

\$156 MILLION C-PACE FOR STATE-OF-THE-ART FILM STUDIOS IN NEW YORK, NY

Largest New York State C-PACE to date and first to fund New Construction in NYC.

CounterpointeSRE partnered with **Bungalow Projects** and **Bain Capital Real Estate** to finance a NYC state-of-art production hub for episodic, film, and digital content. Echelon Studios will deliver 10 purpose-built sound stages with market-leading specs for the film industry that also meet the requirements for **Ultra Low Energy Buildings**.



Key Building Features

- Fully electric with design achieving > 15% energy performance over NYC code
- Projected 25% on-site power generation through 1,254 kW combined solar systems
- HVAC and mechanical systems that include numerous VFDs and VRF air-cooled heat pumps
- Air curtains for increased air quality and energy efficiency
- Energy wheel recovery unit to recapture waste air heat
- Combined 10 state-of-the-art sound stages with almost 300,000 sq. ft. of support, office, and mill space

Innovative Financing & Design

- The structure of this financing was optimized to lower the weighted cost of capital for the development while maximizing net proceeds.
- The property is designed to exceed code by more than 15% in energy performance and is anticipated to meet the long-term carbon reduction requirements of the **Climate Mobilization Act of 2019**, including Local Law 97's 2050 compliance targets.
- Scheduled for completion in 2027, the six- and four-stage complexes will deliver industry-leading sound isolation and technical standards supported by the NYC PACE program and NYCIDA, further strengthening New York City's role as a global production hub.

“This financing underscores CounterpointeSRE’s leadership in delivering capital for projects that advance energy performance, carbon reduction, and sustainable development. Echelon Studios will be a cornerstone of New York’s film and television production infrastructure while setting new standards for low-carbon building design. Importantly, this transaction, coupled with our previous \$156mm financing of new construction in Culver City, reflects how sophisticated institutional investors as well as senior lenders are increasingly comfortable with C-PACE financing as a mainstream capital solution.”

– Eric Alini, CEO, CounterpointeSRE

[Download NYC C-PACE Guide](#)

Copyright (©) 2025 Counterpointe Sustainable Advisors LLC. All rights reserved.

The information contained in this website is for informational purposes only and should not be relied upon as investment, legal, tax, sustainability, accounting or any other advice. Any investments or portfolio companies mentioned, referred to, or described in this website are not representative of all investments originated by Counterpointe and there can be no assurance that the investments will be profitable or that other investments originated in the future will have similar characteristics or results. An investment targeting both real estate and energy industries entails a high degree of risk, including the risk of loss. No assumptions should be made that any investments identified were or will be profitable.

Contact Us

