



Kaufman Organization completes 9,500 s/f lease at 100-104 Fifth Avenue

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Clarion Partners, a leading real estate investment adviser and owner of 100-104 Fifth Ave. on behalf of one of its commingled funds, has completed a 9,500 s/f, pre-built full-floor space on the fifth floor of its destination office building is available for immediate occupancy. Centrally located in Union Sq., the tech and creative hub has become home to renowned companies like Adobe Systems, Knewton and Apple. The building also has another 9,500 s/f full floor available for lease on the sixth floor that will be delivered in construction-ready condition, as well as a 5,373 s/f boutique space on the 19th floor.

"This loft-style space not only features high-ceilings, large windows and an open floor plan, but is equipped to service the demanding technology needs of the TAMI sector. The building is a true destination for like-minded firms and its prominent tenant roster reflects its position as one of the premier locations in Midtown South," said Margaret Egan, senior vice president with Clarion Partners.

To showcase the modern and creative aesthetic of the available space, The Kaufman Org., the exclusive leasing and managing agent for the property, created two renderings which are representative of the unit once completed and furnished.

"The pre-built space at 100-104 Fifth Ave. affords prospective tenants the opportunity for a seamless transition; depending on the length of time needed to customize the build-out, a tenant could be fully operational by the middle of the fourth quarter, in a full-floor space that has the potential to serve as a brand-beacon for the company that calls it home," said Grant Greenspan, principal of Kaufman.

The fifth floor space will feature all glass offices, conference rooms, dedicated breakout areas and a modern kitchen pantry with an island layout; the center of the office offers large desks perfectly suited for bench seating. The space, which also features a tenant-controlled air-conditioning system, can be leased with the sixth floor to create one dual-floor 19,000 s/f office.

100-104 Fifth Ave. was certified Platinum by Wired NYC due to its position as one of the most tech-friendly buildings in New York City. The property features a bevy of superior tech amenities such as multiple telecommunications risers, which provide its tenants with access to unique sources of high-speed fiber or copper wiring and internet providers like Verizon, Time Warner Cable, TW Telecom, Abovenet, Broadview, Level and Windstream.

Additionally, the property's common areas—the lobby, elevators and hallways—were upgraded to reflect the building's evolution into the best-in-class tower in the area. 100-104 Fifth Ave. also boasts a new state-of-art video and access control security and new HVAC system.

100-104 Fifth Ave., built in 1905, is a 17-story, 270,000 s/f building located in Midtown South's Union Square neighborhood. The building features a mix of creative and new media companies,

advertising and architectural firms, educational companies and financial firms. The property is in close proximity to a number of mass transportation options that provide tenants and visitors with easy access to-and-from other Manhattan neighborhoods, New Jersey, Brooklyn and Queens.

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