



Allied Irish Banks relocating NYC headquarters to Durst's 825 Third Ave.

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Manhattan, NY The Durst Organization said that Allied Irish Banks PLC of New York (AIB) is relocating its New York City headquarters taking a full floor at 825 Third Ave. The Irish bank will occupy 11,054 s/f on the 14th floor of the newly renovated LEED Gold-certified building. This latest lease continues the momentum at 825 after The Durst Organization fully vacated the building to conduct a comprehensive repositioning of the tower.

“We have nearly completed a top-to-bottom transformation of 825 Third Ave. with best-in-class amenities, modern office spaces, sustainable systems, and a beautiful lobby. The building will provide an exceptional home for Allied Irish,” said Jody Durst, president of The Durst Organization.

AIB is a full-service financial services group operating predominantly in the Republic of Ireland, the United Kingdom and the United States of America.

AIB chief executive officer Colin Hunt said, “We are delighted to move into this wonderful building in the heart of New York City which will help support the delivery of our three-year strategy and beyond. These new headquarters provide a strong platform to deliver future growth across a range of lending and treasury services including our newly established Climate Capital segment which backs renewable energy companies and critical infrastructure projects in North America. We are particularly pleased to be moving into a sustainable building which makes excellent use of green building materials, modern construction methods, and highly efficient operational standards as we seek to lead by example in the transition to a lower carbon future.”

The 530,000 s/f 825 Third is in the final stages of a \$150 million capital improvement program focused on performance, tenant comfort, modern aesthetics, and sustainability. This includes:

- **New Public Open Space:** Durst is beautifying 4,000 s/f of public open space along Third Ave. and East 50th St. with new plantings, public seating, bike racks, and lighting.
- **Exclusive Tenant Amenity Space:** Well& by Durst at 825 Third sets a new standard, with a uniquely curated indoor-outdoor experience. The tenant amenity space, which opened in September 2023, seamlessly blends indoors and out for informal gatherings, work meetings, and socializing.
- **Pre-built and DurstReady Suites:** Due to demand, Durst is building out additional pre-built and DurstReady suites at 825 Third Ave. DurstReady merges the convenience of turnkey private office spaces with the esteemed service, reputation, and dependability of a century-old, family-operated real estate enterprise. The move-in ready private offices with flexible lease terms are meticulously designed and fully wired for immediate use.
- **Updated Lobby:** Elegantly modern entrance and lobby featuring white onyx and concrete combined with white oak and perforated metal.
- **Dynamic View Glass Windows:** 825 Third is among the first office buildings in Manhattan to offer windows that use artificial intelligence to automatically adjust and tint throughout the day to reduce glare, mitigate direct sun, and control heat gain. The result is light-filled interiors where blinds are

never needed.

- Replacement and Modernization of Systems. The new HVAC, electrical, plumbing, life safety, and building management systems enhance the building's appearance and operating efficiency.
- Green Building Materials and Methods: The LEED Gold certified 825 Third Ave. is engineered for sustainability through the use of green building materials, modern construction methods, and highly efficient operational standards.

Situated blocks from Grand Central in Midtown East, 825 Third Ave. benefits from a unique combination of readily accessible transit, ample neighborhood amenities, and a thriving business environment.

AIB joins a variety of other recently announced tenants at 825 Third Avenue including Genius Sports, Dimension Renewable Energy, Beveridge & Diamond, Gotham Asset Management, Liminal Strategy Partners, and Toyota Tsusho America Inc.

In addition, the beloved Italian restaurant Rosemary's, known for its airy, urban farmhouse ambiance and neighborly hospitality, recently opened a new location on the ground floor of the building with indoor and outdoor seating.

The Durst Organization was represented in house by Tom Bow, Ashlea Aaron, Sayo Kamara, and Bailey Caliban. Allied Irish Banks was represented by Matthew McBride of CBRE.

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