



Durst, Newmark and Manhattan Boutique Real Estate lease 117,181 s/f to Empire State Development at 655 Third Ave.

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Manhattan, NY The Durst Organization said that Empire State Development (ESD) has chosen 655 Third Ave. for its New York City headquarters. ESD, New York State's economic development and financing agency, is taking five full floors of the building totaling 117,181 s/f, marking one of the largest new leases in Midtown this year.

"We are proud that Empire State Development has chosen 655 Third Ave. for its New York City headquarters. 655 Third Ave. has a prime location one block from Grand Central Terminal, offering unparalleled access to transit and convenience in New York City," said Jody Durst, president of The Durst Organization.

Empire State Development's offices will occupy all of floors two through six, taking more than a

quarter of the 30-story, 425,000 s/f property. Originally built in 1958 and designed by Emery Roth & Sons, 655 earned LEED Gold certification in 2019 with sustainability features including 4,775 s/f of green roofs and double-glazed windows that deflect glare and improve office comfort.

The Durst Organization was represented in house by Tom Bow, Ashlea Aaron, and Bailey Caliban. Moshe Sukenik and Brian Cohen of Newmark and Joan Brothers of Manhattan Boutique Real Estate represented Empire State Development.

655 is one of five Durst properties seeing strong leasing activity along Third Ave. Earlier this year, the building renewed the Big East Conference. Further north, 825 Third Ave. has seen a pre-leasing boom with six leases signed totaling 125,000 s/f as the building's \$150 million transformation nears completion.

Rosemary's will open a new Italian restaurant on the ground floor of 825 Third Ave. later this year with indoor and outdoor seating, and the street will be activated with a renovated public plaza. 205 East 42nd St., just up the block from 655 Third Ave., is becoming a new hub for non-profits in Midtown with 65,000 s/f leased so far this year.

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