



CBRE leases 27,000 s/f at LCOR's 545 Madison

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545 Madison continues leasing momentum with a 27,000 s/f lease, which was arranged by CBRE. The 17-story, 140,000 s/f office/retail building has been redeveloped by LCOR, a real estate investment and development company.

CBRE's Gregg Rothkin, Paul Milunec, Keith Cody, Robert Kluge and Bob Flippin represented LCOR and Brian Gell and Laurence Briody represented the family trust and real estate management firm.

"545 Madison continues to attract top-tier financial service firms and maintains its status as one of Madison Avenue's elite office properties," said David Sigman executive vice president and principal at LCOR.

"The family trust and real estate management firm, which is leasing the entire fourth, fifth and sixth floors, was attracted to 545 Madison for its forward-thinking design and sought after location, as well as its functional and efficient floor plates.

More than 80% leased, 545 Madison is one of Manhattan's most in-demand office towers. Available spaces at 545 Madison, located on the corner of 55th Street and Madison Avenue in the Plaza District, range in size from 6,877 to 9,282 s/f, with some featuring private terraces. Tenants have the opportunity to select customizable or pre-built space and the building offers hotel-like amenities and state-of-the-art electrical and mechanical systems.

The family trust joins a respected roster of tenants including Cliffwater LLC, BHR Capital LLC, RNK Capital, Siemens Enterprise Communications and the Home Shopping Network. Retail tenants include Alfred Dunhill, Oscar Blandi and Officine Panerai.

Recognized as the top office redevelopment project of 2010 by the Greater New York Construction User Council, 545 Madison also holds LEED Gold certification from the U.S. Green Building Council. The gut-rehabilitation of 545 Madison was completed in 2008, to create a world-class building and environmentally friendly property. LCOR replaced the existing 1955 facade with glass curtain-wall recladding and installed new electrical and mechanical systems and elevators.

545 Madison uses low-emitting building materials, extensive recycled content and renewable power sources, such as wood certified by the Forest Stewardship Council and post-industrial and post-consumer recycled steel, metal, carpeting, aluminum, gypsum board and insulation. The building also features water-conserving bathrooms and 93 percent sunlight/daylights illumination.

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