



**Rudin secures two leases totaling 18,150 s/f at 41 Madison Ave.**

July 30, 2024 - Front Section



Manhattan, NY Rudin secured a new lease with Clarick Gueron Reisbaum, LLP and is expanding Polar Asset Management Partners, Inc.'s footprint at 41 Madison Ave., its renovated office tower in the heart of Midtown South's Flatiron District.

Clarick Gueron Reisbaum, LLP has signed a 11-year lease for 13,394 s/f spanning the entire 23rd floor at 41 Madison. The New York City-based boutique law firm specializes in commercial, civil litigation relating to complex business disputes, arts & entertainment, government and internal investigations, IP, corporate ownership & governance, and securities and derivatives matters. The relocation, set for Q1 2025, is an expansion from its current 9,078 s/f offices at 220 Fifth Ave.

Polar Asset Management Partners, Inc. is nearly doubling its space at 41 Madison, securing an additional 4,761 s/f on a portion of the 33rd floor, while maintaining its 5,000 s/f presence on a portion of the 36th floor. The Toronto-based global alternative asset manager will expand this month into their new space, which is coterminous with their existing offices.

Clarick Gueron Reisbaum, LLP was represented by Signature Partners' Andrew Weiss. Polar Asset Management, Inc. was represented by Brad Needleman of Newmark. Rudin's Robert Steinman, senior vice president, represented building ownership in both transactions.

"The decision by Clarick Gueron Reisbaum and Polar to expand their footprints speaks volumes about the confidence they have in Rudin, our building and the broader market," said Tom Keating, senior vice president, director of commercial leasing at Rudin. "We're pleased to facilitate their growth and thrilled about their contribution to the vibrancy we have cultivated at 41 Madison."

Designed by Emery Roth & Sons and opened in 1974, Rudin recently completed a transformation of the 42-story, 560,000 s/f modern glass and steel tower, which overlooks Madison Square Park. The large-scale renovation included enhancements to 41 Madison's lobby, lounge, and an event and conference space designed by Skidmore, Owings & Merrill. The reimaged lobby features marble flooring, pearlescent glass wall panels and a luminous ceiling lit by energy-efficient LEDs, which complement the original Travertine wall panels that remain on the elevator cores. The building also now features an elegant glass entrance, a new reception area and redesigned elevator cabs.

41 Madison is also home to Kensington Vanguard, Welcome Homes, TenBerke, The Gersh Agency, Water Island Capital and The Henry Luce Foundation. Mark's Off Madison, a restaurant and bakery from renowned celebrity chef Mark Strausman, the creator of Fred's at Barneys New York, operates out of a street-level location at the building. All tenants at 41 Madison have access to a meeting and event venue managed by Arch Amenities Group that redefines the office workspace and offers customized and serviced events.

41 Madison is WiredScore Platinum and utilizes Nantum OS, the world's most advanced building operating system. Nantum OS is the flagship product of Prescriptive Data, a privately held smart building automation company focused on using artificial intelligence to improve efficiency, decrease carbon emissions and optimize tenant comfort.