



Newmark and JLL bring Microsoft to 122 Fifth Ave. – 150,000 s/f lease

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Manhattan, NY According to Newmark, Microsoft Corp. signed a lease for 150,000 s/f at 122 Fifth Ave. in the Flatiron district.

The 300,000 s/f building, located in the Union Square/Lower Fifth submarket, is owned by Bromley Cos., and is undergoing a major renovation project and includes retail space.

The Newmark agency team consisted of David Falk, Eric Cagner, Peter Shimkin, Ben Shapiro, Jordyn Comras and Dylan Weisman. The tenant was represented by JLL team consisting of Lisa Kiell and Randy Abend.

Bromley Cos. embraced an opportunity, with Barnes and Noble's relocation, to expand the floors to 27,000 s/f each by constructing an adjacent new building that would be merged with the original 122 Fifth structure, ultimately landing Microsoft.

The initiative allowed for the core of the building to be moved out of the center and give future tenants a far more efficient experience not only from a layout standpoint but also to maximize natural light. The building has high ceilings throughout and windows on four sides.

Ownership is also creating a 13,000 s/f communal roof deck for the building tenants, with a 6,000 s/f glass jewel box pavilion space on top

The principals for Bromley Companies are Bill Haines and Nicholas Haines.

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