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## MARKETPLACE

BY MONICA PAQUETTE

More than tripling its office space in Westchester County, **The Dorf Law Firm** has signed a 15-year lease for 15,832 square feet at 555 Theodore Fremd Ave., in Rye. The boutique law firm will be relocating its offices from 740 West Boston Post Rd., about three miles away in Mamaroneck, where it has been a tenant for 15 years.

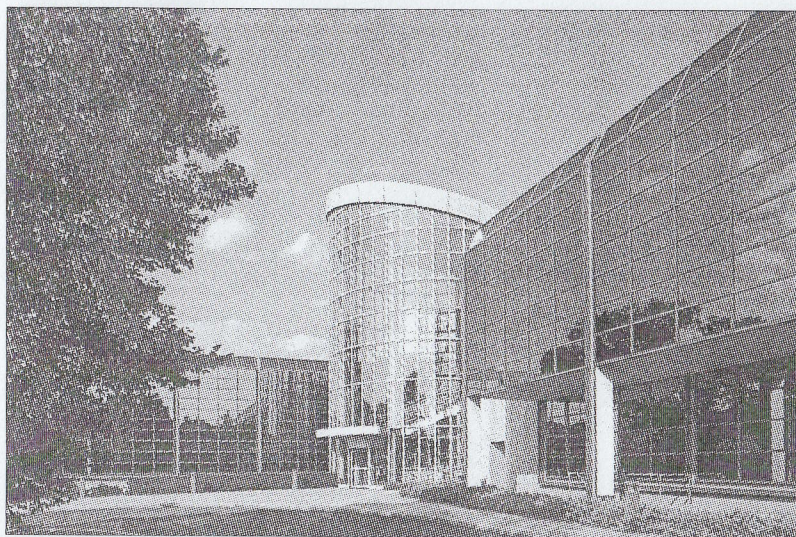
Manhattan-based Faros Properties and Boston-based Gould and Company are joint owners of 555 Theodore Fremd Ave., also known as the International Corporate Center at Rye. The property, a class-A, 171,000-square-foot office complex, has three interconnected A-B-C buildings and was acquired in March 2011 for \$30 million.

"The expansion is to accommodate our achieved growth and projected growth," **Jon A. Dorf**, founder and managing partner at The Dorf Law Firm, said in an interview.

The firm leased about 5,000 square feet in the historic Mamaroneck building. Expansion at the existing location was not feasible because there was no contiguous space, he said.

"Having an entire floor plate and a tailored custom-designed space, appealed to the firm," Mr. Dorf said.

Ⓐ To report a real estate transaction, contact [jstorey@alm.com](mailto:jstorey@alm.com).



555 Theodore Fremd Ave., in Rye

COURTESY OF HOLLIDAY FENOGGIO AND FOWLER

The firm expects to occupy the third floor of the A building by March 1, Alexander Leventhal, a managing partner at Faros Properties, said in an e-mail.

The firm has 11 attorneys on staff, including three that were hired in 2011, and expects to bring on three to five new attorneys this year.

In addition to Mr. Dorf, the firm was internally represented by associate **Laura G. Alcott**.

**James P. Juliano**, a partner at **Shipman, Sosensky & Marks**, in Farmington, Conn., represented the owners.

The complex is currently 85 percent leased, and the asking rate is \$28.50 per square foot. The center has about 500 surface parking spaces and is close to a commuter rail station and Interstates 95 and 287. The rate is slightly higher than the firm's current office space in Mamaroneck, Mr. Dorf said.

About 18 months ago, before the new owners took over, the firm looked at 555 Theodore Fremd Ave., Mr. Dorf said.

"The new ownership's vision, energy and plan for improvement was a driving factor" in the firm's decision to lease at the complex, he said.

The ownership has invested more than \$1 million toward improvements, including landscaping, sidewalk and blacktop repair, new exterior and interior signage, atrium/rotunda renovations, and a new entrance and canopy. There is also an on-site fitness center and sauna that was upgraded and expanded, and the installation of LED lighting. Further improvements will be made to the cafeteria, common corridors and bathrooms.

Mr. Dorf began his legal career as a solo practitioner in 1995 in Westchester County and The Dorf Law Firm was formed as a limited liability partnership in 1997. According to its website, the firm represents clients on a "wide range" of corporate and business matters.

"Because of the direction of the economy, the firm's litigation and corporate business are hot areas," Mr. Dorf said. "CEOs are loosening their purse strings and using resources to defend rights in the court of law."

In a second deal at 555 Theodore Fremd Ave., Murray Feiss Import LLC has signed a 70-month lease, nearly six years, for 9,000 square feet on the first floor of the B Building. The company is relocating the offices of Feiss Lighting and Monte Carlo Fan Company, a division of Generation Brands, and will be leaving 125 Rose Feiss Blvd., in the Bronx, where it has been a tenant for more than half a century.

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By the start of March, the new location will be the headquarters for the Feiss/Monte Carlo brand and will handle sales, marketing and product development.

The new space is about half the square footage of the existing space.

**Michael P. Conway**, a principal at **Grippio & Elden**, and counsel **Marty Behn**, in Chicago, represented the tenant.

The ownership was represented by **Robert M. Schlein**, a partner at **Prince Lobel Tye**, along with **Craig M. Tateronis**, managing partner, and associate **Kimberley A. Philbin**, in the firm's Boston office.

This month, Faros Properties relocated its Manhattan offices to 551 Fifth Ave. from 1040 Avenue of the Americas.

Christopher O'Callaghan, a senior director, brokerage at Cushman & Wakefield Inc., in Rye, acted on behalf of The Dorf Law Firm. In addition, Todd Albright, president of Princeton Realty Group, and Mark Blandford, senior vice president at Diamond Properties, in Mount Kisco, acted on behalf of the firm.

Paul Hoffmann, a vice president, brokerages services at CBRE, served Feiss Lighting. Mr. Hoffman's office is in Stamford, Conn., but he handles transactions primarily in Westchester County and the lower Hudson Valley. In addition, Robert C. Godfrey, senior vice president, brokerage services at CBRE in Long Island, served the tenant.

Gregory V. Frisoli, a senior director at Cushman & Wakefield Inc., and director Lawrence Ruggieri, handled the lease on behalf of Faros Properties and Gould and Company.