



Feil, Fisher, Palumbo, and Frankel of The Feil Organization signs 70,000 s/f of office leases at 257 Park Avenue South

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The Feil Organization has signed two major leases totaling nearly 70,000 s/f at 257 Park Avenue South.

The Environmental Defense Fund (EDF) has signed a long-term renewal for 44,010 square feet, and plans to implement several sustainability features in the space, says Robert Fisher, Director of Commercial Leasing for Feil, the owner and manager.

"This is the perfect site and perfect building for the Fund to be in. We have a great location near Union Square and Gramercy Park and 13.5-foot ceilings that offer extraordinary amounts of natural light and spectacular views of Gramercy Park," Fisher says. The building's dramatic architecture features brick masonry and terracotta adorned by gargoyles and Art Deco graphics.

The nonprofit Environmental Defense Fund (EDF) is a national organization that seeks to create transformational solutions to the most serious environmental problems by linking science, economics, law and innovative private-sector partnerships. The EDF has been a tenant at 257 Park Avenue South, also known as the Gramercy Park Building, since 1996.

In addition, Madison Logic has signed for 24,562 s/f, a significant expansion of its existing space at the building, Fisher adds. The company is a provider of data-powered lead solutions for world-class B2B advertisers.

"Madison Logic is a growing technology company and the area around 257 Park Avenue South increasingly is becoming a high-tech corridor in the city," Fisher notes. "It's a terrific match."

Built in 1912, the 20-story building is located at 21st Street and Park Avenue South in the heart of the increasingly active Flatiron District/Union Square/Gramercy Park area. Landmarks and sites in the neighborhood include the legendary Pete's Tavern, Baruch College, Shake Shack, the Flatiron Building, and Gramercy, Union Square and Madison Square Parks.

Other tenants at 257 Park Avenue South include: Team Detroit, a division of WPP; SpaFinder Wellness; and FedEx Office Print & Ship Center. Services at the building include a 24-hour concierge desk and security cameras in the elegant lobby. Approximately 7,500 square feet of the full-service building's 226,000 s/f is available for lease.

Brian Feil, vice president of leasing for The Feil Organization, and Fisher represented Feil in both transactions. Brian Palumbo and Michele Frankel worked as in-house counsel for Feil. Alan Desino, Executive Managing Director of Colliers International, represented the EDF, while Marc Ellman, president of Ellman Realty Advisors, represented Madison Logic.

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