



Laurel Road signs lease for 15,240 s/f at RAL Development's Zero Irving

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New York, NY According to RAL Development Services (RAL), Laurel Road, a digital banking platform and brand of leading financial services company KeyBank has signed a new office lease at Zero Irving. Laurel Road leased 15,240 s/f of office space on the 11th floor at Zero Irving in a five-year deal.

Zero Irving was developed by RAL Development Services (RAL) in partnership with Junius Real Estate Partners (Junius) to provide a highly dynamic and amenitized work environment in Union Square, offering cutting edge, post-pandemic design features.

"We are thrilled to welcome KeyBank's Laurel Road into Zero Irving's unique and forward-thinking office concept," said Josh Wein, managing director at RAL. "Laurel Road's digital banking platform aligns perfectly with the building's technology-driven ecosystem,

designed and amenitized for companies looking to stand out to their workforce."

Laurel Road provides tailored banking and lending solutions to its members including student loan refinancing, mortgages, personal loans, among many other services. Serving as KeyBank's digital banking platform, Laurel Road has consolidated and refinanced more than \$9 billion in federal and private school loans.

RAL's 21-story Zero Irving building encompasses 176,000 s/f of office space across the upper 14 floors. The amenity package is unmatched, including a roof deck, a 14,000 s/f event and conferencing space available to tenants, a full-service fitness center with lockers, showers and bike storage, and a ground floor indoor/outdoor food hall by Urbanspace with 12+ curated food vendors.

"Zero Irving's unparalleled Midtown South location along with its unique, avant-garde design makes it an instantly iconic New York City building," said Benjamin Bass, managing director of JLL. "Laurel Road will benefit from the building's unique and modern offering including ideal floor plates, high-end technology, and sought-after amenities and sustainability features." Bass leads the leasing effort with JLL's Mitch Konsker, Dan Turkewitz, Kristen Morgan, and Carlee Palmer.

Ken Siegel of JLL represented Laurel Road in the lease transaction.

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