



Tighe, Rapp, and Mansfield of CBRE represent HarperCollins Publishing Inc. in 180,000 s/f office lease

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Nearly 200 years after first opening for business in Lower Manhattan, HarperCollins Publishing Inc. is returning to its downtown roots.

The publishing giant has just signed a lease for 180,000 s/f of office space comprising 4.5 floors at L&L Holding Company's 195 Broadway for its new headquarters. The company expects to begin relocating from its current midtown offices at 10 East 53rd Street in the Spring of 2014.

"We're delighted to welcome HarperCollins back to Lower Manhattan, where for over a hundred years it grew both its business and reputation," said David Levinson, CEO of L&L Holding Company, LLC. "Coming as it does on the heels of the recent Conde Nast signing at 1 World Trade Center, this becomes a very significant and transformative leasing transaction that bodes well for the continued resurgence of the downtown marketplace."

Mary Ann Tighe, Ken Rapp and Christopher Mansfield of CBRE represented the publishing house in the 15-year leasing transaction while the landlord was represented in-house by L&L's David Berkey and Andrew Wiener. Asking rent at the landmarked building is \$47 per s/f. Interestingly, Messers Levinson and Berkey brokered HarperCollins' lease at 10 East 53rd Street 15 years ago.

The distinctive 1 million s/f building at 195 Broadway, which once served as the New York headquarters of AT&T, is owned by L&L Holding Company, LLC in partnership with Beacon Capital Partners. The William Welles Bosworth designed masterpiece is strategically located between Lower Manhattan's two major public transportation hubs - the Fulton Street Transportation Center and the Calatrava Path station at the World Trade Center.

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