



Broad Street Development closes over 100,000 s/f in leases, expansions

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Broad Street Development (BSD) has signed over 100,000 s/f in new leases and expansions according to Daniel Blanco, principal.

At 370 Lexington, China National Tourist Office, signed a 2,018 s/f lease; Teradata, committed to 1,698 s/f; China Natural Gas, signed a 1,354 s/f lease; Skeffington Asset Management leased 719 s/f; and TAM Brazilian Airlines, will expand their current lease, signing an additional 400 s/f.

Among the newest tenants to sign at 55 Broadway are: Teliris Limited, who signed a 17,479 s/f lease; Pro Publica committed to 10,790 s/f; Fog Creek leased 10,790 s/f; Hugh Wood signed a 10,790 s/f lease; Security Mutual Life Insurance Co. of N.Y., leased 7,899 s/f; Max Specialty Insurance Services, signed for 7,586 s/f and Baumeister & Samuels renewed their 2,770 s/f lease.

The newest tenants to sign leases at 61 Broadway are: Fidelity, who renewed their 8,629 s/f of retail space; Office of Economic Counsel of Thailand, renewed its 5,923 s/f lease; World Lung Foundation committed to 5,000 s/f; Smartstream renewed 3,150 s/f; Hankersen leased 2,950 s/f; Downtown Professional renewed their 2,577 s/f lease; Griswold Co. signed an amendment for 2,200 s/f; Strasbourger Pearson Tulcin renewed 1,500 s/f; RTS Realtime Systems re-signed its 1,252 s/f lease; BM&F renewed its 1,028 s/f; Metro Group, committed to 910 s/f; and Law Offices of Valentini has signed for 400 s/f.

Broad Street's portfolio of commercial assets all offer unique design characteristics, while boasting superior infrastructure, a requirement for businesses in Manhattan. The lobby at 370 Lexington Avenue features a spectacular marble and terrazzo floor, high ceilings, a new and larger front desk, glass doors as well as a soon to be installed electronic touch screen directory. The flexible floor plans attract a variety of users ranging from corporate to small-suite tenants, drawn to the exceptional light and air, flexible floor plates, and state-of-the-art conference center.

At 55 Broadway, located on the northeast corner of Broadway and Exchange Place, the 32-story, Class A office tower offers tenants exceptional light and sweeping views, with 11,000 square-foot floor plates easily divisible for multi-tenant use, while also providing full-floor occupancy.

The office tower at 61 Broadway features a diversified tenant base ranging from law firms to financial institutions to not-for-profit organizations. The building attracts a variety of companies from small space users requiring pre-built and immediate occupancy opportunities to larger firms looking for flexible, contiguous space in the Downtown market and spectacular water and city views.

Over the past three years, Broad Street has acquired six major real estate assets totaling over 1.5 million square feet, a major milestone for this investor group. The firm's properties are located throughout Manhattan, including the 750,000 square-foot office tower at 61 Broadway in Lower Manhattan, the approximately 330,000 square-foot office property at 55 Broadway, and the 305,000

square-foot office property at 370 Lexington just one block from Grand Central Station. In addition, the firm recently completed the marketing of two residential conversions at 1438 Third Avenue on Manhattan's Upper East Side and 184 Thompson Street in the heart of Greenwich Village.

About Broad Street Development:

Broad Street Development is an investor group led by Raymond Chalmers and Daniel M. Blanco focusing on the acquisition and management of real estate assets. With more than two decades of combined real estate experience, Mr. Chalmers and Mr. Blanco have developed a reputation as "hands-on" owners and managers. The firm's initial area of concentration is the repositioning of acquired assets to meet the requirements of today's commercial and residential tenants.

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