



## **Urban Atelier Group relocates to 25,270 s/f at Rudin's 41 Madison Ave.**

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Manhattan, NY Rudin secured a new, long-term headquarters lease with construction company Urban Atelier Group at 41 Madison Ave., its renovated office tower in the heart of Midtown South's Flatiron District.

Urban Atelier Group, a New York-based construction management firm, signed a 15-year lease for 25,268 s/f spanning the entire 12th and 13th floors at 41 Madison. As a testament to its growth, the firm plans to relocate from its 18,000 s/f headquarters at 85 Fifth Ave. in the second quarter of the new year.

This marks Rudin's third lease at 41 Madison over the past few months. In June, law firm Clarick Gueron Reisbaum, LLP took 13,394 s/f, and Polar Asset Management Partners, Inc. expanded its footprint in the building to a total of 9,761 s/f.

Robert Steinman, senior vice president of Rudin, represented building ownership in the transaction. Urban Atelier Group was represented by Ross Eisenberg of RDE Advisors.

“Our century-long ownership model focuses on providing an elevated product with premium workspaces in prime locations,” said Michael Rudin, co-CEO of Rudin. “We welcome Urban Atelier Group to 41 Madison, whose headquarters commitment builds on the great leasing momentum we have experienced since the completion of our capital improvement program.”

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 overlooking Madison Square Park. The large-scale renovation included enhancements to 41 Madison’s lobby designed by Skidmore, Owings & Merrill, as well as a lounge, and an event and conference space. The reimagined 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 a glass entrance, a new reception area and redesigned elevator cabs.

41 Madison is also home to Kensington Vanguard, TenBerke, The Gersh Agency, 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 AI, the world’s most advanced building operating system. Nantum AI focuses on using artificial intelligence to improve efficiency, decrease carbon emissions and optimize tenant comfort.

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