



SL Green signs leases totaling 104,110 s/f at One Madison Ave.

April 30, 2024 - Front Section



Manhattan, NY SL Green Realty Corp. made known three new tenants have signed leases covering 104,110 s/f at One Madison Ave. The 1.4 million s/f, new office tower located in the Midtown South submarket is now 63.6% leased with the lease up of all tower floors completed.

A publicly traded financial services firm signed a new 67,208 s/f, 11-year lease on two tower floors.

A subsidiary of Flutter Entertainment, a Mobile Sports-Tech Entertainment company, signed a new 35,898 s/f, 12-year lease on the entire 23rd floor.

Italian specialty sandwich shop ALIDORO signed a new 1,004 s/f, 12-year lease on a portion of the ground floor. This lease is part of a curated retail market strategy focused on adding authentic New York food and beverage providers to serve the building's tenants.

Flutter was represented by Justin Haber and Seth Godnick of JLL and the financial services firm was represented by Steven Rotter and Todd Stracci of JLL. The landlord was represented on both transactions by Paul Glickman, Ben Bass, Diana Biasotti, Alexander Chudnoff of JLL. ALIDORO was represented by Jon Paul Pirraglia of Ripco while the landlord was represented by Ross Berkowitz and Alex Hedaya of Newmark.

"We're excited to welcome these new tenants to One Madison Ave. which is Midtown South's most exciting new office development," said Steven Durels, executive vice president, director of leasing and real property at SL Green.

"Additionally, Le Jardin sur Madison and La Tête d'Or by Daniel are extraordinary additions to what will be an unparalleled combination of building amenities."

SL Green also unveiled new renderings and details of the building's featured spaces:

Le Jardin sur Madison, located on the building's 28th floor, is a 6,200 s/f event space designed by architect David Rockwell together with a landscaped 5,000 s/f rooftop garden designed by SMI Landscape Architecture. Accessible by day to One Madison tenants for meetings, coffee, and a serene place to work or recharge, the exclusive rooftop will be available in the evening for private parties and a variety of events. Catering and food and beverage offerings will be provided by chef, Daniel Boulud.

"With Le Jardin sur Madison, we are excited to provide One Madison tenants with an indoor-outdoor oasis for dining, working, events, and conversation," said David Rockwell, founder and president, Rockwell Group. "Rockwell Group's design concept celebrates structure, truth to materials and natural light to create an inviting space that emphasizes spectacular views of the city and Madison Square Park. A peaked roof offers a cathedral-like experience, with a subtly curved wood ceiling that culminates in a 17' skylight and mimics the sky-bound trees of the park through warm woods, reflective metals, and muscular trusses."

La Tête d'Or by Daniel will be the renowned chef's latest culinary offering, adding a first to his extensive portfolio - a steakhouse. The elegant and spacious dining room is designed by Rockwell Group and is influenced by the comfort of the American steakhouse blended with the classic Parisian dining scene. La Tête d'Or by Daniel will feature a 150-person main dining area, a cocktail bar in a dramatic lounge, private dining room, and an exclusive private omakase steak and seafood table to enjoy a unique dining experience. The new restaurant is expected to open to the public in November 2024.

"I am a French chef with a big American heart and I have loved steakhouses since my early days in this country. When I travel across the States I often make it a point to visit a steakhouse. I always enjoy this quintessential and glorious emblem of the American dining scene, excelling in their use of prime ingredients with soulful simplicity and proud service," said chef Boulud. "La Tête d'Or will be a true American steakhouse with a French 'triple s' branding: soul, seasoning and sauces! I look forward to welcoming guests into this new Madison Square Park neighborhood destination where they will experience our creative approach to traditional flavors."

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