



Ziff Davis signs 23,038 s/f office lease at BXP's 360 Park Ave. South

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Manhattan, NY CBRE completed a 23,038 s/f office lease at 360 Park Ave. South, a workplace owned by BXP in Midtown South. Ziff Davis, a digital media and internet company, will relocate its corporate offices from 114 Fifth Ave. and occupy the 17th floor of 360 Park Ave. South.

The CBRE team of Peter Turchin, Gregg Rothkin, Ross Zimbalist, Arkady Smolyansky, Hayden Pascal and Trevor Larkin spearhead the marketing efforts at the 440,000 s/f, 20-story, class A building and negotiated the lease transaction on behalf of BXP and GIC. CBRE's Sacha Zarba and Jeff Fischer acted on behalf of Ziff Davis.

"Just a short walk from Madison Sq. Park and near major transit options, 360 Park Ave. South has great new amenities perfect for today's office workers," said Hilary Spann, executive vice president, New York region at BXP. "We're building a top-notch workplace that's all about convenience, experience, and functionality, and we're excited to have Ziff Davis join the neighborhood."

"360 Park Ave. South has been reimagined by BXP via a \$100 million capital improvement campaign to create a truly modern workplace for the needs of today's discerning corporate space users," said Turchin. "We are thrilled to have Ziff Davis join an already impressive tenant roster, including Iconiq Capital, who recently leased 70,000 s/f at this distinctive Midtown South office tower."

"360 Park Ave. South, in one of Manhattan's hottest submarkets with Madison Square Park at its doorstep, surrounding transit, dining, and entertainment, attracts established business tenants

looking for an office that will support their workforce,” said CBRE’s Rothkin.

BXP has renovated and upgraded the building to support the evolving needs and desires of today’s workforce, including the complete redesign of the ground floor with multiple all-day food and beverage offerings spearheaded by SAGA Hospitality Group and Chef James Kent, owner of Michelin-starred restaurants Crown Shy (1 star) and Saga (2 stars); the addition of a garden-level amenity center featuring conferencing and work-lounge seating areas; a new tenant only roof deck with a bar; elevator cab and mechanical upgrades including destination dispatch technology; the addition of a bike room inside the 26th Street entrance; gut renovation of two lobbies; HVAC infrastructure and filtration upgrades throughout; and upgraded life safety and security systems. Ownership has also recently finished prebuilding a full floor in the building for tenants with immediate space needs.

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