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Contact:

Elise Maguire

+1 212.984.7116

Elise.Maguire@cbre.com

Great Ink Communications +1 212.741.2977

Jimmy Lappas – jimmy.lappas@greatink.com

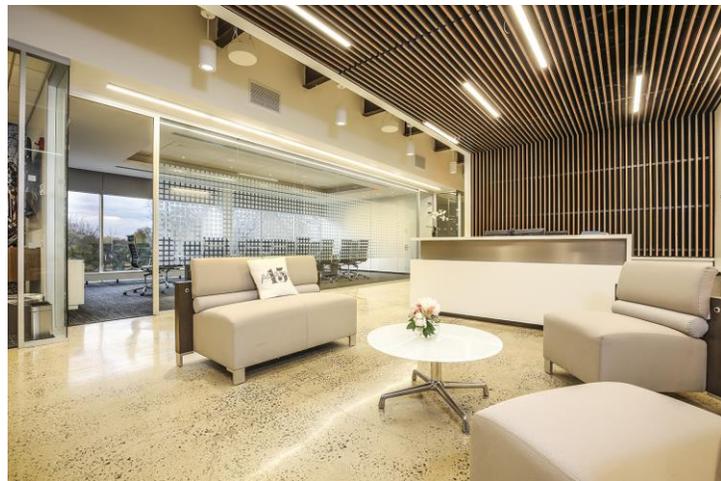
Alyson Leiter – Alyson@greatink.com

CBRE Appointed Exclusive Leasing Agent for Centrally Located Boutique Office Property in the Heart of Rye, NY

Planned Ownership Capital Improvement Campaign at 411 Theodore Fremd Avenue to Create One-of-a-Kind Loft-Style Office Building

Stamford, CT – March 1, 2018 – The CBRE team of Michael McCall, Brian Carcaterra and Kellene Callahan has been appointed by Kiamie 411, LLC as the exclusive leasing agency for a 118,129-square-foot, boutique Class A office property at 411 Theodore Fremd Avenue (www.411TFA.com) in the heart of Rye, NY.

In addition to CBRE, the new ownership has also retained Antinozzi & Associates as the lead architect to plan and oversee a number of major capital improvements at the three-story property, known as Kiamie 411, including new exterior and interior wayfinding signage, exterior building entrance renovations, building façade enhancements, outdoor activity area and seating for tenants, lobby and common area improvements and the installation of new artwork. Renovations are set to commence Q2 2018.



“Kiamie 411 is a true boutique Class A building boasting exceptional, best-in-class loft office space with direct access to Metro North via the New Haven line and major highways,” said McCall, First Vice President at CBRE. “There is no other building in the market this size that boasts an amenity package as comprehensive as what the ownership offers. 411 Theodore Fremd is a true gem with a live, work and play environment.”

Located less than half a mile off of Exit 19 on I-95 and just 1.5 miles from downtown Rye, 411 Theodore Fremd Avenue boasts a newly renovated full-service cafeteria, a state-of-the-art fitness center with men's and women's locker rooms, a private shuttle service to the Harrison train station just half a mile away, on-site ownership and property management, abundant free on-site surface parking and a new building website for current and prospective tenants. The property houses numerous high-profile tenants, serving as the national headquarters for Acadia Realty and USAlliance Financial.

"The new landlord, an established New York City ownership group that is now entering the Westchester market, is bringing fresh ideas to create a one-of-a-kind loft-style office building with 11-foot exposed ceilings within walking distance to a metro north station. There are no other buildings in the Eastern Westchester market that have these attributes," continued Carcaterra, Senior Vice President at CBRE.

"We are extremely pleased with the quality of tenants at Kiamie 411 and will continue to attract the finest businesses in Westchester through providing elegant and functional "Madison Avenue" like office space," said Matthew Kiamie. "Our program focuses on strategically adding value through creative top tier capital improvements designed to provide tenants a modern first-class environment while proactively implementing our close hands on property management approach.

The ownership is set to commence the construction of loft-style pre-builts starting with a new 6,123-square-foot unit located on the first floor of the building with occupancy for prospective tenants set for Q3 2018.

"Antinozzi Associates Architecture & Interiors is proud and excited to be part of the Kiamie team in the repositioning and enhancing of this newly acquired building," noted Stephanie Barbagiovanni, a Senior Associate with Antinozzi Associates.

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