



CBRE inks 144,312 s/f lease renewal at HGI's 51W52

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Manhattan, NY CBRE completed a lease renewal at 51W52, also known as Black Rock, a 900,000 s/f, 38-story skyscraper located in Midtown, originally designed by architect Eero Saarinen as the headquarters of CBS. International law firm Orrick, Herrington & Sutcliffe inked a 144,312 s/f office lease renewal for floors 17, and 20 through 24.

The CBRE team of Howard Fiddle, Scott Gottlieb, Andrew Sussman, Evan Haskell, Evan Fiddle, and Caroline Merck, representing the owner, an affiliate of Harbor Group International, LLC (HGI), spearheaded the leasing campaign at the office tower. CBRE's Mary Ann Tighe, Craig Reicher, Ramneek Rikhy and Elliot Bok represented Orrick, Herrington & Sutcliffe in the 15-year lease renewal.

"HGI has overseen a significant investment in the modernization of this historic office tower," said Fiddle. "Orrick's commitment to the property speaks to the incredible work the ownership has done in making 51W52 the premier business address in Midtown that provides tenants with ideal space to inspire their employees."

Located in one of Midtown's most desirable work environments, 51W52 has column-free floor plates, floor-to-ceiling windows, amenities, and access to some of the best shops, restaurants, and corporations, in close proximity to Grand Central Station and Central Park. HGI recently completed a \$128 million reimagining of the property to modernize all interior spaces while preserving its architectural legacy. The project, which was designed by Vocon and MdeAS Architects, includes revamped lobbies, new elevators, upgraded interior spaces, and the addition of a modern amenity suite with a tenant lounge, fitness center, and private café in the building's concourse.

"51W52's prime location in the heart of Midtown, rich architectural significance and thoughtful restoration present a highly desirable offering for today's office workers," said Richard Litton Jr., president at HGI. "Since completing the renovation in April, we've seen the new spaces activated and felt the excitement from both prospective and current tenants. Orrick's lease renewal at 51W52 reflects the ongoing desire to work in trophy office buildings with thoughtful design and best-in-class amenities."

Since acquiring the building in October 2021, HGI has experienced leasing activity, executing both new leases and renewals accounting for 500,000 s/f, a direct result of the restoration's appeal to today's office users. Last fall, HGI relocated its New York City headquarters to 51W52, occupying 25,000 s/f on the 19th floor.