full floor occupancy through 2021.

“Elizabeth Arden has never been known to take any major real estate decision lightly, and this was no exception,” explains James Cantela, head of design and construction with Elizabeth Arden. “We thoroughly explored other options in Fairfield and Westchester counties, but, in the end, the quality of service that Malkin Properties provides its tenants was too good to give up. A third renewal was the only logical decision.”

By providing top quality service and amenities at convenient locations at or near mass transit hubs, Malkin Properties continues to attract world-class companies. In Stamford, both First Stamford Place and Metro Center are located adjacent to I-95, within walking distance to the Stamford Transportation Center serving Amtrak and Metro North railroads, and within a fifteen-minute drive to the nearest airport.

In addition to easy access, all of the buildings in our suburban portfolio feature a wide variety of onsite services and amenities for our tenants. For the past several years, Elizabeth Arden employees have been enjoying the onsite dining facility, fitness center, multimedia conference center, day care facility, barber shop, sundry shop, auto spa, and tenants-only shuttle service to and from the Stamford Transportation Center and downtown Stamford shopping areas. And with long-term financially strong ownership, Malkin Properties will continue providing these top-flight services and amenities to Elizabeth Arden and all of our tenants

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Meet Your Neighbors

Fairfield County First Stamford Place

Multinational beauty company **Elizabeth Arden** has renewed its 49,722-square-foot lease for the entire third floor, its third renewal since taking occupancy at 200 First Stamford Place in 1995. (See article on page 1.)

National Indemnity Company, a leading property/casualty insurance firm, has renewed its 16,851-square-foot lease for the second time since its tenancy at 100 First Stamford Place commenced in 1995.

Metro Center

Susquehanna Financial Group, the institutional broker-dealer, has renewed its 6,826-square-foot lease, its first renewal since the firm moved to the building in 2005.

Private investment partnership **Narragansett Management** has leased 3,615 square feet for its headquarters.

Sea Advisors Fund LLC, a fund that invests in the broader maritime sector, has relocated its headquarters from Greenwich to a 1,350-square-foot suite at the building.

BP Energy, one of the world's largest providers of fuel, heat, and energy, has leased 3,664 square feet.

Media Networks, Inc., a subsidiary of Time, Inc., extended its lease of 28,971 square feet.

MerrittView

Bell, Falla & Assoc., LLC, an international marketing and consulting firm, has extended its lease and expanded to 5,187 square feet.

Leading health and beauty retailer and pharmacy chain **Boots Retail USA** has leased 2,844 square feet.

International beverage supplier **Adina for Life, Inc.** has leased 4,140 square feet.

Antenna Audio Inc., a global supplier of audio-visual equipment, has leased 2,825 square feet.

Westchester County

500 Mamaroneck Avenue

Electronics manufacturer **Universal Remote Control, Inc.** has renewed its lease and expanded its offices to occupy 22,072 square feet.

National accounting firm **O'Connor Davies Munns & Dobbins, LLP** has extended its lease, moved within the building, and expanded to a 32,500-square-foot space on the third floor, as part of a consolidated relocation of its downtown White Plains offices to 500 Mamaroneck.

York International Agency, a privately-held, full-service insurance broker and risk advisor, has inked a lease for 11,745 square feet, and will be relocating from Yonkers.

Pasternak, Baum & Co., an agricultural commodities trading and consulting firm, has extended its lease and expanded to 10,002 square feet.

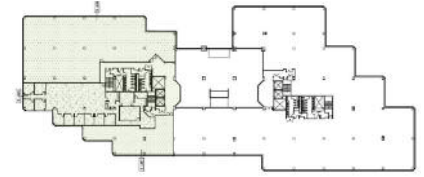
Class Action Refund, LLC, a leading provider

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Spaces in the Spotlight: Large Block Available at 200 First Stamford Place; Plaza Level Space with Tenant Dedicated Entrance at 500 Mamaroneck

We are delighted to announce new availabilities at two office buildings in our suburban Trophy portfolio.

At **200 First Stamford Place** in Stamford, CT, we can now offer a 20,000-square-foot block of space, conveniently located directly at the elevator lobby on the building's second floor. This block spans several corners of the building along the entire eastern wing of the floor, creating the potential for up to seven corner offices, all with beautiful views of First Stamford Place's landscaped campus.



Second floor unit at 200 First Stamford Place

At **500 Mamaroneck Avenue**, in Harrison, NY, we can now offer an 11,000-square-foot unit on the building's plaza level, with the opportunity for a tenant to have its own separate, tenant-dedicated entryway to the building. With windows on three sides, the space offers ample views of 500 Mamaroneck's beautiful park-like landscaping. The space is also located directly adjacent to 500 Mamaroneck's tenants-only fitness center.

For additional information on these or other available spaces in our suburban portfolio, please call 203-353-5200 or 914-328-4800 or visit our website at malkinproperties.com.

First Stamford Place Participates in Stamford Corporate Sustainability Challenge

Malkin Properties has been selected as one of three commercial property owners to represent Stamford in the Corporate Sustainability Challenge, a pilot program initiated by the Southern Connecticut chapter of the Building Owners and Managers Association (BOMA).

Guided by Sustainable Stamford (the mayor's task force on sustainability, established in 2007), Malkin Properties, together with Greenwich Hospital and The Ashforth Company, have agreed to assume lead roles in demonstrating how their sustainability efforts foster energy efficiency, healthier work environments, and reduced operating costs. Some of the nine metrics which are evaluated as part of the Corporate Sustainability Challenge include:

- Promoting car pooling and use of mass transportation;
- Adopting measures which encourage and enhance sustainable practices (such as policies for non-smoking, waste reduction, use of low-mercury-containing light bulbs, and purchases of sustainable materials for building operations;

- Implementing "green" cleaning and integrated pest management programs; and
- Benchmarking electrical and water usage.

Malkin Properties has already been instituting these and other energy efficiency and sustainability measures at all three of the buildings comprising First Stamford Place's 810,000 square foot office complex, and hopes that other commercial property owners will join the "Challenge" in 2011.

"Several of the policy goals and initiatives outlined as part of the "Challenge" and implemented at First Stamford Place are actually in place throughout the Malkin portfolio, underscoring ownership's commitment to sustainable, energy-efficient practices. We are delighted to participate in any program that showcases that commitment," says Gerrit Blauvelt, head of property operations for Malkin Properties in Connecticut and Westchester.

Upon completion of the program in early 2011, First Stamford Place will be eligible to receive a year's worth of free single-stream recycling pick-up from the City of Stamford.

Flurry of Activity... Continued from page 1

international equity investment firm ReachCapital Management, LP; electronics manufacturer Universal Remote Control, Inc.; regional accounting firm O'Connor Davies Munns & Dobbins, LLP; and major global agricultural commodities brokerage Pasternak, Baum & Company Inc.

While renewing, Pasternak, Baum, Universal Remote Control, and O'Connor Davies took the opportunity to also expand their offices. Pasternak, Baum will grow its space by 11%, bringing its occupancy to 10,000 square feet. Universal Remote Control secured 22,072 square feet on

the fifth floor, increasing its total by nearly 10,000 square feet. And O'Connor Davies consolidated its former office in downtown White Plains with its offices at 500 Mamaroneck, relocating into a 32,500-square-foot facility on 500 Mamaroneck's third floor, which will house both its immediate and projected future growth needs in Westchester County.

A busy leasing season like this speaks volumes about the preferred position in the market of not only 500 Mamaroneck, but all of our Trophy office buildings where Malkin Properties continues to attract and retain top-tier tenants seeking premier locations for their businesses in Fairfield and Westchester Counties.

Heard in the Hallways

“Class-A office space in Stamford right next to the transit center is a hot commodity on its own, but it is Malkin Properties’ management that truly makes this location invaluable. In our 12-year history, we have not encountered another building manager whose service is as exemplary. The amenities are everything we thought they would be when we toured the property, and the services we’ve received from the people we’ve worked with at Malkin Properties have exceeded our already-high expectations at every turn. We look forward to a long, fruitful tenure at Metro Center.”

— says Andrew Griffiths, COO of Narragansett Asset Management, which recently moved its headquarters to Metro Center in Stamford.

Employee Profile: Jovani Rampersad, Leasing Associate



Jovani Rampersad

Jovani Rampersad joined Malkin Properties in early 2010 as a leasing associate for the firm’s Trophy office portfolio in Fairfield and Westchester Counties. After several years cultivating her real estate expertise working for Jones

Lang LaSalle in Stamford and Century 21 in San Francisco, Ms. Rampersad was excited to begin the next phase of her career.

“When I first entered the Fairfield/Westchester real estate market - even before meeting with anyone at Malkin Properties - I felt a certain level of prestige associated with the name,” explains Ms. Rampersad. “Everyone I encountered within the brokerage community held the company and its leasing team in such high esteem. It is an honor to join such a distinguished organization, and I appreciate the opportunity to serve as a member of the leasing team for its suburban Trophy portfolio.”

Ms. Rampersad holds an M.B.A. in environmental management from the University of

Liverpool in the U.K. She earned her undergraduate degree in business management at the University of South Carolina, and is working towards a certification in real estate finance and investment at New York University.

“Although I’ve spent several years in the real estate industry, Malkin Properties raises the bar to a new level,” continues Ms. Rampersad. “The ability to work with our team doing business with tenant rep brokers and corporate facilities professionals at the top of their game on a daily basis is such a dynamic and thrilling experience. No two days are the same here, and I look forward to deal-making in the years ahead.”

Ms. Rampersad has fit right in with Jeffrey H. Newman, executive vice president, and Kimberly A. Zaccagnino, senior leasing associate.

“Jovani established herself as an asset to this firm from day one,” says Mr. Newman. “She is tremendously poised and has solid communications skills, qualities that are essential for a good leasing associate.”

“She truly is a delight to work with,” adds Ms. Zaccagnino. “The positive attitude and upbeat energy Jovani brings through the door every day is a boon to her colleagues and our clients.”

Please join us in welcoming Ms. Rampersad to Malkin Properties!

Metro Green Update

This fall marked the groundbreaking for Metro Green Residences, the next phase of the transit-oriented, mixed-use Metro Green project (phase one was the completed and fully occupied Metro Green Apartments). Scheduled for completion next year, Metro Green Residences will consist of 50 mixed-income rental units and ground-floor retail space. 40 of the 50 residences will be reserved for reduced-income households, while the remaining ten will be available at market rental rates.

The complex offers quality workforce housing just one block from Metro Center and the Stamford Transportation Center. The project has received LEED ND Gold Certification for Neighborhood Development, Metro Green Apartments is a LEED Gold certified building, and Metro Green Residences is designed to meet LEED Gold certification.

Future phases will include another 138 residential units and Metro Tower, a 350,000-square-foot, 17-story, “best in class” office tower, that, like the other phases, will showcase a sustainable, energy-efficient design. The office tower will target LEED Platinum certification, and can be made ready for tenant occupancy in 2013.

Renewals, Expansions, and New Leases... Continued from page 1

“Although we pride ourselves on maximizing the tenant experience by providing the broadest range of amenities and most attentive management staff,” explains Mr. Newman, “we continue ‘raising the bar’ for our tenants by consistently upgrading our properties and enhancing our services.”

Another significant factor drawing tenants to the Malkin Properties suburban Trophy portfolio is our buildings’ convenient locations, with unsurpassed access to highways and mass

transportation, and our offering of such a wide array of premier amenities, including café and dining facilities, tenants-only fitness and conference centers, 24/7 security, free parking, and ATMs.

Malkin Properties’ 2011 shows no sign of abating, with several industry-leading companies on the verge of signing new, renewal or expansion leases within our Trophy portfolio. The market at large may not mirror our 2010 experience, and we are grateful to the leading companies and the brokers who represent them for giving

us the chance to compete for their business with the best building management, services and amenities in Fairfield and Westchester Counties – backed by long-term financially strong ownership.

We know that we provide more than office space... we provide workspace solutions which maximize worker productivity and retention. Malkin Properties is a constant, and looks forward to continuing to ensure the highest level of tenant satisfaction in 2011 and beyond.

Four of Malkin Properties' Trophy Office Buildings Attain Energy Star Status

In another acknowledgment of Malkin Properties' ongoing commitment to sustainability, Trophy office buildings 500 Mamaroneck Avenue in Harrison, MerrittView in Norwalk, Metro Center in Stamford, and Ten Bank Street in White



MerrittView, Norwalk, CT.

Plains have earned the nationally recognized Energy Star designation from the U.S. Environmental Protection Agency (EPA). This designation signifies that each property meets strict energy performance standards set by the EPA and uses less energy, is less expensive to operate, and emits less greenhouse gas than its peers.

"We take pride in our own concerted efforts to reduce water use, improve indoor environmental quality, recycle, and use energy more efficiently, as well as in our advocating for these initiatives with our tenants," says Jeffrey H. Newman, executive vice president for Malkin Properties. "Being recognized for these contributions is quite an honor.

"Aside from the cost savings provided by these energy conservation and sustainability initiatives, the quality of life improvements are also

notable," continues Mr. Newman. "All of the programs being implemented contribute to a healthier work environment, which in turn increases productivity and employee retention rates."

In commemoration of the Energy Star designation, plaques have been placed within the main lobby entrances of 500 Mamaroneck, MerrittView, Metro Center, and Ten Bank.

Energy Star was introduced by the EPA in 1992 as a voluntary labeling program designed to identify and promote energy-efficient products to reduce greenhouse gas emissions. Computers and monitors were the first labeled products. EPA then expanded the designation to include additional office equipment products and residential heating and cooling equipment. In 1996, EPA partnered with the U.S. Department of Energy for particular product categories. The Energy Star label is now on major appliances, office equipment, lighting, home electronics, and more. EPA has also extended the label to cover new homes and commercial and industrial buildings.

Malkin Construction Accommodates Tenants' Changing Space Needs

As the scope of a tenant's business evolves over time, so, potentially, does its need for office space. Malkin Construction prides itself on its ability to help a client develop new space solutions that better meet its changing needs. Whether a tenant wants to relocate, reconfigure, consolidate, expand, or reduce the size of its offices, Malkin Construction is always ready to accommodate a tenant's operating schedule without disturbing the work flow in its occupied space.

"Executing a project while a tenant is in occupancy is a specialty of ours," says Timothy Yahn, president of Malkin Construction. "By coordinating closely with the tenant, staying flexible and paying careful attention to the quality of the workplace environment, we enable a business to continue its operations with maximum productivity, while ensuring the comfort and safety of its employees and visitors. We have developed techniques and trained our workers to control noise, maintain site cleanliness and air quality, and build attractive visual barriers to conceal construction activities. Our extensive track record in that regard is the principal reason we are so often called upon to expand facilities for clients whose activities cannot tolerate interruptions, such as financial brokerage firms, traders, law firms, professional service firms and schools."

Mr. Yahn also emphasizes the turn-key aspect of Malkin Construction's approach: "When we complete a project, it's ready for use, plain and simple. Whatever coordination was required has been done. Whatever corollary details needed to be addressed, they have been. All the tenant needs to do is take possession."

Recently, Malkin Construction completed several expansions for tenants within Malkin Properties' suburban portfolio, including technology products company Universal Remote Control's expansion at 500 Mamaroneck Avenue. This project was quite intensive, as it involved adding nearly 10,000 square feet to the company's existing 12,000-square-foot office space.

"A neighboring tenant's request to downsize gave us the perfect space to support Universal Remote Control's growth, but the logistics required to make it a seamless transition were vast," explains Mr. Yahn. "Circuitry had to be re-routed to distribution panels installed and metered within the new Universal Remote Control space, and all of our efforts had to be scheduled around staff workloads. We made sure we were prepared to take best advantage of every opportunity, such as whenever either tenant had an off-site event, conference, or meeting."

Partnering For Success

We would like to thank our friends in the brokerage community who negotiated leases with us since the publication of our Spring 2010 newsletter.

CB Richard Ellis

David Block, First Vice President
Amanda Bokman, First Vice President
Steven Greenbush, First Vice President
Paul Jacobs, Senior Vice President
Barbara Segalini-Stilley, Vice President

Cushman & Wakefield

Steven Baker, Senior Director
Joseph Cabrera, Executive Vice President
Greg Frisoli, Senior Director
Michael Gordon, Director
Jay Hruska, Executive Director

Paul Kauffman, Executive Director
Adam Klimek, Associate Director
Matthew Lisk, Broker

Jeremy Neuer, Senior Director
Larry Ruggieri, Director
Glenn Walsh, Senior Director
Torey Walsh, Associate

Howard Properties, Ltd

Howard Greenberg, President

Jones Lang LaSalle

Robert Martin, Vice Chairman
and Head of Brokerage
John Stoddard, Vice President

McCarthy Associates

John McCarthy, Principal

Neal J. Lerner & Company, Inc.

Neal Lerner, Principal

New York Commercial Realty Group

Michael Rao, President

Meet Your Neighbors...Continued from page 2

of settlement fund recovery services, has leased 7,500 square feet.

Reach Capital Management, LP, a leading international equity investment firm, extended its lease, relocating to a 3,012-square-foot unit.

Ten Bank Street

US Renewables Group, one of the largest investment firms focused exclusively on the renewable energy industry, has renewed its 2,190-square-foot lease on the fifth floor.

Financial firm **Willoughby Capital Management** has signed a 3,072-square-foot lease and will relocate its headquarters from Scarsdale.

Eckert, Seamans, Cherin, & Mellot, LLC, a full-service law firm, will expand for the third time, relocating to a 9,188-square-foot space on the seventh floor.

London-based fitness apparel brand **FitFlop USA, LLC** has signed a lease for its first U.S. office for 6,593 square feet.

Pine Brook Road Advisors, LP, a New York-based private equity firm with offices at Malkin Properties' affiliate W&H Properties' One Grand Central Place, has leased a 1,470-square-foot space on the fifth floor.

Tenant Profile:

International Fitness Apparel Company Joins Prestigious Tenant Roster at Ten Bank Street

FitFlop, a London-based athletic footwear brand, has been steadily making headway in the United States, amassing a roster of 800 retailers, including Nordstrom, Bloomingdale's, Macy's, Victoria's Secret, and Zappos. When the burgeoning fashion company required an office from which to better conduct its stateside business, it set its sights on Malkin Properties' Trophy suburban portfolio, leasing a 6,593-square-foot space at Ten Bank Street in White Plains.

"The FitFlop brand is entering a really exciting period of growth," says Neal Lerner of Neal J. Lerner & Company, Inc., who represented the tenant in the transaction. "When exploring options for their first American office space, they looked first and foremost for flexibility, a place that can fulfill their requirements as they evolve over time. Malkin Properties is known far and wide for attentiveness to its tenants' changing needs and willingness to accommodate them."

Another reason FitFlop was drawn to Ten Bank Street, according to Mr. Lerner, is its extremely convenient location, immediately adjacent to the White Plains Transportation Center. Commuters and business travelers can go to or from Grand Central Terminal within 35 minutes via a Metro North express train.

"For my client, being in the footwear business and working closely with department stores, it's incredibly beneficial to have such easy



Ten Bank Street, White Plains, NY.

access to New York City while still enjoying all of the advantages a suburban location has to offer," continues Mr. Lerner. "Ten Bank Street really provides the best of both worlds."

FitFlop, established in 2007 by Bliss Spa founder Marcia Kilgore, is expected to exceed \$100 million in sales by the end of 2010. According to the Centre for Human Performance at London South Bank University, FitFlop's footwear, based on a biomechanically engineered midsole, can:

- Help increase leg and bottom muscle activity up to 30%
 - Absorb up to 22% more shock than a normal shoe
 - Help realign ground force reaction closer to your joints
 - Reduce foot pressure and pain from heel spurs and plantar fasciitis
- "With our commitment to a healthy work environment, it's only logical that a company with similar values would find a home at Ten Bank Street," notes Jeffrey H. Newman, executive vice president of Malkin Properties.

"Malkin Construction is currently hard at work building out FitFlop's permanent space on the building's eleventh floor, while the tenant occupies other temporary space within the building. Thanks to Malkin Construction's full turn-key services, FitFlop will be able to segue seamlessly into its new space as soon as construction is finished. We take great pride in welcoming FitFlop to our prestigious tenant roster."



AVAILABLE SPACE

Please contact any member of our Malkin Properties Leasing and Marketing team for additional information on any of the following available units. To download floor plans, please go to our website, malkinproperties.com


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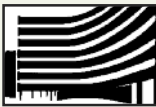
Jovani S. Rampersad
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FAIRFIELD COUNTY PORTFOLIO


	SQ. FT.	
 METRO CENTER	31,864	7th Floor
	32,072	5th Floor
	3,615	5th Floor
	3,339	Lease Out 5th Floor
	7,442	4th Floor
	4,954	4th Floor
	3,067	Lobby


 METRO TOWER	350,000 SQ. FT.	Available for occupancy in 2013
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 MERRITTVIEW	23,316	7th Floor
	25,154	6th Floor
	7,896	White Box 4th Floor
	2,679	White Box 4th Floor

	SQ. FT.	
 FIRST STAMFORD PLACE	3,620	6th Floor
	6,987	4th Floor
	1,796	Lease Out 4th Floor
	12,130	3rd Floor
	7,944	3rd Floor
	4,728	3rd Floor
	17,810	2nd Floor
	3,268	2nd Floor
	6,057	Pre-Built 2nd Floor
	10,971	2nd Floor
3,636	1st Floor	
200 FIRST STAMFORD PLACE	3,268	2nd Floor
	6,057	Pre-Built 2nd Floor
	10,971	2nd Floor
	3,636	1st Floor
300 FIRST STAMFORD PLACE	4,754	5th Floor
	21,430	5th Floor
	4,136	Pre-Built 4th Floor
	2,047	4th Floor
	9,030	3rd Floor
22,750	2nd Floor	

WESTCHESTER COUNTY PORTFOLIO

	SQ. FT.	
 500 MAMARONECK	7,720	4th Floor
	2,476	4th Floor
	3,971	3rd Floor
	1,505	2nd Floor
	1,063	2nd Floor
	11,838	1st Floor
4,450	1st Floor	

 TEN BANK STREET	3,383	12th Floor
	5,050	11th Floor
	2,763	11th Floor
	5,225	10th Floor
	2,911	10th Floor
	16,787	8th Floor
	3,380	6th Floor
	3,279	6th Floor
	2,676	6th Floor
	10,811	6th Floor
	4,616	5th Floor
	2,200	4th Floor

Elizabeth Arden... Continued from page 1 for the duration of their leaseholds.

"We always look to establish strong, lasting relationships with our tenants," says Jeffrey H. Newman, executive vice president of Malkin Properties. "From the time of our acquisition of First Stamford Place in 2001, Elizabeth Arden has benefited from the fruits of our enhanced amenities, services and facility-wide improvements program, and we are thrilled that they have recognized the value in renewing and remaining with Malkin Properties into the next decade."

Annual Tenant Surveys

Tenant satisfaction is always the #1 priority of Malkin Properties. As part of our commitment to providing the best buildings, services and amenities for our tenants, we conduct annual online surveys of tenant managers and tenant employees at each of our buildings, and we also schedule regular sit-down meetings with all of our tenants where we solicit their assessment and advice regarding the quality of their tenancy experience at our property.

The online survey provides an opportunity for tenants to share their opinions and suggestions, and also the chance to win a \$200 American Express Gift Certificate through a raffle held at each building - every tenant who completes a survey is automatically entered to win. Our most recent survey was conducted in early September, and the winners are:

- Nancy Blank, Media Networks, Metro Center
- Diana Whitten, Tiger Risk Partners, LLC, First Stamford Place
- Vicki Hughes, Nestle Holdings, MerrittView
- Annita Lise, Eckert Seamans Cherin & Mellot, LLC, Ten Bank Street
- Fiorella Hufnal, Mariner Investment Group, 500 Mamaroneck Avenue

Connecticut winners will enjoy fine dining at Morton's Steakhouse in Stamford, while our Westchester winners will have the privilege of sampling La Panetiere in Rye.

The results of the surveys are currently being tabulated for evaluation, with an eye towards implementing those recommendations on which there is wide consensus. "From both the on-line survey solicitation and the outreach at our sit-down meetings with tenants, we obtain constructive feedback which enables us to continue delivering 'best in class' service to our tenants," says Jeffrey H. Newman, executive vice president of Malkin Properties. "And if there is negative feedback, we address any concerns immediately."

Of course, our building managers' and tenant service administrators' doors are always open. Feel free at any time to call or email us or to stop by our management offices to share your thoughts.

Malkin Construction Delivers with Out-of-Ground Projects

In addition to its extensive experience with successfully completed interior installations, Malkin Construction has a lengthy roster of recently completed and ongoing out-of-ground projects:

Jonathan Law High School

Skillfully working while school was in session and fully occupied, Malkin Construction completed a significant addition to, and renovation of, Jonathan Law High School, in Milford, CT. The project included a 12,564-square-foot curved addition with seven classrooms and two science laboratories, each featuring Smart Boards, video monitors, and wireless access points.

Stratfield Elementary School

This past summer, Malkin Construction completed a two-story, eight-classroom addition to Stratfield Elementary School in Fairfield, CT in time for the new school year.



Stratfield addition

This represented phase five of a 10-phase, \$15 million project, which will include a one-story administration

area with front canopy that will serve as the school's new main entrance. Work will resume early in 2011, while school is in session, with completion projected for the next summer.

Fairfield Woods Middle School

The Town of Fairfield also recently awarded Malkin Construction a substantial addition to Fairfield Woods Middle School, encompassing more than 54,000 square feet of new construction. The addition will include two stories of classroom space, plus science labs, art rooms, a 3,500-square-foot auxiliary gymnasium with storage facilities, a 600-seat auditorium with a curved metal panel roofing system, a landscaped courtyard, and expanded cafeteria and student dining space.

Metro Green Residences

Malkin Construction recently was hired by Jonathan Rose Companies to build Metro Green Residences, the second phase of a premier, mixed-use, transit-oriented development with environmentally friendly features. The 62,000-square-foot, seven-story block and plank building will consist of one, two, and three-bedroom units for mixed income rental, providing much needed affordable housing for the City of Stamford. The project will be completed within 14 months.

talk

MALKIN
PROPERTIES
Performance. Perspective.

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