



SJP Properties secures lease with Kepos Capital at 11 Times Sq. – 20,000 s/f

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11 Times Square - Manhattan, NY

Manhattan, NY According to SJP Properties, investment adviser Kepos Capital LP has signed a lease to relocate its headquarters to 11 Times Sq. The 1.1 million-s/f, LEED-Gold-certified commercial tower is owned by SJP in partnership with PGIM and Norges Bank.

Kepos Capital will take 20,000 s/f on the 35th floor of 11 Times Sq. The company was represented in its lease by executive vice president Ben Friedland and senior vice president Michael Movshovich of CBRE, while SJP Properties was represented by vice chairman Paul Glickman and senior vice president Diana Biasotti of JLL, the exclusive leasing agent for 11 Times Sq.

Kepos Capital is relocating from The New York Times Building. The company's new lease will allow it to maintain its presence within the same neighborhood – offering the city's best transit access – while benefiting from 11 Times Sq.'s advanced technology infrastructure and concierge services.

“For today's financial services firms, it's critical to have an office that provides state-of-the-art connectivity and is outfitted with the latest technology infrastructure,” said Steven Pozycki, CEO of SJP Properties. “For Kepos, this move allows the firm to maintain its presence in the city's premier transit hub and occupy a building designed to ensure that tenants are afforded an optimized work environment to support their business growth objectives.”

According to Matt DesChamps, COO of Kepos Capital: “We are excited to move our business operations to 11 Times Sq. later this year. The increased square footage and ability to design the space to our requirements in a state-of-the art building was an exceptional opportunity to create a customized work environment to serve our clients and support our growing business in the years ahead.”

Located at the intersection of Eighth Ave. and 42nd St., north of The New York Times building, 11 Times Sq. serves as the western gateway to the business corridor that has continued to attract a tenant population migrating to the West Side for going on two decades.

The tower is among the most technologically advanced commercial buildings ever constructed in the

borough, featuring LEED Platinum-level indoor air quality, a highly efficient glass curtain wall, and an innovative and precedent-setting concrete core construction that protects the building's critical infrastructure and provides enhanced safety.

Proskauer and Microsoft anchor 11 Times Sq.'s office space, which is also home to an illustrious and diverse roster of tenants across the financial, technology, legal, and media industries. Last year, SJP revealed that leading leisure park operator Parques Reunidos had signed a lease to welcome "Lionsgate Entertainment City" – a 45,000 s/f indoor entertainment center themed around Lionsgate's most beloved films – to serve as the building's anchor retail tenant.

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