



SJP Props. signs 29,000 s/f to Answers Corp. at 11 Times Square; Heryet and Bellwood of Cassidy Turley rep tenant

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According to SJP Properties, one of the New York Metropolitan Area's most active and respected development companies, the St. Louis-based Answers Corp. has signed an office lease to occupy the entire 11th floor at 11 Times Square, a 1.1 million s/f, LEED Gold certified office and retail tower. The building is owned by a joint venture of SJP Properties and investors advised by Prudential Real Estate Investors.

Answers is best known for its digital media property Answers.com, which boasts the largest Q&A community on the web. The company will take a total of 29,000 s/f at 11 Times Square, consolidating operations from multiple locations within N.Y.C. The Cassidy Turley team of Nicola Heryet, senior managing director and principal, and Stephen Bellwood, managing director, represented Answers in its lease, while SJP was represented by vice chairmen Mitch Konsker and Paul Glickman of JLL, 11 Times Square's exclusive office leasing agent.

Answers is the one of the latest industry-leading technology company to make a move to 11 Times Square, which is also home to Microsoft and e-Marketer. The tower, located at the intersection of Eighth Ave. and 42nd St., across from the Port Authority Bus Terminal, has become a destination for a wide-variety of companies across the technology, legal and financial services sectors.

"Answers needed a world-class, tech-forward space to support our high-performing New York operations and workforce, which has quadrupled since last year and continues to grow," said David Karandish, CEO and Chairman of Answers Corporation. "The central location of 11 Times Square gives us tremendous proximity to key customers of our platform technologies--some of the world's largest brands and advertising agencies, in industries such as retail, financial services and healthcare. It also strengthens our efforts to recruit Silicon Alley talent who can help us deliver leading-edge digital media experiences and marketing solutions to consumers and clients alike."

Commented Steven J. Pozycki, CEO of SJP Properties, "This latest lease with Answers demonstrates the value that companies see in occupying high-grade, technologically advanced commercial space that provides direct access to unrivaled services, dining, entertainment and cultural venues, as well as the world's best transportation network. We are extremely pleased to welcome Answers to 11 Times Square as the company positions itself strongly for additional future growth."

From its LEED Platinum-level indoor air quality and highly efficient glass curtain wall to its precedent-setting concrete core construction that protects the building's critical infrastructure and provides enhanced safety, 11 Times Square was developed as Midtown's most advanced new commercial tower, affording the latest in cutting-edge technology, security and energy-efficiency features.

The building's premier concierge-level services include a high-tech, state-of-the-art elevator dispatch

system that minimizes tenant wait and is integrated with the building's security system; an advanced visitor check-in system; a large, secured, fully-efficient loading dock; and a messenger/mail center and delivery area specifically designed to maximize ease of use by tenants. The building's highly efficient office space features floor-to-ceiling windows and column-free corner offices, as well as multiple private terraces.

Situated immediately north of The New York Times building, 11 Times Square helps to define the western gateway to the 42nd Street/Times Square business corridor. Since the mid-'90s, the neighborhood has been the beneficiary of a significant migration in the tenant population in Midtown toward Times Square.

In addition to its world-class roster of technology tenants, 11 Times Square is also home to international law firm Proskauer, which occupies approximately 400,000 square feet at the tower. Last year, SJP announced that it had leased the entirety of the building's retail space to tenants including Bank of America, Global Food International, Senor Frog's and Off the Wall Frozen Yogurt. The tower offers convenient access to the numerous signature restaurants, world-class hotels and entertainment and shopping venues that define Times Square as an iconic neighborhood

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