

◆ MARKETPLACE ◆

BY JUSTIN SMULISON



NYLJ PHOTO/RICK KOPSTEIN

Conference room and front desk area at Kriss & Feuerstein offices at 360 Lexington Ave.



DAVID KRISS wanted a youthful and modern look for the new midtown offices of **Kriss & Feuerstein**, an 11-attorney real estate law firm.

"We're a young firm and our clients are primarily younger," he said. "They're men and women in their 30s through 50s who are really the leaders in the entrepreneurial side of real estate business."

The firm recently signed a 10-year lease for the entire 12th floor, totaling 12,500 square feet, at 360 Lexington Ave. The firm had occupied 5,700 square feet of the 13th floor since March 1999.

Mr. Kriss, who represented the firm, said the rent will be in the low- to mid-\$40 range. The firm will pay \$1.25 million toward renovation, which he called "relatively inexpensive" on a per-attorney basis.

"It's a good deal because it allows us to keep our overhead low. Law firms are paying \$100 a foot for space and \$300 a foot to build it out. We paid in the low \$40s and it costs \$100 per foot to build it out," he said. "It allows us to operate at a much lower cost structure."

The firm modernized the décor with stained glass doors and a lighting scheme that features energy-efficient compact fluorescents and a window shutter arrangement which provides a path for external illumination. Two "phone booths" beside the reception area were built to eliminate the noise pollution often caused by noisy cell phone conversations. And the pre-existing waffle-like ceilings of the reception area and first conference room have been used to absorb sound.

Mr. Kriss expects to hire five additional attorneys by 2009. The firm employs 14 staff members in addition to its lawyers.

"We're a young law firm that has expanded from just three lawyers just four years ago," Mr. Kriss said. "We've provided for our future growth."

DLA Piper partner **Koren Blair** represented the landlord, Meringoff Properties.

Randy Sherman of Murray Hill Properties acted as the sole broker.

