



## **Rosenberg and Rosen of Robert K. Futterman Associates LLC bring Oakley to 1515 Broadway.; Newmark Knight Frank Retail assists**

November 22, 2010 - Shopping Centers

According to SL Green Realty Corp., southern California-based Oakley has signed a new 1,815 s/f lease to occupy the last remaining retail space at 1515 Broadway, the 54-story, 2 million-s/f tower located in Times Sq.

Oakley is a leading sports and lifestyle manufacturer and distributor of high performance sunglasses, optical athletic brands, goggles, apparel, footwear and accessories.

Oakley joins MTV Studio, Billabong, Element, Best Buy Theater and Aeropostale's, newly opened 19,000 s/f flagship store. This recent transaction completes SL Green's retail re-positioning plan, which included re-tenanting 100% of the building's retail tenant mix.

"We are excited to welcome Oakley to 1515 Broadway," said Steven Durels, director of leasing and real property for SL Green, "as they perfectly complement the property's existing mix of retailers, each of whom recognizes the unique energy and excitement of Times Square's 24/7 market."

David Rosenberg and Beth Rosen of Robert K. Futterman Associates LLC (RKF) represented Oakley while Jeffrey Roseman of Newmark Knight Frank Retail (NKF) with Kenneth Hochhauser and Marc Leber acted on behalf of SL Green. Attorneys in the transaction were Klio Moore Esq. of Opus Law Group for the tenant and Stewart Stern Esq. of Stern, Tannenbaum & Bell for SL Green.

SL Green Realty Corp. is a self-administered and self-managed real estate investment trust, or REIT, that predominantly acquires, owns, repositions and manages Manhattan office properties. The Company is the only publicly held REIT that specializes in this niche. As of June 30, 2010, the Company owned interests in 30 New York City office properties totaling approximately 22,012,215 square feet, making it New York's largest office landlord. In addition, at June 30, 2010, SL Green held investment interests in, among other things, eight retail properties encompassing approximately 374,812 square feet, three development properties encompassing approximately 399,800 square feet and two land interests, along with ownership interests in 31 suburban assets totaling 6,804,700 square feet in Brooklyn, Queens, Long Island, Westchester County, Connecticut and New Jersey.

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