



## **Monster.com signs long-term 30,000 s/f lease renewal at Charles Cohen's 622 Third Avenue**

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Monster Worldwide (MWW), the parent company of job searching website Monster.com, is staying at Charles Cohen's 622 Third Ave. for another decade.

The company, which provides job seeking, career management, recruitment and talent management products and services, has signed a 10-year, 30,000 s/f lease renewal comprising the entire 39th and a portion of the 37th floor at the 39-story, one million s/f tower located in the Grand Central district.

"We're delighted that this prestigious online company has chosen to maintain their New York headquarters at 622 Third Ave.," said Cohen, who transformed the former Empire Blue Cross/Blue Shield Building into a distinctive class A office tower now known as Grand Central Plaza after acquiring the property in the late 1990s. "It speaks volumes about the growing popularity of the Third Ave. corridor as a destination for tech firms."

Marc Horowitz, Senior Vice President/Director of Office Leasing for Cohen Brothers Realty Corporation, represented the building's ownership in-house in the long-term leasing transaction, while Paul Spiegel and John Griffin of Scopa CRE represented the tenant. Asking rents were \$63 per square foot.

Located between 40th and 41st Streets, the property, which has base floors of 32,000 square feet available for lease, features a newly renovated outdoor plaza, lobby, rooftop garden and public spaces designed by architectural firm Moed de Armas & Shannon. Thomas Balsely & Associates served as landscape architect for the outside public spaces and lighting of the building was designed by Howard Brandston. Current tenants at 622 Third Ave. include Hill Holiday, Erwin Penland, MRM Casanova, Draft & Draft, Orion, Area 23, Cooper-Horowitz, TMP Worldwide, and Sterling National Bank.

After pioneering the business of digital recruiting in 1994, Monster Worldwide started as an online "job board" and quickly grew its business platform as the only online recruitment provider able to service customers on a truly global basis. It currently has a presence in approximately 50 countries around the world.

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