

1



Year Up

38,407
Relocation

Year Up is consolidating its three offices in New York City into one space inside the former headquarters of **Goldman Sachs** in the Financial District, according to a spokesman for the non-profit organization. The new office will have 38,407 square feet, *The Wall Street Journal*, which first reported the deal, indicated.

The office space will be on the sixth floor at **85 Broad Street** between South William and Pearl Streets for a 15-year lease term, according to **Cynthia Wasserberger** of **JLL**, who represented the landlords in the lease, along with colleagues **Peter Riguardi**, **Frank Doyle** and **Jon Schrifrin**.

The move will increase the organization's total footprint in New York City by 13,407 square feet, up from 25,000 square feet spread across its current offices, according to the *Journal*. **Goldman Sachs** left 85 Broad Street in 2009. It is now owned by **MetLife** and **Beacon Capital Partners**. Asking rents in the building run from the high-\$40s to mid-\$50s, the publication noted.

Boston-based **Year Up** works to transition young adults from poverty to professional careers in one year, with six months of training and six months in an internship at major companies like **Bank of America** and **JP Morgan Chase**. It has two offices in the Financial District and one office in Downtown Brooklyn's old **Dime Savings Bank Building** at **9 DeKalb Avenue**. One of its Financial District offices served national staff working from the city and the other two served participants in the program. The spokesman said that with three separate offices there was some disconnect between staff and participants.

—Brady Dale

2



Retail Wholesale and Department Store Union

30,500
Relocation

Retail Wholesale and Department Store Union, or RWDSU, which represents 100,000 men and women in a variety of occupations in the U.S. and Canada, has taken 23,000 square feet on the fifth floor and 7,500 square feet on the 14th floor at the **Fiel Organization's 7 Penn Plaza**. **CBRE's Brian Gell** and **Laurence Briody** represented the tenant in the deal. The lease is for 15 years.

Asking rents in the 18-story building, which has an alternate address of **370 Seventh Avenue** and sits between West 30th and West 31st Streets, range from \$53 per square foot to \$55 per foot, a spokeswoman said.

Other recent tenants to sign leases include **National Hemophilia Foundation**, which took 11,000 square feet on the 12th floor in December, existing tenant **SourceOne** growing to 11,000 square feet on the fourth floor the same month, existing tenants **RCG Longview** and **Estrich & Co.** agreed in November to relocate together within the building to 17,000 square feet on the 14th floor from the fifth floor and new tenant **Guilford Publications** in October signed a lease for 11,500 square feet on the 12th floor. All of their leases are for 10 years.

David Turino, director of commercial leasing for Feil, represented Feil in the deal.

In 2012, Feil completed a \$3 million renovation of the lobby and entryway at 7 Penn Plaza.

—Lauren Elkie Schram

3



Mane USA

17,417
Expansion

Mane USA, a French perfume creation company founded in 1871, renewed and expanded its lease at the **Coates Building** at **555 Madison Avenue** between East 55th and East 56th Streets, according to Mane's broker **Handler Real Estate Organization**.

It is renewing its lease on the 28th and 30th floors, and expanding to the 31st floor, for a total of 17,417 square feet, a release from **Handler** said.

Landlord **Rodney Corporation** was represented by **Robert A.B. Baraf**, **Mark Mandell** and **Ethan Silverstein** of **Cushman & Wakefield**.

Mr. Baraf said that Mane signed the new lease on Dec. 23 and has been a tenant in the building since 2006. "We are very happy to have had Mane expand and extend their occupancy in 555 Madison Avenue," he told *Commercial Observer*.

Mane signed an 11-year lease. Asking rents in the tower floors were \$85 per square foot, Mr. Baraf said.

Mane plans to expand onto the 31st floor in June, pending completed construction. The firm's executive offices will be on the two higher floors, according to the release.

"A multigenerational family business, Mane is one of the most influential perfume creation companies in the world and is in major growth mode," said **Handler's Peter J. Newman** in prepared remarks, who along with **Darell Handler**, represented Mane.

The Midtown East building is comprised of 450,531 square feet, according to the building's website. **Piquet Realty** of Florida signed a lease there in April, according to *The Real Deal*.—B.D.

4



Trolman, Glaser & Lichtman

9,310
Relocation

Law firm **Trolman, Glaser & Lichtman** is moving two blocks south of its Midtown East offices to **William Kaufman Organization's 747 Third Avenue**, *Commercial Observer* has learned.

Specializing in personal injury, the law firm has taken 9,310 square feet in a 10-year deal spanning the entire 23rd floor of the 39-story building between East 46th and East 47th Streets, according to **Avison Young**, which brokered the deal on behalf of the tenant.

Avison Young's Michael Gottlieb, **Anthony Lopresti** and **Jason Meister** represented **Trolman, Glaser & Lichtman** in the transaction, while **Michael Lenchner** of **Sage Realty**, the leasing and management division of the **William Kaufman Organization**, represented the landlord in-house. Mr. Lenchner wasn't immediately available for comment.

The law firm will contract **Avison Young's** project management services team to oversee the build-out of its new office space in the 403,469-square-foot building. The asking rent wasn't immediately available.

"We've been in this Midtown East neighborhood for years, and this particular building is ideal for the growth of **Trolman, Glaser & Lichtman**, and our continued success providing important services to victims of medical malpractice and other serious injuries," stated **Jeffrey A. Lichtman**, a senior partner at the law firm, in prepared remarks. "With its excellent location just minutes from Grand Central Terminal and near the Lexington Avenue subway lines, the building is a perfect fit."

Trolman, Glaser & Lichtman, currently located at **777 Third Avenue** between East 48th and East 49th Streets, is expected to relocate in the second quarter of 2015.—L.E.S.

5



TransSystems

6,800
Relocation

TransSystems, which helps transportation users and providers with their facility and infrastructure goals, is taking 6,800 square feet on the seventh floor at **Feil Organization's 7 Penn Plaza**.

Joe Mangiacotti of **CBRE** represented **TransSystems** and **David Turino**, director of commercial leasing for Feil, represented Feil in the deal. The lease is for 10 years. **CBRE** didn't immediately respond to requests for comment via a spokesman.

Asking rents in the 18-story, 368,000-square-foot **Garment Center** building, which has an alternate address of **370 Seventh Avenue** and sits between West 30th and West 31st Streets, range from \$53 per square foot to \$55 per foot, a spokeswoman said.

"Feil made the corporate decision not to pursue tenants that would occupy a full floor or multiple floors, but wanted to diversify the mix and assist existing tenants who wanted to grow," the Feil spokeswoman noted. "By leasing carefully and relocating existing tenants over 18 months, the building will be nearly fully occupied with a combination of new and existing users."

Other recent tenants to sign leases include **National Hemophilia Foundation**, **RCG Longview**, **Estrich & Co.** and **Guilford Publications**.

In 2012, Feil completed a \$3 million renovation of the lobby and entryway at 7 Penn Plaza.—L.E.S.