



Durst Org. secures two leases totaling 26,904 s/f

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Manhattan, NY According to the Durst Organization, R3 LLC has signed a 10-year lease for 17,246 s/f at 1155 Avenue of the Americas. Additionally, Check Point Software Technologies, Inc. signed a five-year lease at the property for 9,663 s/f.

R3 was represented by senior managing director Leo Paytas of NKF. Check Point was represented by senior director Waite Buckley of Vicus Partners. The Durst Org. was represented in-house by executive VP Tom Bow, senior managing director Rocco Romeo and senior leasing associate Tanya Grimaldo.

R3 is relocating their offices from 11 West 42nd St.

Check Point is moving from 500 Fifth Ave.

1155 Avenue of the Americas was completed in 1984 and designed by Emery Roth & Sons. The building, LEED v4 Silver certified under the EBOM rating system (Existing Buildings Operations Maintenance), has undergone a \$130 million capital improvement program. 1155's upgrades include a new lobby, new elevator cabs and destination dispatch controls, new windows throughout and an enhanced floor-to-ceiling glass condition that takes advantage of the building's chamfered corners. In addition, a tenant exclusive 8,000 s/f custom roof-top pavilion with a 4,000 s/f wraparound terrace.

"The stretch of Avenue of the Americas north of Bryant Park has steadily been attracting tenants in the technology industry," said Jonathan (Jody) Durst, president of The Durst Org. "We are excited to welcome software companies R3 and Check Point to 1155 Avenue of the Americas, where they join the growing list of creative and innovative tenants that are transforming Sixth Avenue and Bryant Park."

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