



**Greenspan and Kaufman of Kaufman Org. arrange 5,045 s/f
lease to RTP Global**

April 20, 2021 - New York City



100-104 Fifth Avenue - New York, NY

New York, NY According to Clarion Partners, LLC and The Kaufman Organization, RTP Global has signed a 5,045 s/f lease on the 17th floor at 100-104 Fifth Ave. Grant Greenspan and Michael Kaufman, partners of Kaufman, represented the landlord, Clarion Partners, while John Cilmi Jr, associate director of Newmark represented RTP Global.

“100-104 Fifth Ave. has always proven to be an ideal office location for a diverse collection of both established and growing firms, and that appeal has proven enduring even during the pandemic,” said Margaret Egan, Clarion Partners’ senior vice president of asset management. “As tenants wait to see how the market evolves, this property’s standout features, including institutional ownership and management, a superb location with access to lots of open public space, and its separate entrances and elevators, have made it particularly appealing in light of current conditions.”

One of the first pre-war class A properties to attract high-profile creative and TAMI tenants to Midtown South, 100-104 Fifth has been fully leased for most of the past decade, with very limited availability at any given time.

“Thanks to its location, infrastructure, and flexibility, 100-104 Fifth has established itself as a prime destination for firms in any industry,” said Grant Greenspan, principal of Kaufman Organization. “The overall quality and unique character of the building, along with a turnkey, furnished suite with sweeping views, were key factors in RTP Global’s decision to make this building their new office location. This transaction is proof that modern, turnkey office spaces in stable, institutionally owned and operated buildings, are incredibly attractive to companies who need to make office decisions in this unprecedented time.”

Built in 1906, 100-104 Fifth Ave. is a French Gothic 20-story, 250,671 s/f office tower located at the nexus of Union Sq., the Flatiron District and Washington Sq. Park. The property boasts a mix of creative and new media companies, advertising and architectural firms, educational companies and financial firms, including major deals with Apple, Adobe, Net-A-Porter and Red Ventures, parent company of The Points Guy.

The building features modernized dual lobbies and elevators, advanced telecommunications capabilities, as well as Fitwel, Energy Star and Wired NYC certifications.