



JLL completes four leases totaling 29,647 s/f at 540 Madison Avenue, JLL's Wasserberger, Kleiner and Abend rep Boston Properties

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Six transactions totaling 29,647 s/f were completed at Boston Properties' 540 Madison Ave. Jones Lang LaSalle (JLL) represented the building owner in four new leases, totaling 22,097 s/f, to The Bank of East Asia Ltd., Conquest Capital Group LLC, Hakluyt Co. and Ajax Advisors LLC at the class A, 39-story, 300,000 s/f commercial office building.

Building owner Boston Properties was represented in all four deals by Cynthia Wasserberger, managing director, David Kleiner, executive VP, and Randy Abend, senior VP, all with JLL. The team worked with Andrew Levin, senior VP of leasing; Adam Frazier, leasing director; and Daniel Birney, leasing representative, with Boston Properties.

Bank of East Asia signed a 15-year lease for 10,900 s/f of office space and will occupy the entire 10th floor. Robert Billingsley, vice chairman; Jonathan Schindler, senior managing director; and Bryan Boisi, associate, with Cassidy Turley represented the tenant.

Conquest Capital inked a seven-year lease for 4,247 s/f of office space and will occupy a portion of the 14th floor. Bill Harvey, associate director, with Newmark Grubb Knight Frank represented the tenant.

Hakluyt completed a seven-year lease for 4,200 s/f of commercial office space and will occupy a portion of the 15th floor. Gerry Miovski, senior VP; and Samuel King, senior associate, with CBRE represented the tenant.

Ajax Advisors completed a short-term lease for 2,750 s/f and will occupy a portion of the 18th floor. Timothy Gibson, senior director; Marley Glasberg, senior brokerage coordinator, with Cushman & Wakefield Inc. represented the tenant.

Boston Properties also completed two renewals at 540 Madison Ave., with Frazier and Birney representing the building owner in-house in both transactions. GxG Management LLC signed a five-year lease renewal for 3,950 s/f of office space and will continue to occupy a portion of the 21st floor at the building. John Maher, executive VP; and Stephen Winter, senior associate, with CBRE represented the tenant.

CIMB Securities inked a five-year lease renewal for 3,600 s/f of office space and will continue to occupy a portion of the 11th floor. Sinclair Li, senior VP, and Dan Wilpon, associate, with CBRE represented the tenant.

"Boston Properties' 540 Madison Ave. offers a great solution for tenants looking for high-end office space in the Plaza District," said Wasserberger. "The office property can accommodate space users of any size, whether it's a smaller firm looking for a value play in the base of the building or a major corporation seeking prime tower offices with sweeping views of Central Park. Given our tremendous success in leasing up the latest wave of pre-built spaces at 540 Madison Ave., Boston Properties

anticipates rolling out additional prebuilt offices."

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