



**LeFrak**

# **Empire Building Challenge**

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## About LeFrak

### Real Estate Management for Over 100 Years

LeFrak is a preeminent, family-owned property company committed to community development and long term ownership. LeFrak's principles, consistently applied, have strengthened and deepened the expertise that supports the company's real estate leadership.

Beyond property, LeFrak investments are geographically diverse and span many business sectors, with significant investments in securities, private businesses and energy. LeFrak regularly enhances its real estate and non-real estate asset base with opportunistic investments across the United States and around the globe.

LeFrak affiliates today own and manage an extensive portfolio of real property concentrated in the New York/ New Jersey metropolitan area, as well as South Florida, Los Angeles and throughout the West Coast. Although the focus remains on the residential and office sectors, LeFrak affiliates also invest in numerous hospitality and retail assets.

Through its affiliated companies, LeFrak has developed and built the majority of its own real estate portfolio to become one of the world's leading property firms, leveraging internal development and construction management capabilities. The LeFrak brand is synonymous with excellence in design, construction, engineering, and urban planning. The firm is acclaimed around the globe for the quality of its projects and its properties, its financial strength and conservatism, its entrepreneurial business model and its commitment to long term ownership.



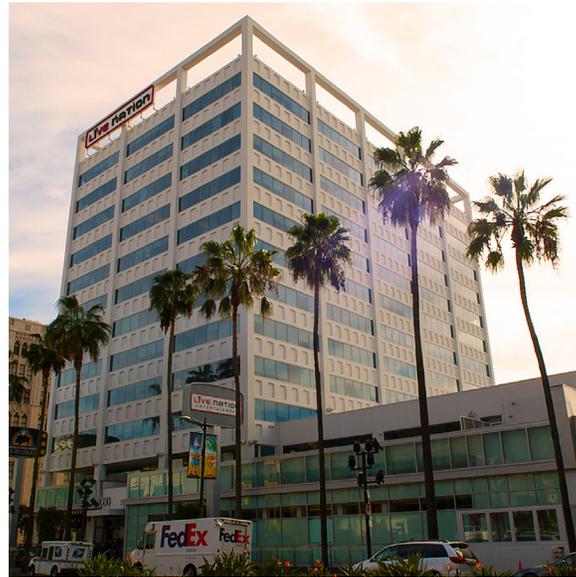
# Our Communities

LeFrak and its affiliates own and manage more than 30 Class A office buildings nationally. At LeFrak's flagship community, Newport, its affiliates have developed more than six million square feet of waterfront, Class A office space across eight towers just minutes from Manhattan.

LeFrak owns and manages several technologically advanced commercial buildings, including major telecom carrier hotels for the New York-New Jersey region. These top-tier buildings provide reliable infrastructure with comprehensive power and cooling distribution systems to support mission-critical IT operations for top-tier financial institutions and global communication companies, among many other tenants.



480 Washington Boulevard, NJ



7060 Hollywood Boulevard, CA



40 West 57th Street, NYC



## Sustainability & Carbon Neutrality

- Acclaimed internationally for responsible community development and sensitivity to environmental sustainability
- Pragmatic approach to decarbonization through development of solid business cases that go beyond business-as-usual
- “LeFrak is excited to be working in partnership with NYSERDA and the Empire Building Challenge to advance the real estate industry’s ability to decarbonize high-rise buildings”
  - John Fitzsimmons  
*Senior Director, Head of Commercial Property Management*

# Sustainability Efforts

- Large solar 376 kW PV array installed across LeFrak City
- [Demonstration](#) of grid-interactive buildings with EV chargers in FL, NY and NJ
- [Award winning](#) over-cladding at the Imperial in Queens, NY
- Green roofs and spaces in NY and NJ





## Committed Building

### 59-17 Junction Boulevard Queens, NY

<b>Number of Stories:</b>	20
<b>Facade:</b>	Glass curtain wall, double pane, low emissivity
<b>Heating:</b>	Natural gas scotch marine boilers
<b>Cooling:</b>	Steam absorption chillers from boiler plant
<b>Distribution:</b>	Two-pipe hydronic; air handlers and fan coil units
<b>Site Energy Use:</b>	~131.7 kBtu/sq. ft.
<b>Carbon Emissions:</b>	~3,459 tCO <sub>2</sub> e/yr

# Public Commitment

LeFrak is committed to decarbonizing LeFrak City Plaza, a 20-story office building located in Corona, Queens that currently serves as the headquarters to NYC's Department of Environmental Protection. The building, erected in 1970, will target to reduce its energy use intensity to 65 kBtu/SF by 2035 which represents a greater than 50% reduction from a 2010 baseline of 131.7 kBtu/SF.



Thank you!

