



## **Touro College and Universtiy system signs 243,305 s/f lease to create new campus within the Rudin family's 3 Times Square**

February 22, 2022 - Front Section

New York, NY The Rudin Family announced that Touro College and University System, one of the nation's leading non-profit institutions of higher and professional education under Jewish auspices, will create a modern new campus at 3 Times Sq., a 30-story Midtown skyscraper currently undergoing a multi-million dollar renovation and repositioning.

Touro will transform 243,305 s/f of space spanning the entire 3rd through 9th floors, as well as the partial ground and 2nd floors, into new classrooms, science and technology labs, a library, offices, event space, student lounges and cafes designed by the firm Michielli + Wyetzner Architects. As part of a 32-year lease, Rudin will create a dedicated entrance and lobby on the southwest corner of 43rd St. and Seventh Ave.

Seven of Touro's schools will be housed in the location, including the College of Pharmacy (TCOP), New York School of Career & Applied Studies (NYSCAS), Graduate School of Business (GSB), Graduate School of Education (GSE), Graduate School of Jewish Studies (GSJS), Graduate School of Social Work (GSSW) and Graduate School of Technology (GST). Touro plans to officially move into the new space in January 2023.

"For half a century, Touro College has helped students from all walks of life pursue their academic and career dreams," said Michael Rudin, executive vice president of Rudin Management Company, the operating arm of the Rudin Family holdings. "We are thrilled to partner with Touro College to develop a modern, 21st-century learning environment that supports their growth in the city's most exciting and visible location: Times Sq."

"Throughout the 2020 and 2021 academic years, our schools and programs adapted and thrived during the transition to online and hybrid education, and we will continue to incorporate what we've learned to help our school and approach to education evolve," said Dr. Alan Kadish, president of the Touro College & University System. "After conducting comprehensive surveys and thorough conversations with faculty, staff and students, we know our community places great value on in-person learning. Touro is now celebrating its 50-year anniversary and by improving our campus experience and upgrading our facilities, Touro will be well-positioned for the next 50 years."

Opened in 2001, 3 Times Sq. was originally constructed as the North American headquarters of Reuters Group PLC. The tower features a telecommunications system and offers multiple internet

service providers. It also features a spire that serves as a communications antenna, as well as one of the largest and most visible screen signs in all of Midtown. The building has achieved WiredScore Platinum certification in recognition of best-in-class connectivity, and is currently undergoing SmartScore certification. The building has also achieved the WELL Health-Safety Rating, and is equipped with a High Efficiency Particulate Air (HEPA) filtration system with a Minimum Efficiency Reporting Value (MERV) rating of 15, among other initiatives in place to prioritize the health and wellness of building occupants.

3 Times Sq. also features Nantum OS, the world's most advanced building operating system. Nantum OS is the flagship product of Prescriptive Data, a privately held smart building automation company focused on using artificial intelligence to optimize tenant comfort and decrease carbon emissions.

In 2020, Rudin engaged FXCollaborative to assist on a sweeping capital improvement program at 3 Times Sq. Highlights of the ongoing work include the creation of a new, glass-walled triple-height lobby and a sculptural façade screen designed to diffuse the light of Times Square. The interior space will include streamlined, touchless entry and fully renovated destination dispatch elevator system. The tower's office tenants will also benefit from a dedicated 16th floor amenity space featuring a dining area, coffee bar, fitness center with locker rooms, and a conference and event center. The building currently has approximately 500,000 s/f of prime office space available for lease.

Jeffrey Rosengarten, senior vice president of Operations at the Touro College and University System, along with a Cushman & Wakefield team led by Richard Bernstein with Steve Braun Troy Elias and Jared Thal represented Touro College in the transaction. Tom Keating of Rudin Management Company, along with a Cushman & Wakefield team led by John Cefaly, Lou D'Avanzo, Ron Lo Russo, Paige Engeldrum and Lauren Hale, represented building ownership.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540