



**Columbia Property Trust secures full-floor lease for Harvey at 315 Park Ave. South**

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Manhattan, NY Columbia Property Trust, Inc. secured a new office lease and two retail leases at 315 Park Ave. South, its 20-story, boutique office building located in Midtown South's Flatiron District.

Harvey, a generative AI for professional services, opened its first New York office across the entire 17,050 s/f fifth floor of 315 Park Ave. South.

"At Harvey, we believe that being together in a dedicated space is essential as we continue to build our team and product. We are excited to announce the establishment of our permanent office in NYC's Flatiron District," said CEO of Harvey, Winston Weinberg.

Additionally, Columbia secured two retail transactions this past spring. Chipotle founder Steve Eells chose 315 Park Ave. South for his new flagship vegan, robot-run concept, Kernel, while national chain Just Salad signed an additional five-year extension, both with Park Ave. frontage at the base of the tower.

Columbia Property Trust was represented in-house by Maria Blake and Ted Koltis, in addition to a Newmark team of David Falk, Peter Shimkin and Jonathan Fanuzzi in the Harvey transaction. Harvey was represented by JLL's Todd Stracci and Hugh Scott.

"Attracting cutting-edge brands like Harvey and Kernel is a validation of our efforts to cultivate an environment that fosters innovation and collaboration in the heart of a dynamic neighborhood," said Columbia Property Trust's head of real estate, Ted Koltis. "Harvey's commitment to the building also serves as testament to 315 Park Ave. South as a best-in-class destination for top-tier companies."

"The quality of the tenant roster, the team, the existing installation, the building and its unmatched location were key motivators driving the tenant's decision to select 315 Park Ave. South as the home for their New York City office," said Newmark's executive managing director, Jonathan Fanuzzi, who facilitated the transaction on behalf of the landlord. "We are proud to have secured this complementary outcome and look forward to seeing Harvey into their new space," said Newmark's vice chairman, Peter Shimkin.

The 332,000 s/f tower offers a best-in-class destination in one of Manhattan's most popular office districts. The tower has continued to attract prominent firms seeking the energy of Midtown South and a premium class A office experience. Its roster of prominent tech and financial tenants includes financial data platform PitchBook and Amazon's interactive streaming service Twitch. Luxury fitness club Equinox also occupies retail space at the tower.

The century-old building celebrates its classic exterior architecture while boasting modern building systems. Columbia has maintained technology and operating enhancements that emphasize occupant health, wellness, and safety, earning the tower ENERGY STAR, Fitwel, LEED Gold, and WiredScore Platinum certifications. The tower also received the Building Owners & Managers Association (BOMA) of New York's 2022 Pinnacle Award for Operating Building of the Year.

Located in Midtown South, the building provides exceptional transit access and walkability to Madison Square Park, Gramercy Park, and a wealth of upscale food options, hotels, and shopping.

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